

TECHNOLOGY DRIVE INDUSTRIAL PARK

1198, 1203, 1207 TECHNOLOGY DRIVE
ABERDEEN, MD 21001



CLICK OR SCAN TO
WATCH VIDEO



▶ LIVE CONSTRUCTION

INDUSTRIAL BUILDINGS FOR LEASE

BUILDING 2: 255,197 SF | SPEC CONSTRUCTION Q3 2024 | DELIVERY Q2 2025

ENTERPRISE ZONE ELIGIBLE

PERMITTED USES INCLUDE LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT, AND WAREHOUSING

PROJECT BY:



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

LEASING BY:



CUSHMAN &
WAKEFIELD

SITE PLAN

INDUSTRIAL BLDG 3
FOOTPRINT: 257,859 SF
CLR. HGT: 36'

420'
600'
185'
130'

INDUSTRIAL BLDG 1
FOOTPRINT: 216,994 SF
CLR. HGT: 36'

705'
300'
185'

INDUSTRIAL BLDG 2
FOOTPRINT: 255,197 SF
CLR. HGT: 36'

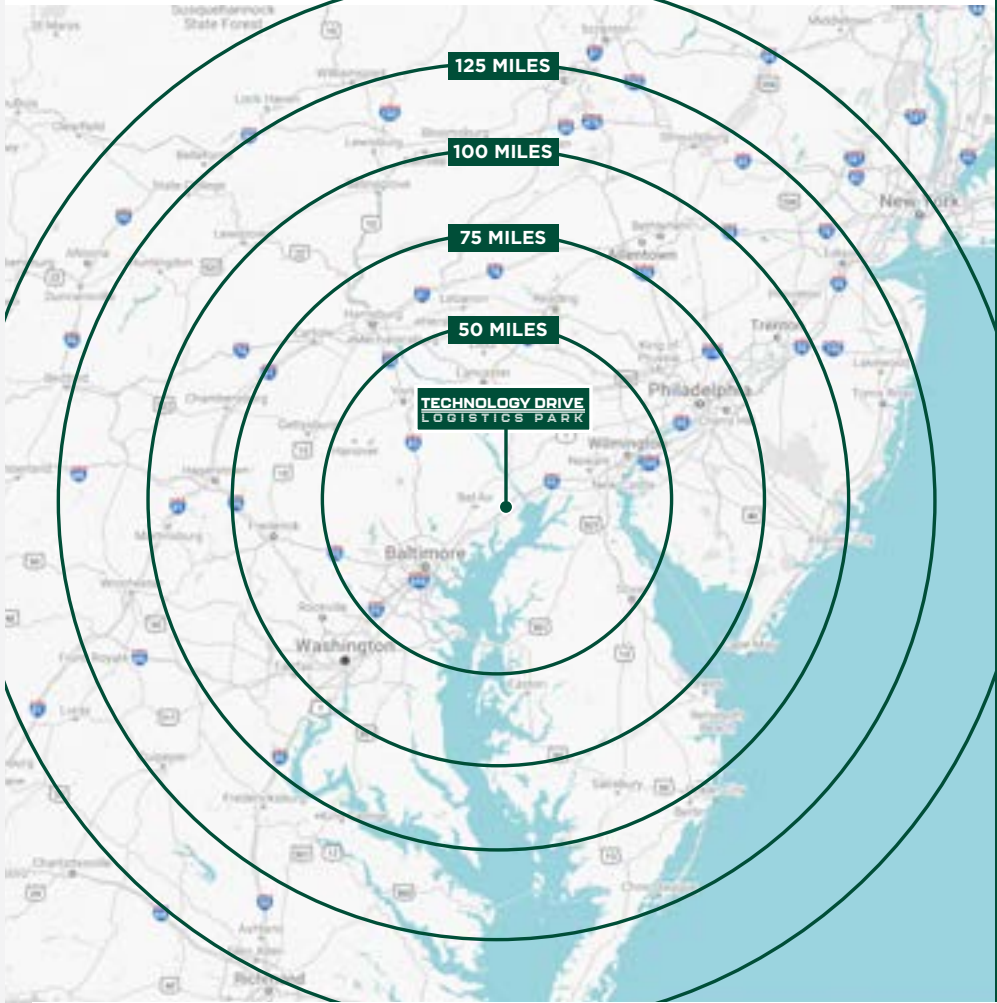
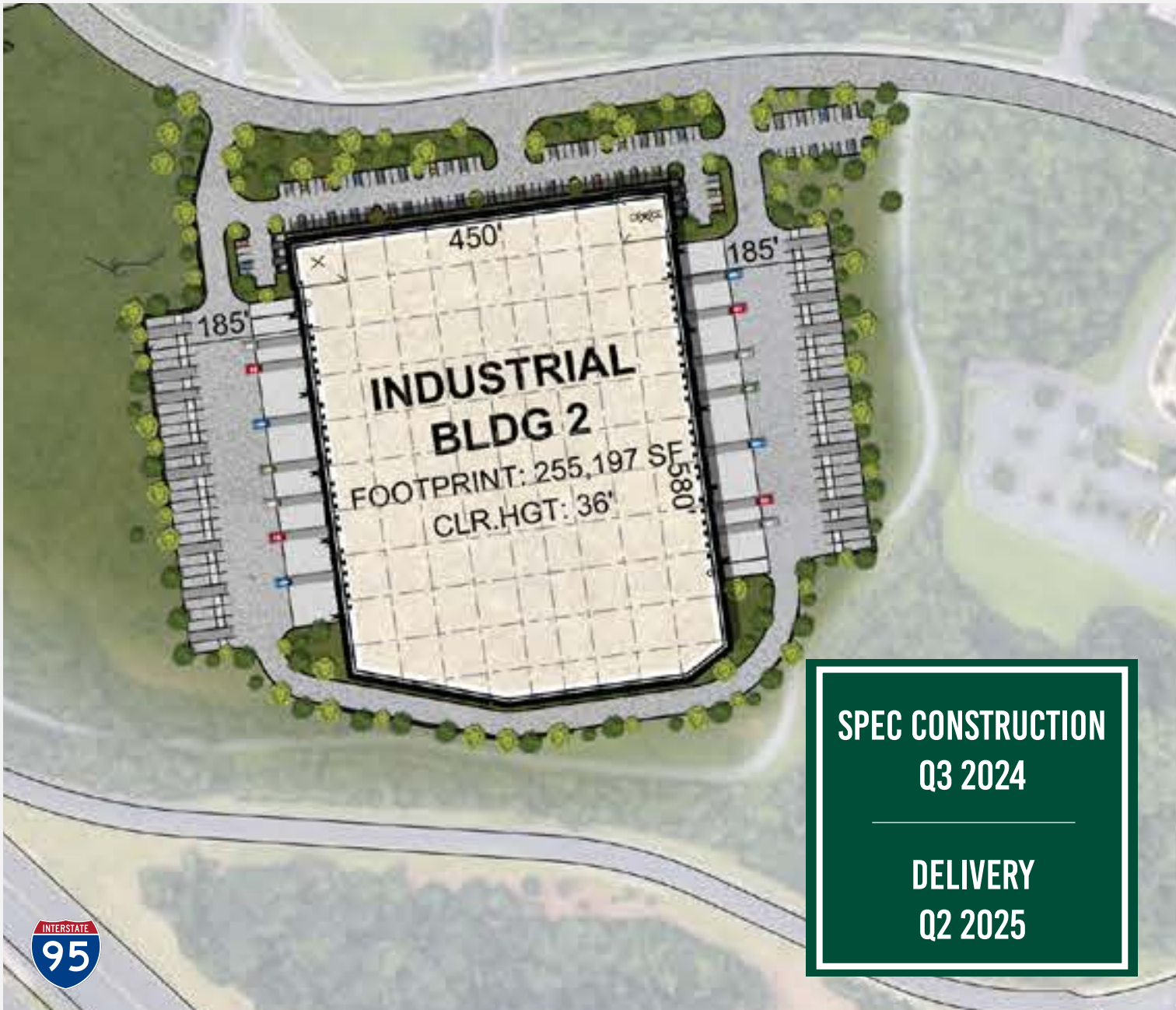
450'
185'
185'
185'

