



# BWI Commerce Park

Dorsey Road at Connelley Drive  
Hanover, MD 21076



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

[SJPI.COM](http://SJPI.COM) | 410.788.0100

## About BWI Commerce Park

BWI Commerce Park is a 40-acre business community conveniently located in Anne Arundel County off MD routes 176 and 100, with easy access to Interstate 95 and Interstate 97, the Baltimore-Washington Parkway (MD Route 295) and MD Route 1. Located directly adjacent to BWI Airport, the 453,660 square foot center offers quick and easy connections to Baltimore and Washington, D.C., as well as Annapolis and Columbia. Amtrak, MARC commuter train, light rail stations, and public bus transportation are in the immediate vicinity, as are a variety of business amenities, hotels, regional shopping centers, and restaurants at all price points.



### Flex/R&D Buildings

2600 Cabover Drive	35,911 SF
2605 Cabover Drive	33,548 SF
2609 Cabover Drive	33,538 SF
7504 Connelley Drive	29,723 SF
7509 Connelley Drive	49,300 SF
7513 Connelley Drive	36,363 SF
7520 Connelley Drive	33,300 SF
7521 Connelley Drive	25,218 SF
7522 Connelley Drive	42,334 SF
7525 Connelley Drive	53,400 SF
7526 Connelley Drive	47,408 SF

### Flex/R&D Specifications

Suite Sizes	2,400 up to 53,400 SF
Ceiling Height	16 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Construction	Brick on block
Loading	Dock or drive-in
Zoning	C-4 / W-2

### Single-Story Office Buildings

7502 Connelley Drive	33,620 SF
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### Single-Story Office Specifications

Suite Sizes	1,500 up to 33,620 SF
Ceiling Height	10 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Construction	Brick on block
Zoning	C-4 / W-2

For more information on BWI Commerce Park, visit: [sjpi.com/bwicommerce](http://sjpi.com/bwicommerce)



# BWI Commerce Park | Site Plan

MARYLAND  
**176**

DORSEY ROAD

◀ TO BWI THURGOOD  
MARSHALL AIRPORT

M&T Bank



SUBWAY

BWI Liquors

TACO TOWN

EASY CAR RENTAL

BOY SCOUTS OF AMERICA

Domino's

Arts Hair & Spa



100 112  
101 113  
102 114  
103 115  
104 116  
105 117  
106 118  
107 119  
108 120  
109 121  
110 122

7502 CONNELLEY DRIVE  
33,620 SF

7504 CONNELLEY DRIVE  
29,723 SF

2600 CABOVER DRIVE  
35,911 SF

7509 CONNELLEY DRIVE  
49,300 SF

2609 CABOVER DRIVE  
33,548 SF

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7526 CONNELLEY DRIVE  
47,408 SF

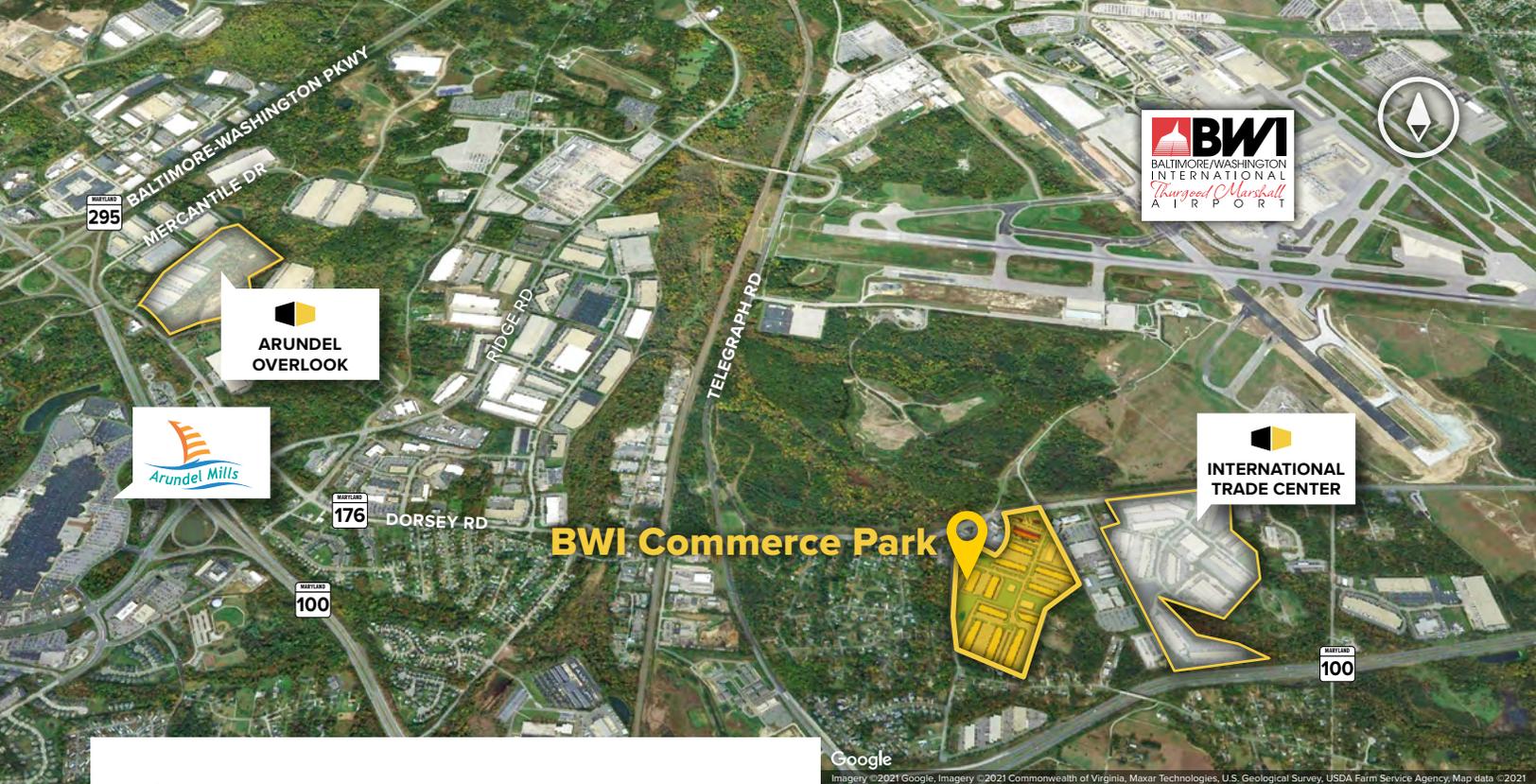
7525 CONNELLEY DRIVE  
53,400 SF

OLD TELEGRAPH ROAD

CONNELLEY DRIVE

CABOVER DRIVE





**Distances to:**

- BWI Airport ..... 1 mile
- MD Route 100 ..... 1 mile
- Interstate 97 ..... 2 miles
- MD Route 295 ..... 3 miles
- Interstate 95 ..... 5 miles
- Interstate 695 (Baltimore Beltway) ..... 6 miles
- Baltimore, MD (Downtown) ..... 13 miles
- Interstate 495 (Capital Beltway) ..... 20 miles
- Washington, D.C. (Downtown) ..... 32 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

# Contact Us

For additional information or to schedule a tour, contact:

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**About St. John Properties**

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space.

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