



Parkside Condo

7410 Coca Cola Dr, Hanover, MD 21076



Will Ferguson

Berkshire Hathaway Commercial Services
1997 Annapolis Exchange Pky, Annapolis, MD 21401
will.ferguson@penfedrealty.com
(410) 266-0600



Parkside Condo

\$11.95 - \$13.95 /SF/Yr

Unit 205-206 is double unit(average unit is approximately 3,700 square ft) with Mezzanine. Former showroom for plumbing/heating company. The space has 2 private restrooms on 1st floor and mezzanine level. Open floor plan with 2 offices in the open area, conference room and additional meeting spaces under mezzanine. Additional 3 offices and 2 additional restrooms- Some offices are large enough to be doubles.. Perfect space for electrical company, sliding company, HVAC, plumbing, kitchen & bath or major distribution/sales office. Condo fee included in asking rate:\$2.25 psf for taxes, plus utilities
Central A/C and Heat with Keypad doors and Roll-up entry doors. Condo fee included- \$2.25 psf for taxes, plus utilities.
Unit 207- Big white shell, used as a warehouse- Heat, no...

- High Ceilings
- Lots of Natural Light
- Plenty of Parking
- Secured Parking Lot
- All Landscaping, Salt and Snow Removal Included



Rental Rate:	\$11.95 - \$13.95 /SF/Yr
Property Type:	Flex
Property Sub-type:	Light Distribution
Building Class:	A
Rentable Building Area:	108,932 SF
Year Built:	2006
Cross Streets:	Park Circle Dr
Taxes:	\$0.19 USD/SF/Mo
Rental Rate Mo:	\$1.16 USD/SF/Mo

1

1st Floor Ste 205

Space Available	9,186 SF
Rental Rate	\$13.95 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Office Size	1,500 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

Space includes mezzanine, 4 rest rooms, and 3 offices. Great space for food, liquor or product distributor(kitchen, fireplace, plumbing, etc) Immediate availability.

2

1st Floor Ste 207

Space Available	3,732 SF
Rental Rate	\$11.95 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