JOHN KENNEDY MEMORIAL HWY
INTERSTATE
95

DIRECT FRONTAGE,
ACCESS & SIGNAGE
TO I-95

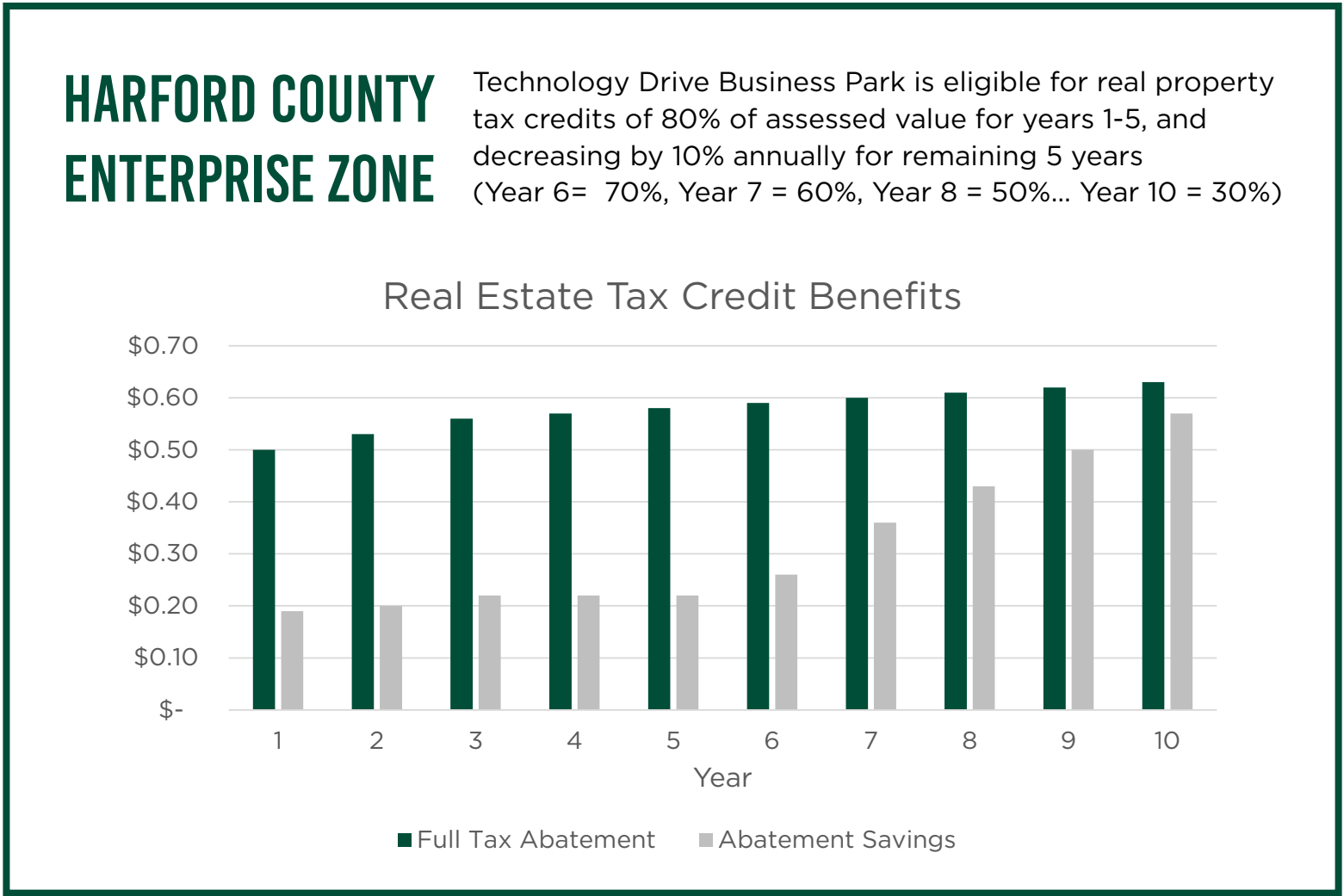


CHURCHVILLE ROAD



DISTANCES TO:	
BALTIMORE, MD	39 MILES
WASHINGTON, DC	64 MILES
PHILADELPHIA, PA	75 MILES
NEW YORK, NY	162 MILES
RICHMOND, VA	182 MILES
CHARLOTTSVILLE, VA	184 MILES
NEW HAVEN, CT	237 MILES
BOSTON, MA	370 MILES
CLEVELAND, OH	406 MILES
CINCINNATI, OH	538 MILES
CHICAGO, IL	733 MILES

