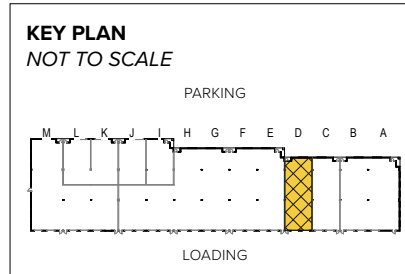


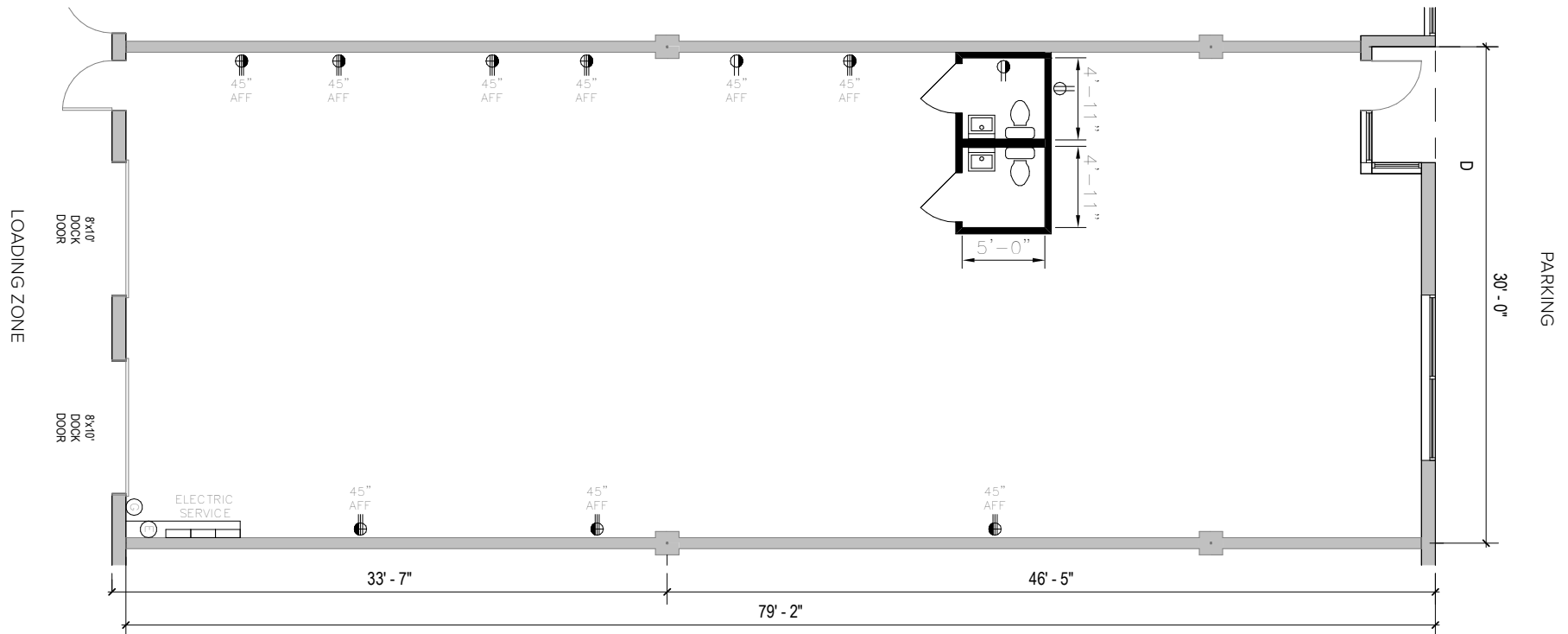


**Total SF Available:**  
2,400 SF

100% warehouse with  
restrooms and 8'x10'  
dock doors (2)