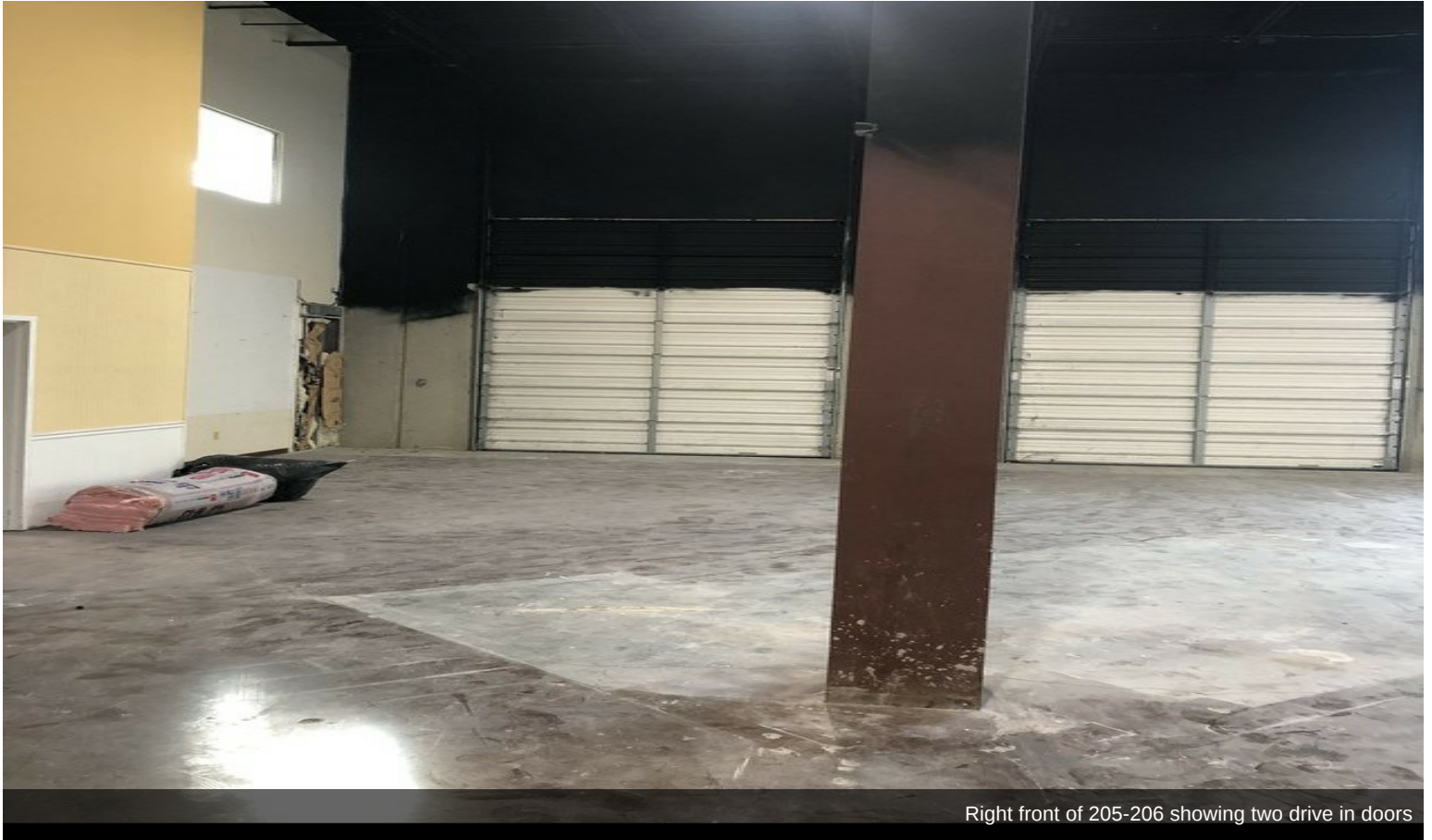
Warehouse space



7410 Coca Cola Dr, Hanover, MD 21076

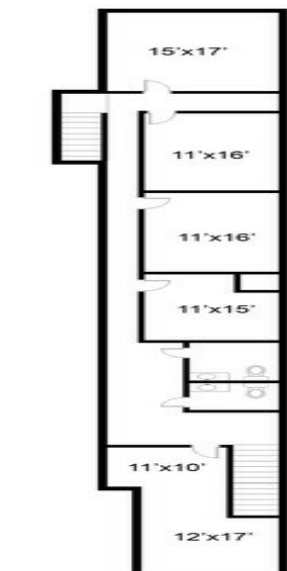
Unit 205-206 is double unit(average unit is approximately 3,700 square ft) with Mezzanine. Former showroom for plumbing/heating company. The space has 2 private restrooms on 1st floor and mezzanine level. Open floor plan with 2 offices in the open area, conference room and additional meeting spaces under mezzanine. Additional 3 offices and 2 additional restrooms- Some offices are large enough to be doubles.. Perfect space for electrical company, sliding company, HVAC, plumbing, kitchen & bath or major distribution/sales office. Condo fee included in asking rate:\$2.25 psf for taxes, plus utilities
Central A/C and Heat with Keypad doors and Roll-up entry doors. Condo fee included- \$2.25 psf for taxes, plus utilities.
Unit 207- Big white shell, used as a warehouse- Heat, no A/C and separate roll up door.