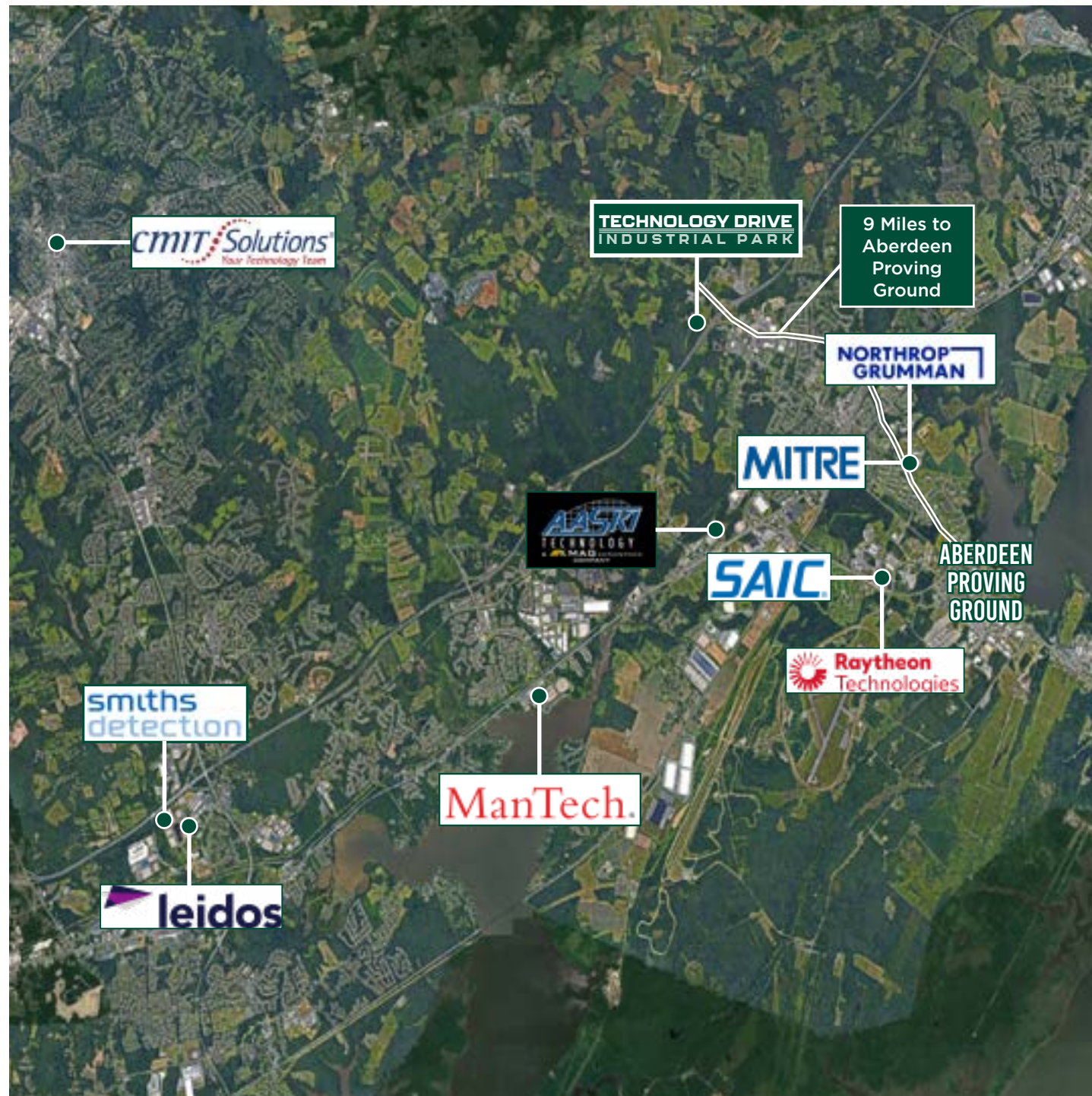
BUILDING 2 SPECS			
Building 2 SF	255,197 SF	Dock Doors	49 dock doors
Building Dimensions	450'd x 580'w	Drive-in Doors	2 drive-ins
Clear Height	36'	Truck Court Depth	185'
Column Spacing	55' x 54' with 60' speed bays	Fire Protection	ESFR
Lighting	LED	Auto Parking	133 spaces
Slab Thickness	7" reinforced	Trailer Parking	60 stalls



