BWI Commerce Park

Dorsey Road at McCormick Drive
Hanover, MD 21076

ST.JOHN PROPERTIES

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

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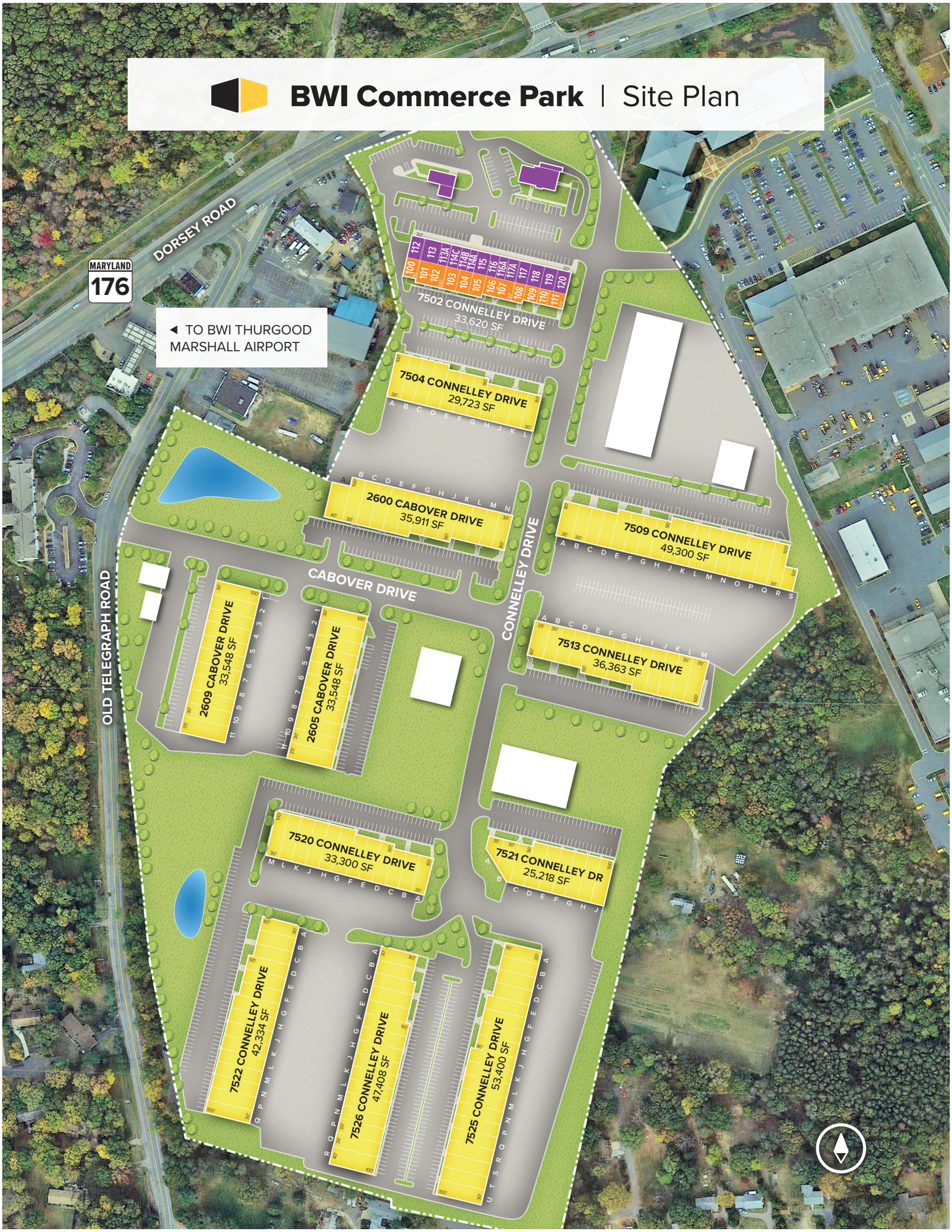
About BWI Commerce Park

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.

For more information on BWI Commerce Park, visit: ***sjpi.com/bwicommerce***

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
Offices	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Walls	Brick on block
Loading	Dock or drive-in
Zoning	C-4 / W-2

Single-Story Office Buildings	
7502 Connelley Drive	33,620 SF
Single-Story Office Specifications	
Suite Sizes	1,500 up to 33,620 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	C-4 / W-2


BWI Commerce Park | Site Plan
DORSEY ROAD
MARYLAND
176
◄ TO BWI THURGOOD MARSHALL AIRPORT
OLD TELEGRAPH ROAD
CABOVER DRIVE
CONNELLEY DRIVE
7502 CONNELLEY DRIVE
33,620 SF
7504 CONNELLEY DRIVE
29,723 SF
2600 CABOVER DRIVE
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42,334 SF
7526 CONNELLEY DRIVE
47,408 SF
7525 CONNELLEY DRIVE
53,400 SF

Distances to:

Baltimore, MD (Downtown)	13 miles
BWI Airport	1 mile
Interstate 95	5 miles
Interstate 97	2 miles
Interstate 495 (Capital Beltway)	20 miles
Interstate 695 (Baltimore Beltway)	6 miles
MD Route 100	1 mile
MD Route 295	3 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 leasing 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 residential space.

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