Property Photos

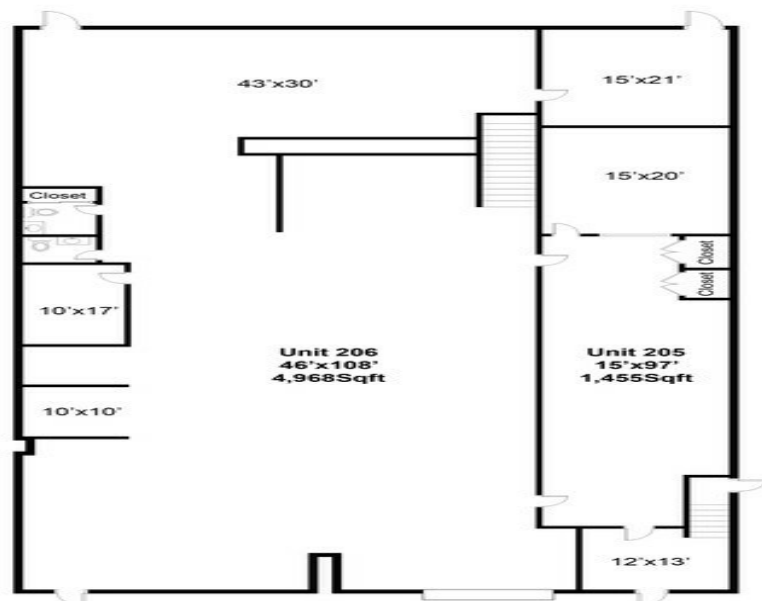


Right front of 205-206 showing two drive in doors

