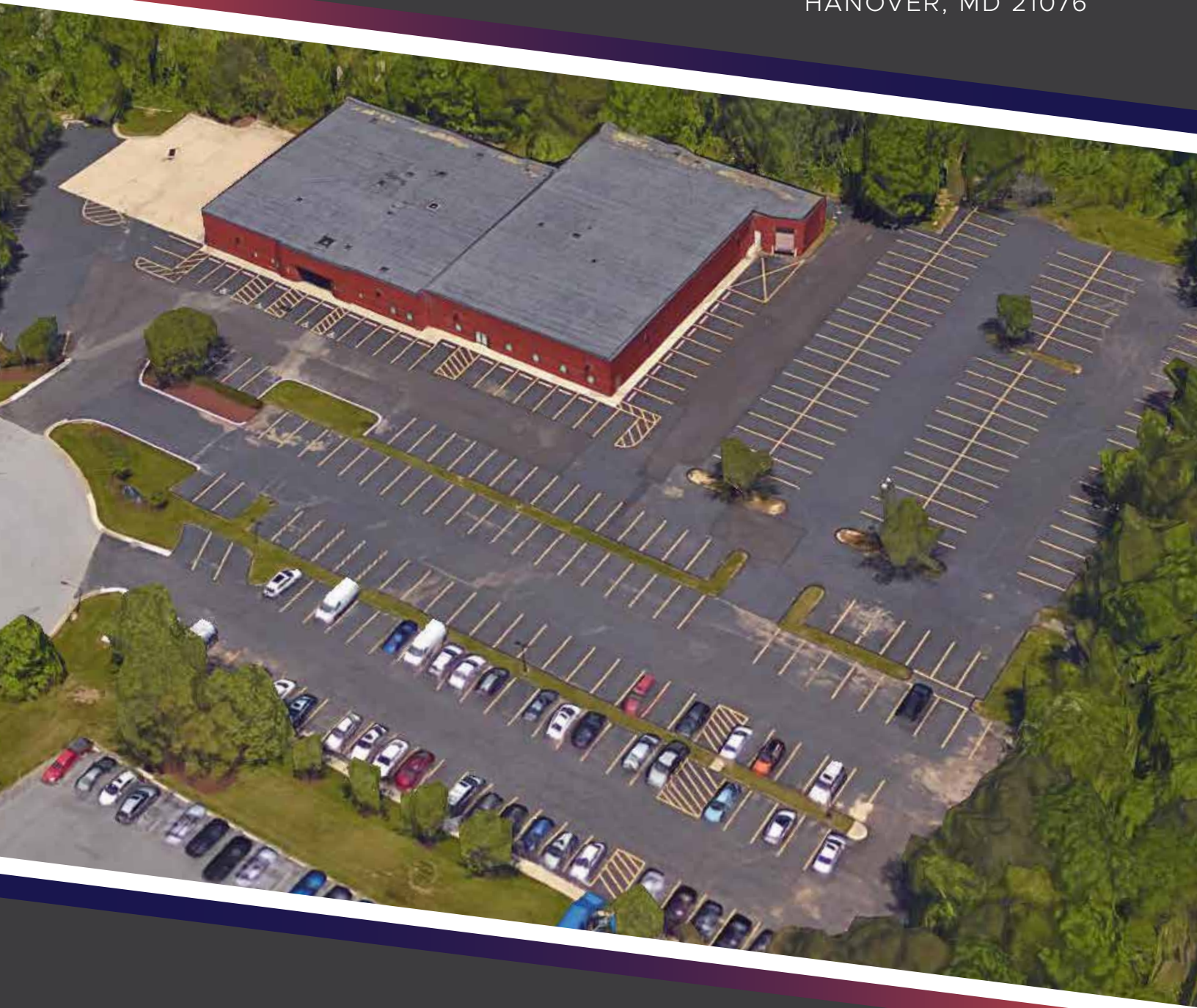


FOR SALE/LEASE

7115

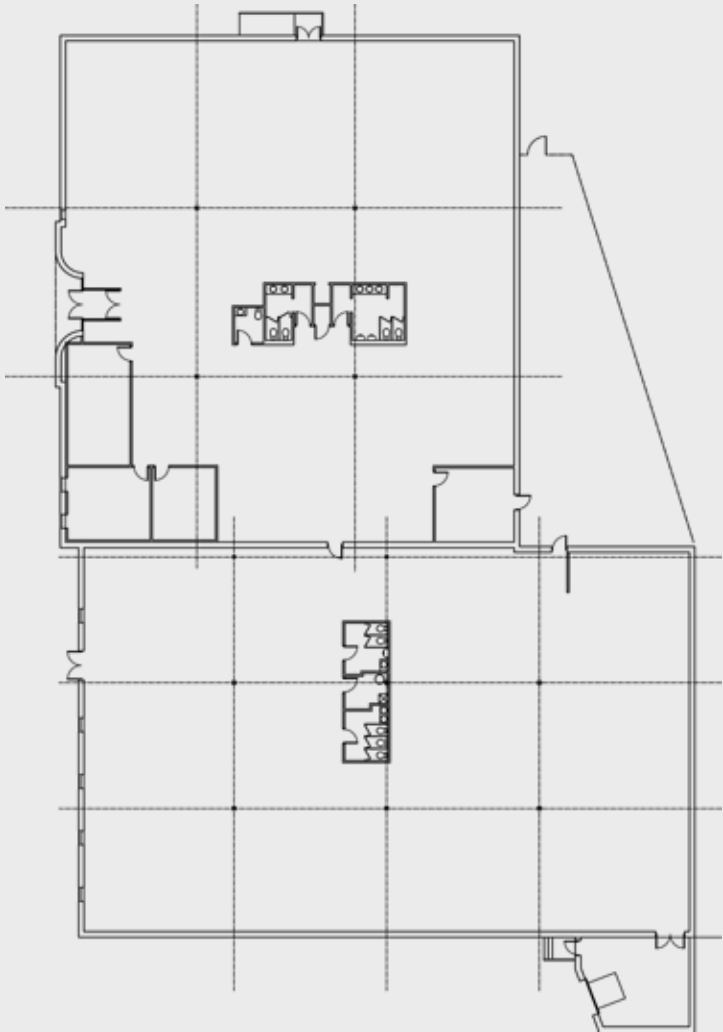
**STANDARD
DRIVE**

HANOVER, MD 21076



PROPERTY FEATURES

- 22,600 SF
- Full building available
- Built 1983
- 1 van height (12') dock door, potential for at least 3 at-grade drive-in doors
- Verizon Fios and Comcast Business
- 800 amps, 277/480 volt, 3 phase, 4 wire
- Wet-pipe sprinkler system
- HVAC consists of five (5) split system (exterior condensing with interior furnace) units
- Flat profile roof finished with EPDM membrane and skylights
- Unfinished ceiling height of 13' clear
- Column spacing: 28' and 36'W x 33' and 35'D
- Lot size: 4.64 acres
- Zoned W-1 (Industrial Park District)



INFORMATION

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