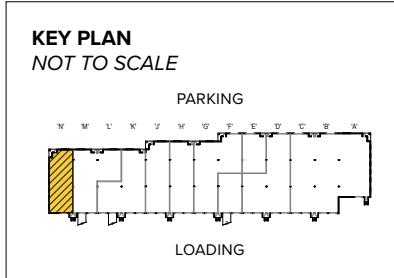




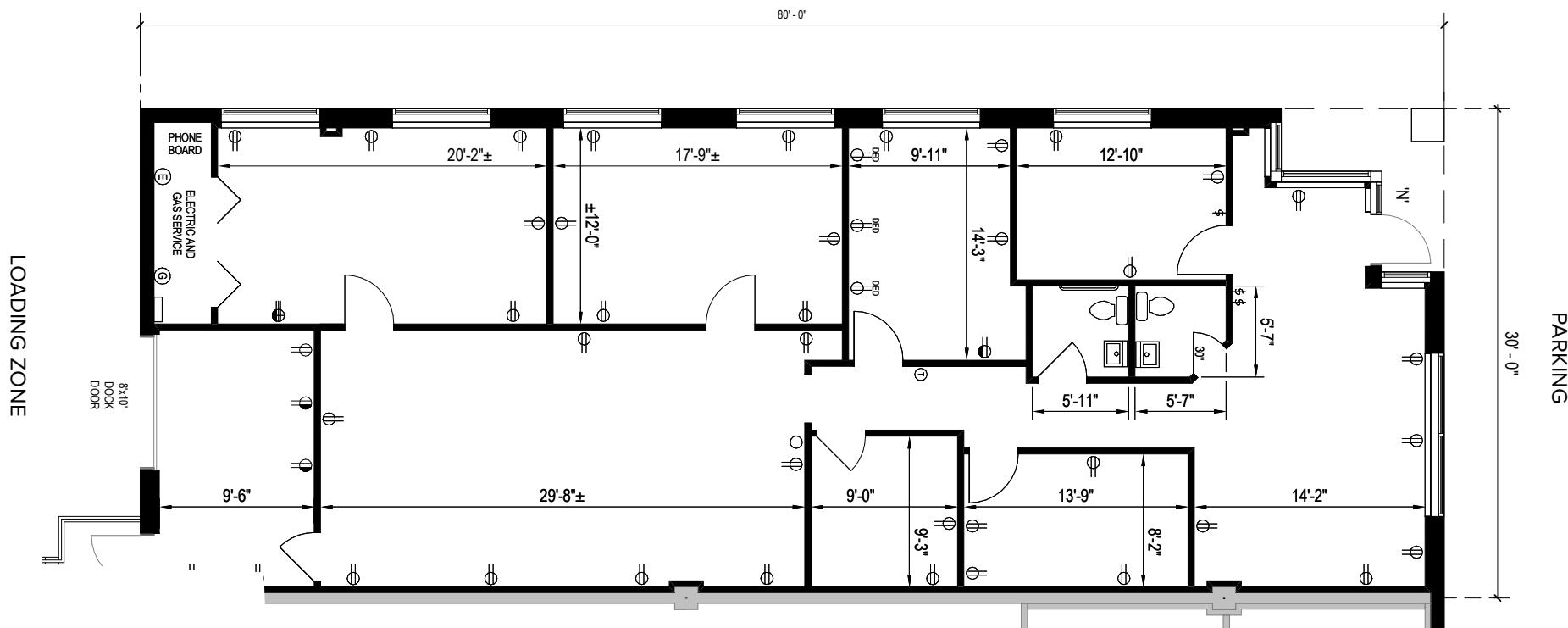
**Total SF Available:**  
2,400 SF

100% office build out with private restrooms, private offices (6) and 8'x10' dock door available