Unit 205_206_7410 Coca Cola Dr

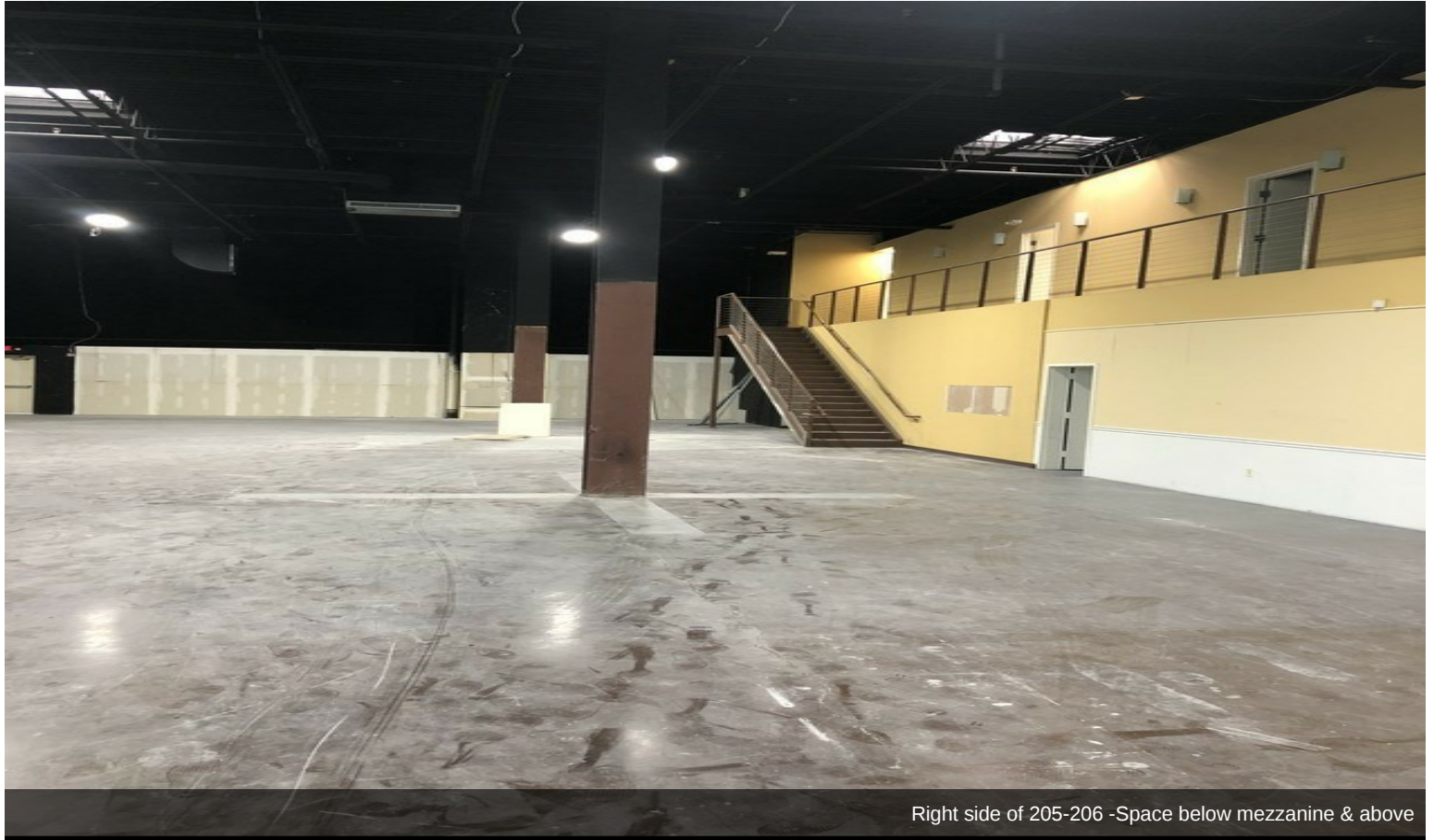


FIRST FLOOR

