

AVAILABLE
OFFICE/FLEX SPACE



CABOT BUSINESS CENTER

7449 & 7455 RACE ROAD
ANNE ARUNDEL COUNTY, MARYLAND

BUILDING I: 50,580± SF

AVAILABLE SPACE: 22,048± SF total

DIVISIBLE TO: 7,234 - 22,048± SF

PAD SITE: 10,000± SF

OFFICE SPACE: Build-To-Suit

LAND AREA: 10± acres

ZONING: W - 1

CEILING HEIGHT: 24' clear

WATER & SEWER: Anne Arundel County

SPRINKLER: ESFR

POWER: 1200 amps per building

277/480 volt

3 phase 4 wire

CONSTRUCTION TYPE: Concrete tilt-up

ROOF: EPDM Ballasted Roof Membrane System

TRUCK COURT: 180' shared; 60' concrete apron

COLUMN SPACING: 43'w x 40'd; 50' in staging bay

LOADING: 5 dock doors; One (1) oversized drive-in

FLOOR: 6" thick

PARKING: 1.3/1,000 SF leased

FOR MORE INFORMATION PLEASE CONTACT:

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CABOT |

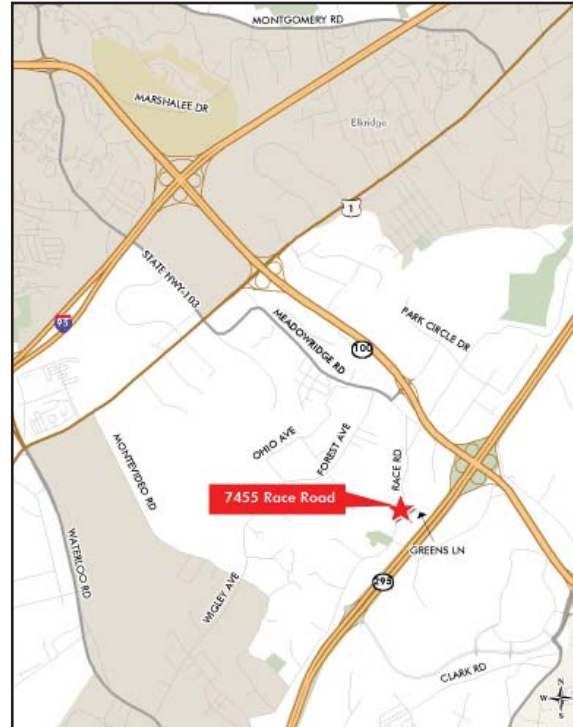
SEEFRIED PROPERTIES, INC.

CBRE
CB RICHARD ELLIS

SITE PLAN



LOCAL MAP



DRIVE TIMES/DISTANCES

- I-95:** 8 minutes/4 miles
- BWI Airport:** 12 minutes/7 miles
- Baltimore Beltway:** 12 minutes/8miles
- Port of Baltimore:** 21 minutes/15 miles

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