*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



## 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

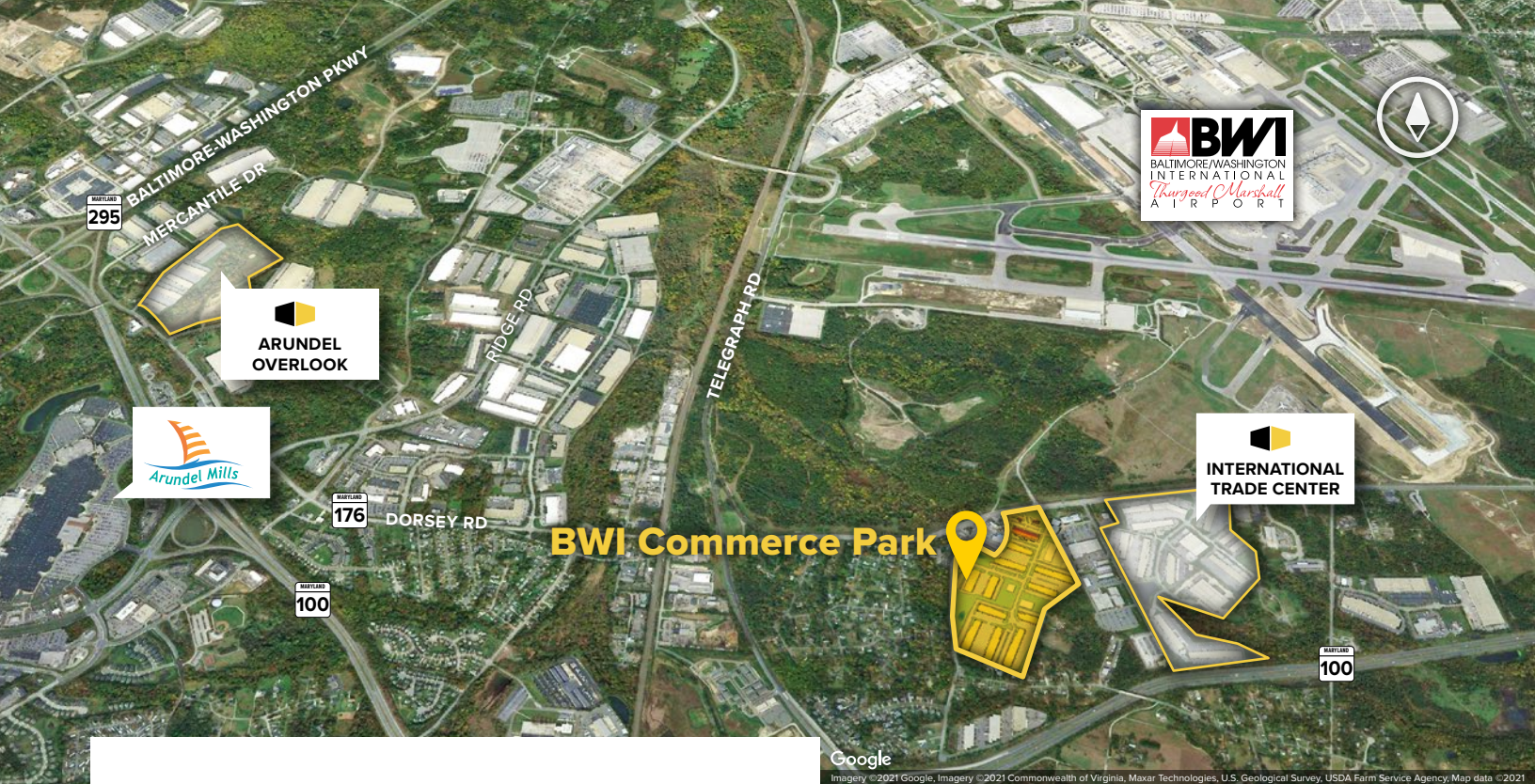
7502 Connelley Drive	33,620 SF
----------------------	-----------

### 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

Google Imagery ©2021 Google, Imagery ©2021 Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021

### 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 information or to schedule a tour, contact:

**Lacey Johansson**  
 Assistant Vice President  
 ljohansson@sjpi.com | 410.369.1229

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive | Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**

**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.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 07/24*