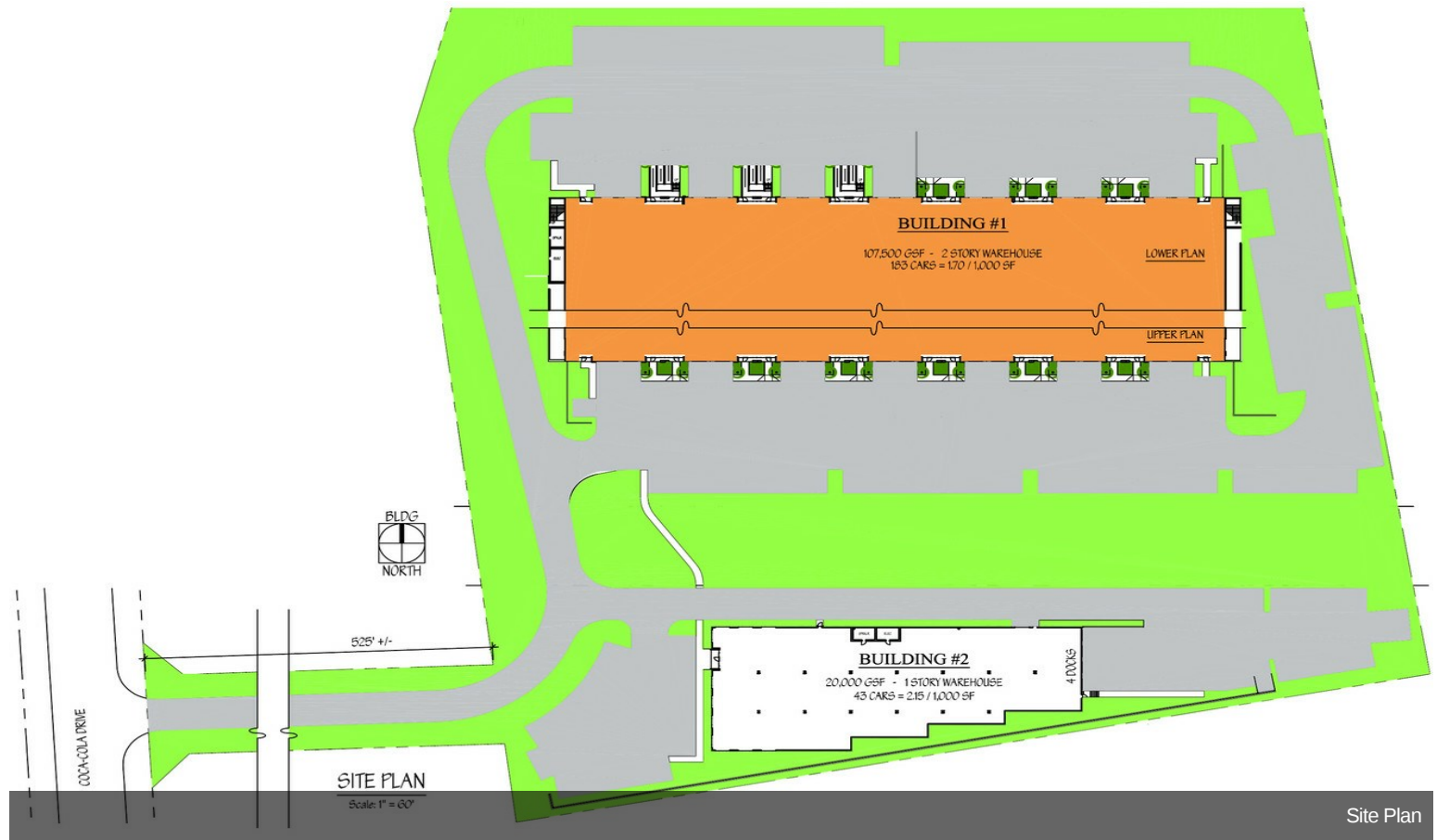


GROUND FLOOR

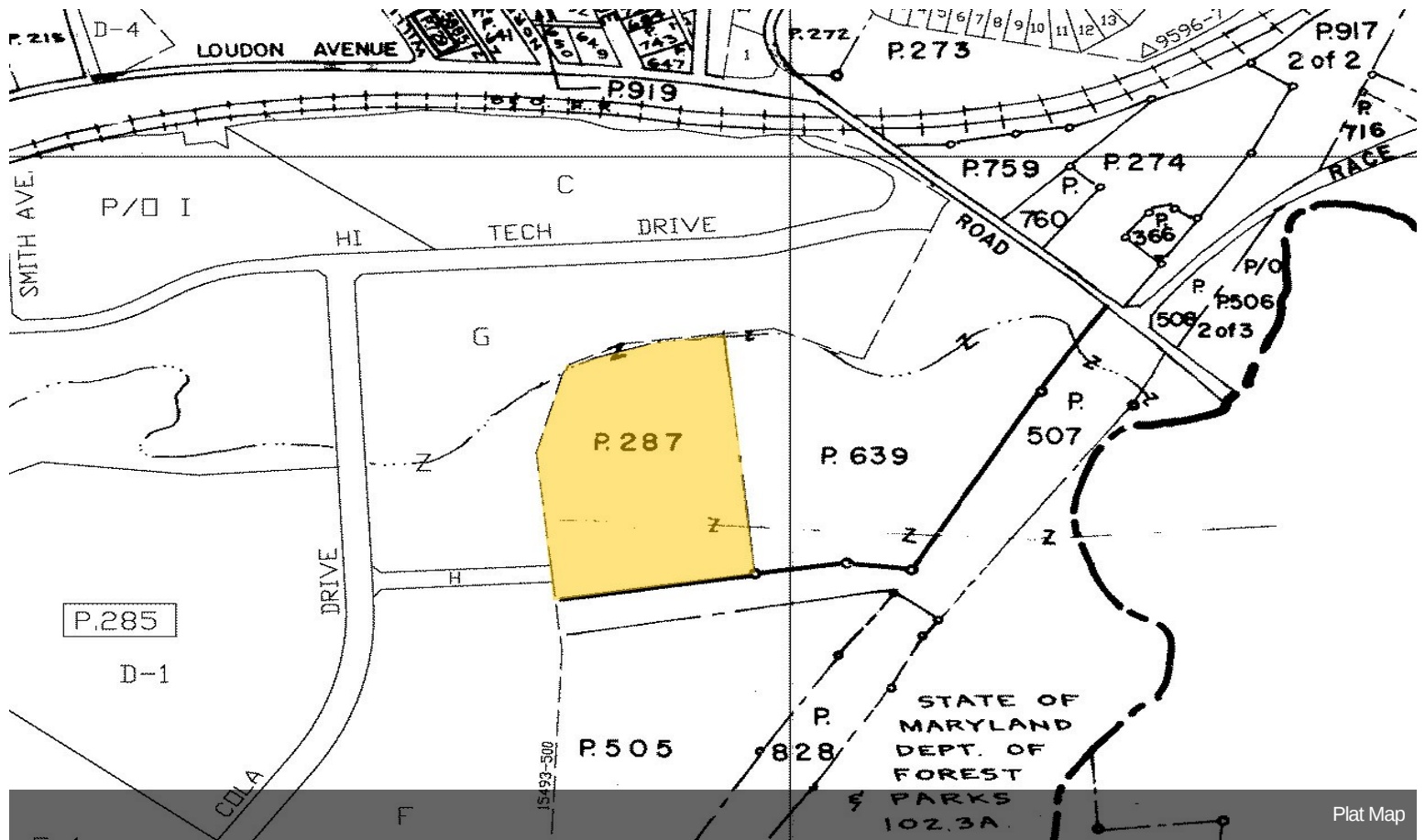
Property Photos



