

# 626 HANOVER PIKE

HAMPSTEAD, MARYLAND 21074

AVAILABLE

OFFICE  
WAREHOUSE &  
LAND  
AVAILABLE

For information, contact:

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**\$3.25/SF, OUTSIDE STORAGE & FLEXIBLE TERMS**



AVAILABLE WAREHOUSE SPACE:	Up to 318,714± SF
WAREHOUSE RENTAL RATE:	\$3.25 NNN
AVAILABLE OFFICE SPACE:	40,000± SF
OFFICE RENTAL RATE:	\$9.50 NNN
LAND:	7-38± acres, Build-to-Suit
CEILING HEIGHT:	16' - 22'
LOADING:	Dock and drive-in available
COLUMN SPACING:	40' x 60'
PARKING:	Free surface parking
SPRINKLER SYSTEM:	Wet system
WATER:	200,000 gallons per day capacity
ELECTRIC:	277/480 V, over 5,000 amps existing; potential for more and good distribution
ZONING:	IR
RAIL:	CSX

For local area and labor information please visit [www.carrollbiz.org](http://www.carrollbiz.org).

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**CBRE**  
CB RICHARD ELLIS

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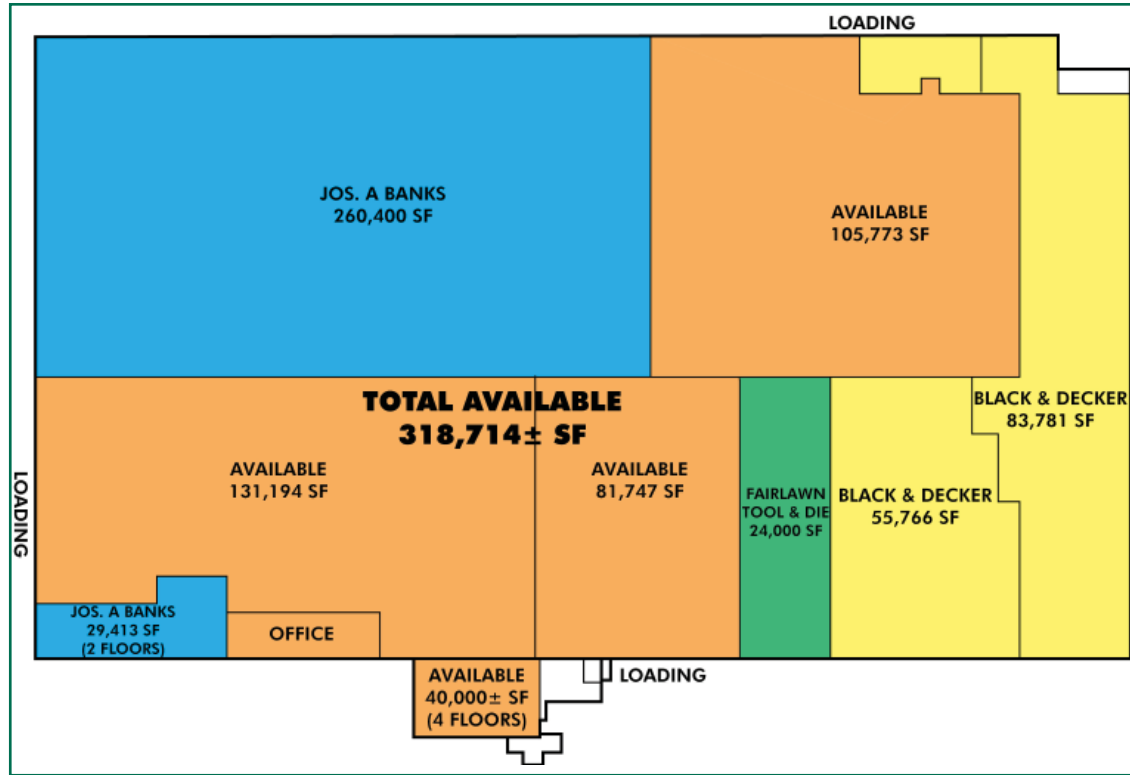
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### FLOOR PLAN



### REGIONAL MAP



### DISTANCES/DRIVE TIMES

I-795: .....	8.5 miles/14 mins
I-83: .....	11.6 miles/23 mins
I-695: .....	16.9 miles/30 mins
I-70: .....	22.8 miles/36 mins
I-95: .....	27.3 miles/35 mins
BWI:.....	32.9 miles/40 mins
Port of Baltimore: .....	38.8 miles/49 mins

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