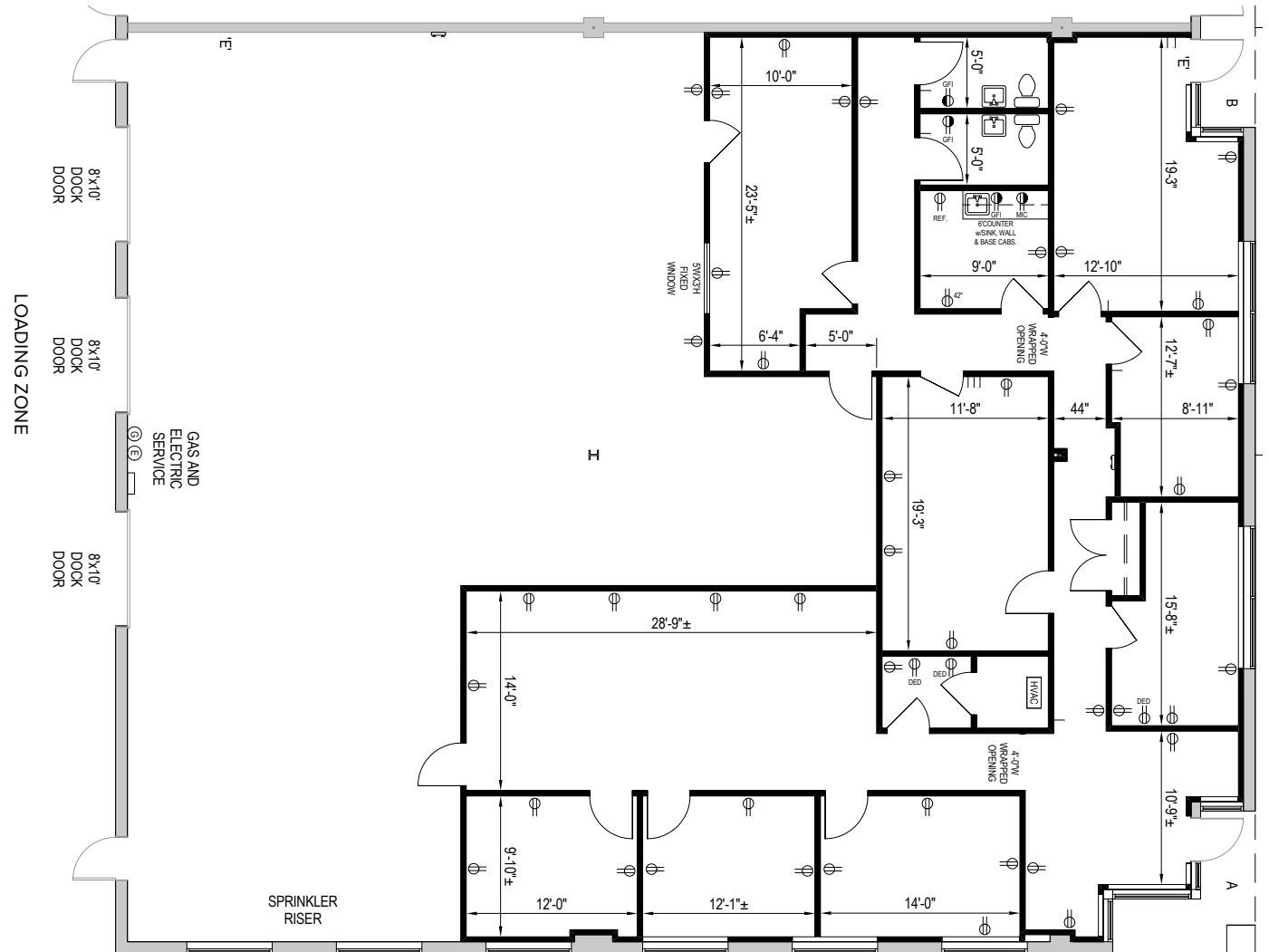
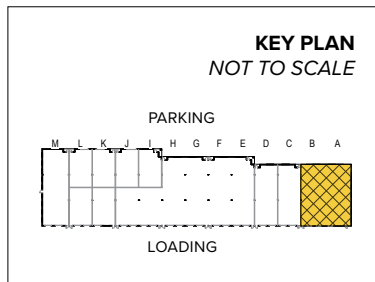