Property Photos



Property Photos



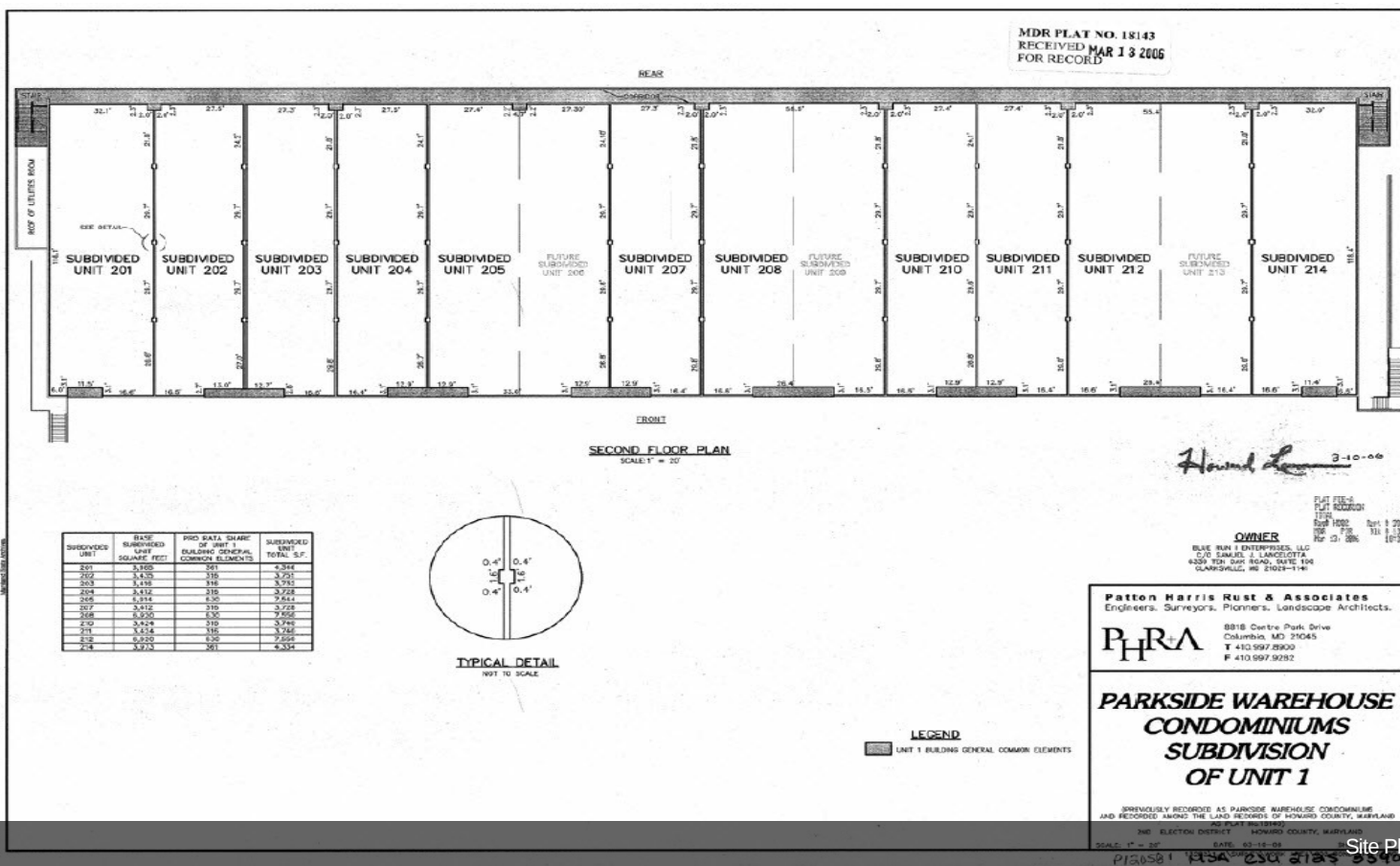
Property Photos



