



TRANSWESTERN

REAL ESTATE
SERVICES



HANOVER, MD

7225 STANDARD DRIVE

Capital Markets

7225 Standard Drive in Hanover, Maryland, is a \$5.5 million industrial asset comprised of 61,600 square feet on a 3-acre lot.

Lockheed Martin vacated the property in 2015, after occupying the space for fifteen years. In 2017, Transwestern took over the windowless office building and worked in conjunction with ownership to restore the asset to a modern distribution center with 3,750 square feet of office space and seven dock doors.

Centrally located in the Baltimore-Washington Corridor, the fully air-conditioned warehouse was 100% vacant at the time of sale and benefitted from changes made in a two-year modernization project concluding in 2019.

The sale was made during the stay-at-home orders regarding the COVID-19 virus. Cabot Properties intends to lease the building, which benefits from new loading doors and high-bay LED lighting.

“Cabot recognized the value this asset offered benefitting from being a free-standing warehouse and distribution center.”

Tom Gentner
Senior Vice President