**CLICK TO VIEW  
VIRTUAL TOUR**

*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

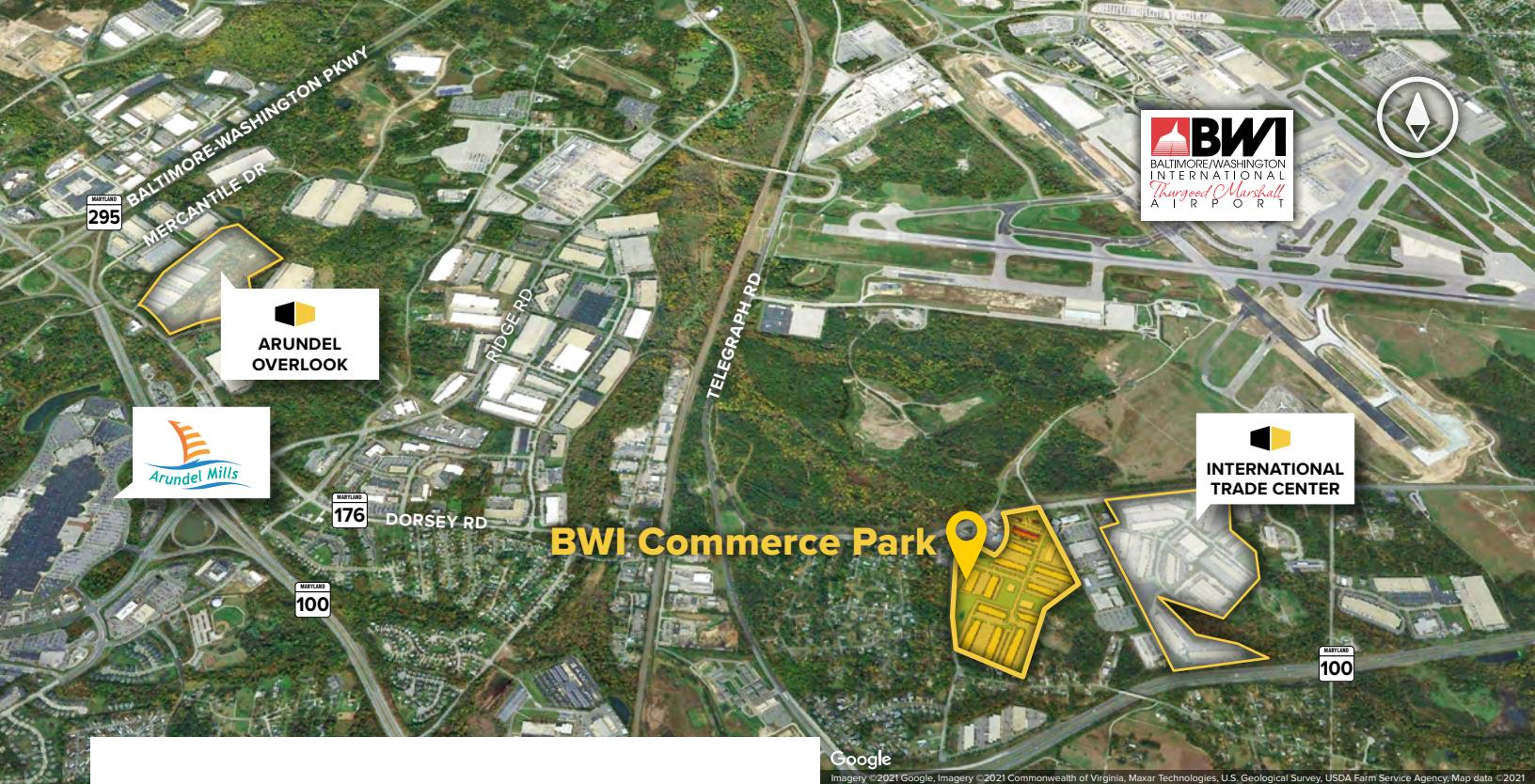
|                      |           |
|----------------------|-----------|
| 7502 Connelley Drive | 33,620 SF |
|----------------------|-----------|

### 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)





### 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 |

Google

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

## Contact Us

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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.

Connect with us @stjohnprop



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