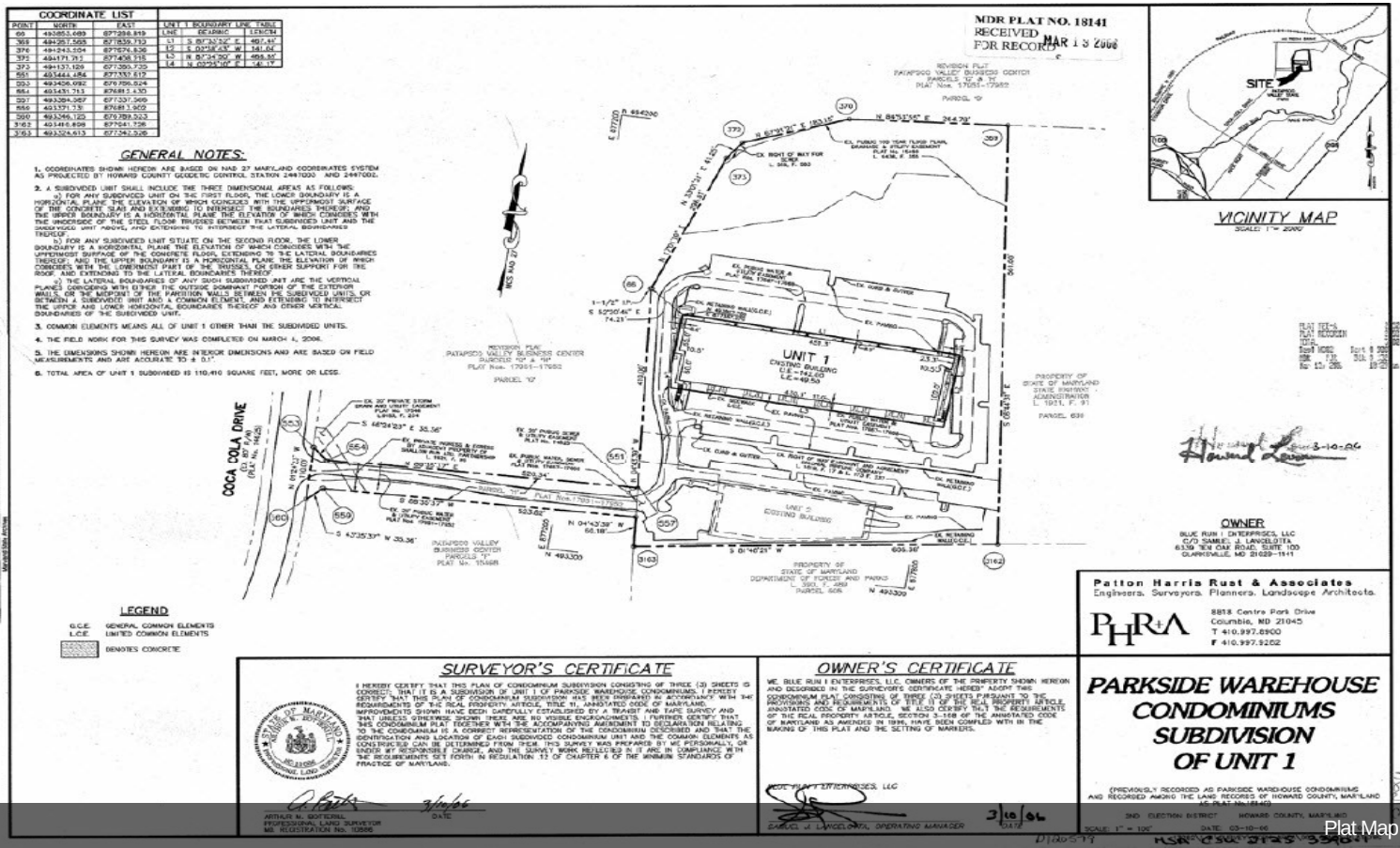
Property Photos



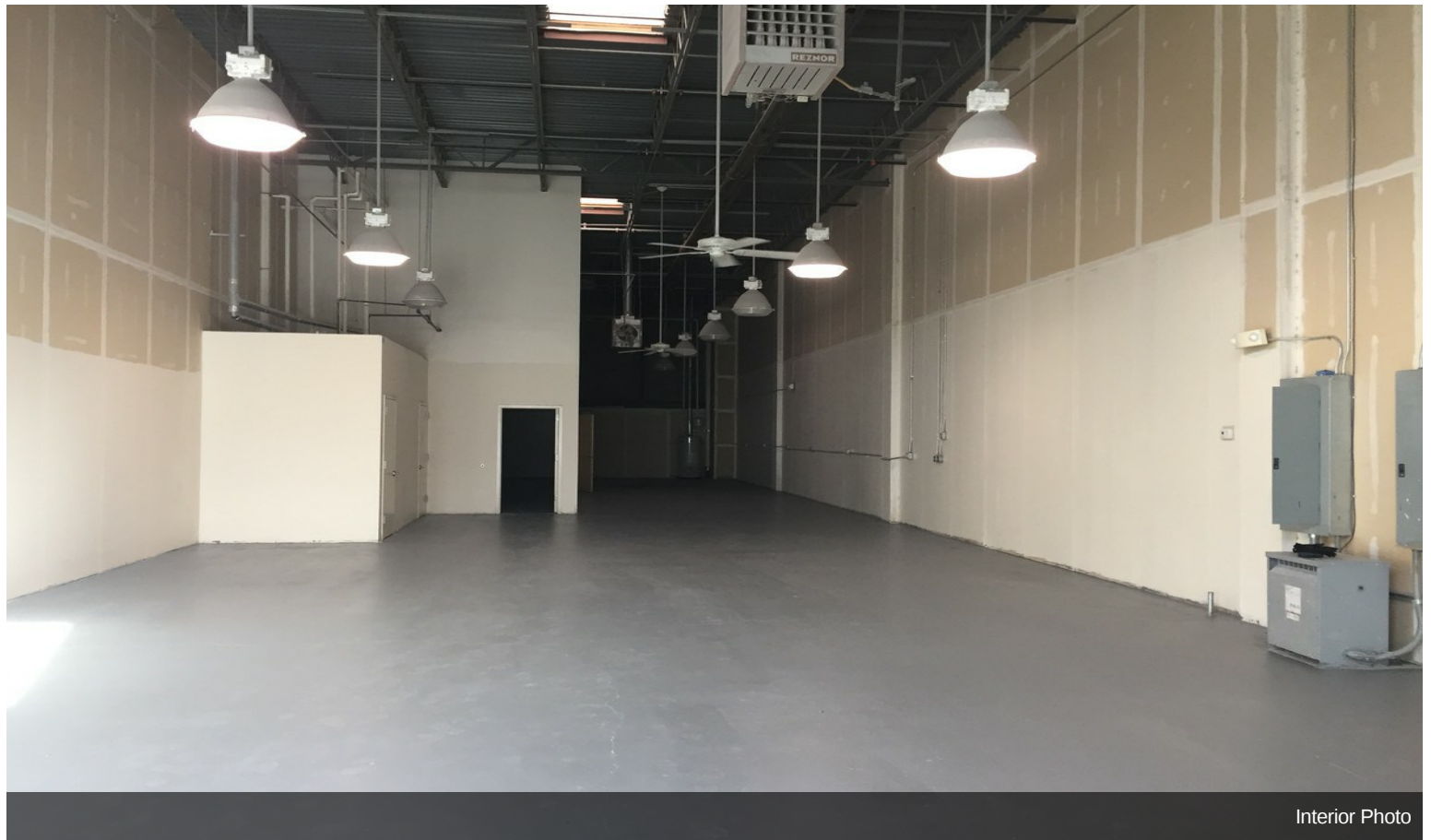
