

BALTIMORE COMMONS BUSINESS PARK

7471 Candlewood Road
Hanover, MD 21076



Directions:

I-695 South
I-295 South
I-195 exit on the left towards BWI Airport
Route 170 South (Exit 1B - Camp Meade Rd. / Odenton)
Slight right on Dorsey Road (Rt. 176)
Right on Candlewood Road
Proceed on Candlewood Road for approximately 1/2 mile

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 15 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



BALTIMORE COMMONS BUSINESS PARK – 7471 CANDLEWOOD RD.

7471 Candlewood Road
Hanover, MD 21076



Quick access to MD Route 176 (Dorsey Road), I-295 and I-695

- 56,580 SF building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- 120/208 3 phase – 4 wire electric service
- Gas heat / public utilities
- Sprinklered
- Docks
- Minutes from BWI Airport
- Zoned W-2 - Anne Arundel County
- Manufacturing; Warehousing; Wholesaling; Office

Contact:

Vince Bagli, Ridgely Bowman,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
rbowman@merrittproperties.com
jcampbell@merrittproperties.com
sshaw@merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



BALTIMORE COMMONS BUSINESS PARK

7471 Candlewood Road
Hanover, MD 21076

ACREAGE: 5.5
ZONED: W-2 - Anne Arundel County
USES: Manufacturing; Warehousing;
Wholesaling; Office

7471 - 56,580 SF +/-