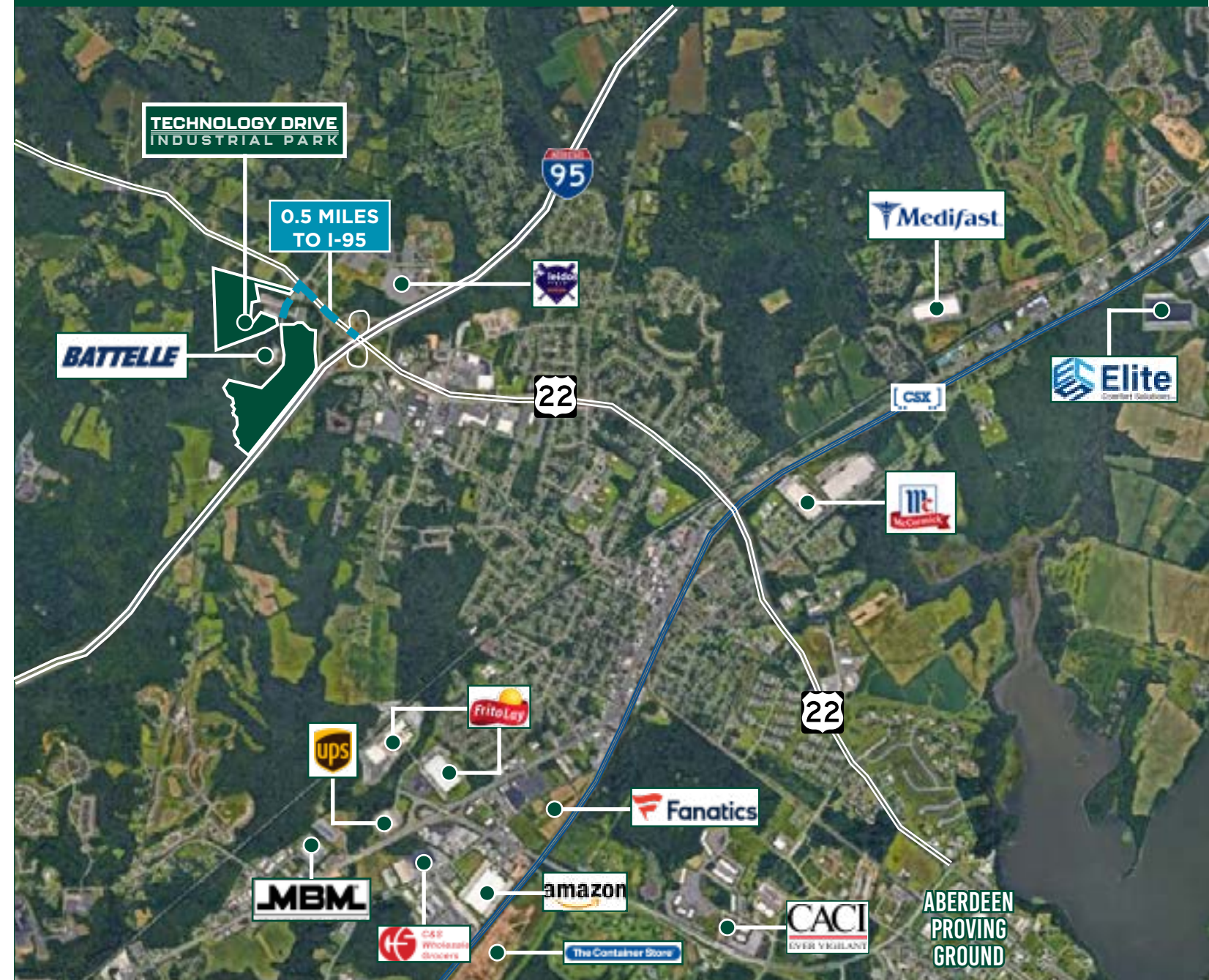


Aberdeen Proving Ground is one of the most diversified military installations in the United States and the work that takes place at this 72,000-acre complex touches almost every aspect of U.S. military operations. Home to the world's leaders in research, development, testing and evaluation of materiel, APG military and civilian personnel have had a profound impact on the way wars are fought.

HARFORD COUNTY ADVANCED MANUFACTURING ECOSYSTEM



CORPORATE NEIGHBORS



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BUILDING 1 SPECS

Building 1 SF	216,944 SF	Dock Doors	37 dock doors
Building Dimensions	300'd x 705'w	Drive-in Doors	2 drive-ins
Clear Height	36'	Truck Court Depth	185'
Column Spacing	50' x 56' with 60' speed bay	Fire Protection	ESFR
Lighting	LED	Auto Parking	126 spaces
Slab Thickness	7" unreinforced	Trailer Parking	34 stalls

BUILDING 3 SPECS

Building 3 SF	257,859 SF	Dock Doors	60 dock doors
Building Dimensions	420'd x 600'w	Drive-in Doors	2 drive-ins
Clear Height	36'	Truck Court Depth	185'
Column Spacing	50' x 56' with 60' speed bays	Fire Protection	ESFR
Lighting	LED	Auto Parking	177 spaces
Slab Thickness	7" unreinforced	Trailer Parking	32 stalls