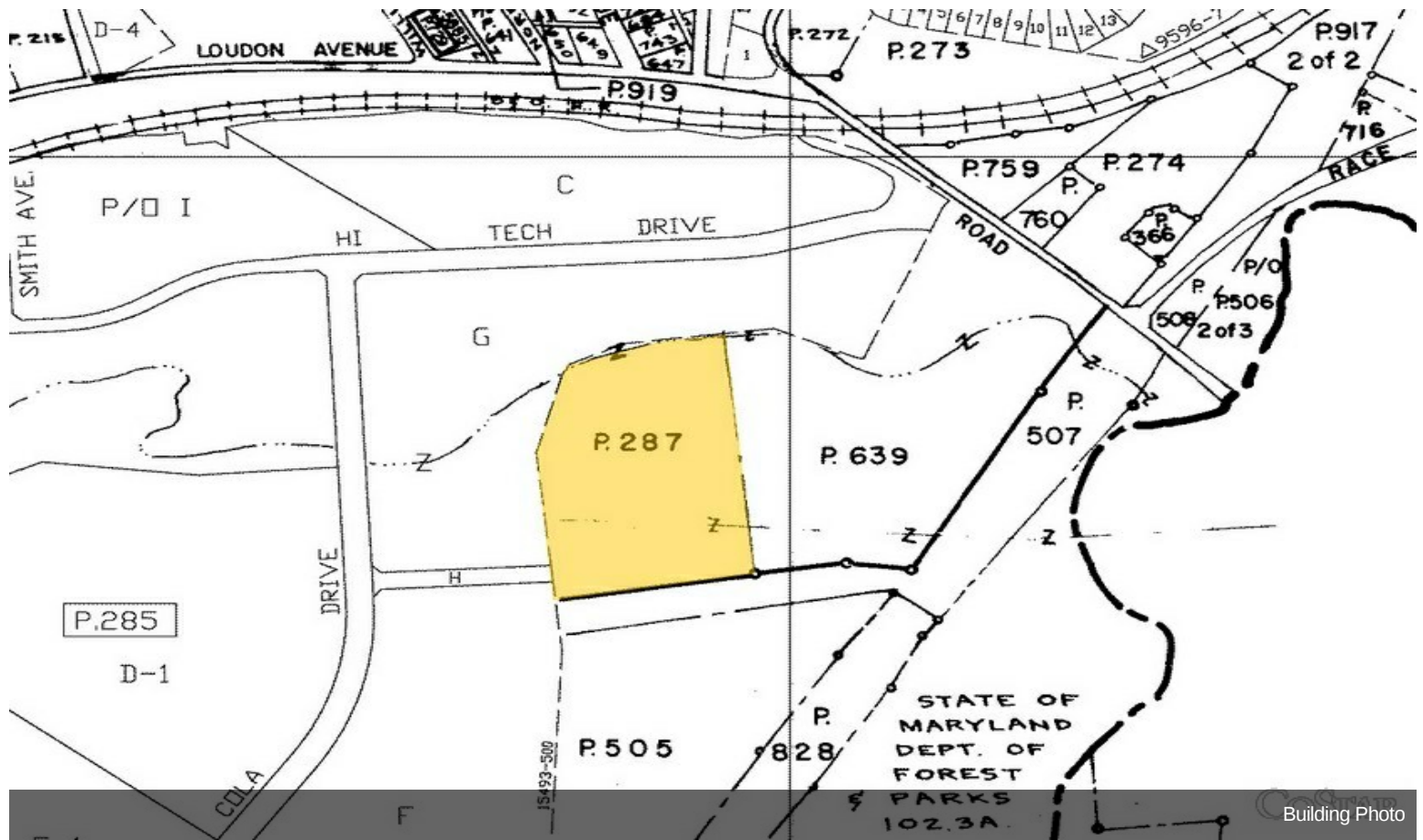
Building Photo



Property Photos



Property Photos



Property Photos