**BWI Commerce Park**  
7513 Connelley Drive | Hanover, MD 21076  
Suites A–B

**Total SF Available:**

5,200 SF

End unit with 2,565 SF office;  
2,635 SF warehouse with  
(3) 8'x10' dock doors



## 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](http://sjpi.com/bwicommerce)*



## Flex/R&D Space

### 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 Space

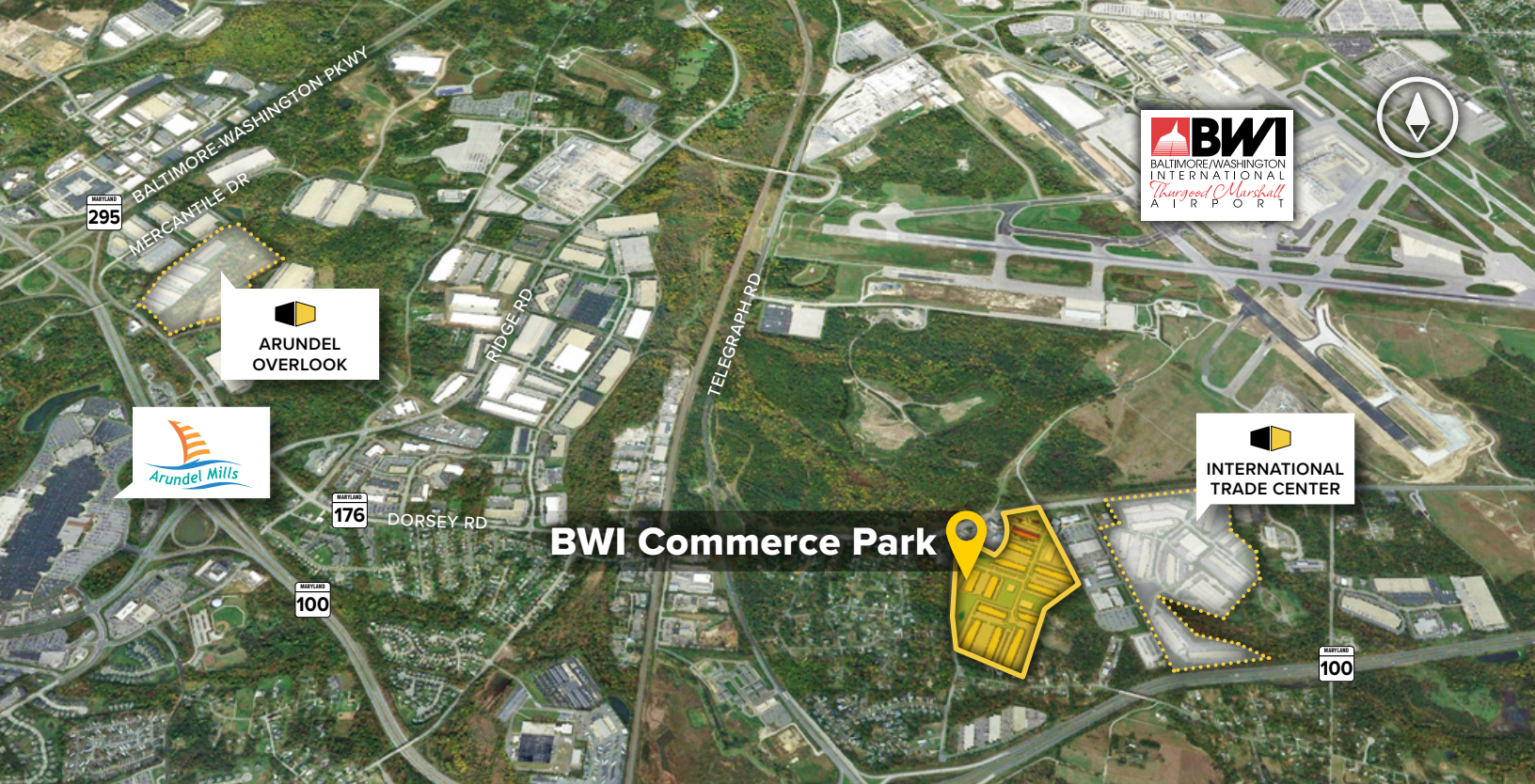
### Single-Story Office Buildings

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
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





#### 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

#### About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



2560 Lord Baltimore Drive  
Baltimore, MD 21244

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**For additional leasing information  
or to schedule a tour, contact:**

**Lacey Johansson**  
*Leasing Representative*  
410.369.1229 | ljohansson@sjpi.com

**Matt Lenihan**  
*Vice President, Leasing*  
410.369.1202 | mlenihan@sjpi.com

Connect with us @stjohnprop



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