



BWI Commerce Park

Dorsey Road at Connelley Drive
Hanover, MD 21076



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.



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



BWI Commerce Park | Site Plan

MARYLAND
176

DORSEY ROAD

◀ TO BWI THURGOOD
MARSHALL AIRPORT

M&T Bank



SUBWAY

BWI Liquors

EASY CAR RENTAL



BOY SCOUTS
OF AMERICA

Domino's



TACO TOWN

Arts Hair & Spa

100 112
101 113
102 113A
103 114C
104 114B
105 115
106 116
107 117A
108 117
109 118
110 119
111 120

7502 CONNELLEY DRIVE
33,620 SF

7504 CONNELLEY DRIVE
29,723 SF

A B C D E F G H I J K L

2600 CABOVER DRIVE
35,911 SF

A B C D E F G H J K L M N

7509 CONNELLEY DRIVE
49,300 SF

A B C D E F G H J K L M N O P Q R S

2609 CABOVER DRIVE
33,548 SF

1 10 9 8 7 6 5 4 3 2

2605 CABOVER DRIVE
33,548 SF

1 10 9 8 7 6 5 4 3 2

7513 CONNELLEY DRIVE
36,363 SF

A B C D E F G H I J K L M

7520 CONNELLEY DRIVE
33,300 SF

M L K J H G F E D C B A

7521 CONNELLEY DR
25,218 SF

A B C D E F G H

7522 CONNELLEY DRIVE
42,334 SF

O P N M L K J H G F E D C B A

7526 CONNELLEY DRIVE
47,408 SF

O P N M L K J H G F E D C B A

7525 CONNELLEY DRIVE
53,400 SF

U T S R O P N M L K J H G F E D C B A

OLD TELEGRAPH ROAD

CONNELLEY DRIVE

CABOVER DRIVE





BWI Commerce Park

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






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 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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