

400 HICKORY DRIVE

ABERDEEN, MD 21001



NAI klnb

PROPERTY HIGHLIGHTS



- Space Available: 1,996 SF - 10,000 SF [Contiguous]
- Turn-key Class A office building
- 4-story office building totaling $\pm 60,000$ SF
- Built in 2006
- Plug-n-Play
- Existing Furniture included
- Parking Ratio: 5/1,000 SF
- Access: 7 minutes to I-95 and directly off Route 40.
- 12 minutes to Aberdeen Proving Ground



4 MILES
to I-95



2 MILES
to Aberdeen Amtrak



2 MILES
to Aberdeen Proving Grounds

400
HICKORY DRIVE



Walmart

amazon

The Container Store

Walmart
DISTRIBUTION CENTER

CLOROX

wayfair

SEPHORA

BOB'S FURNITURE

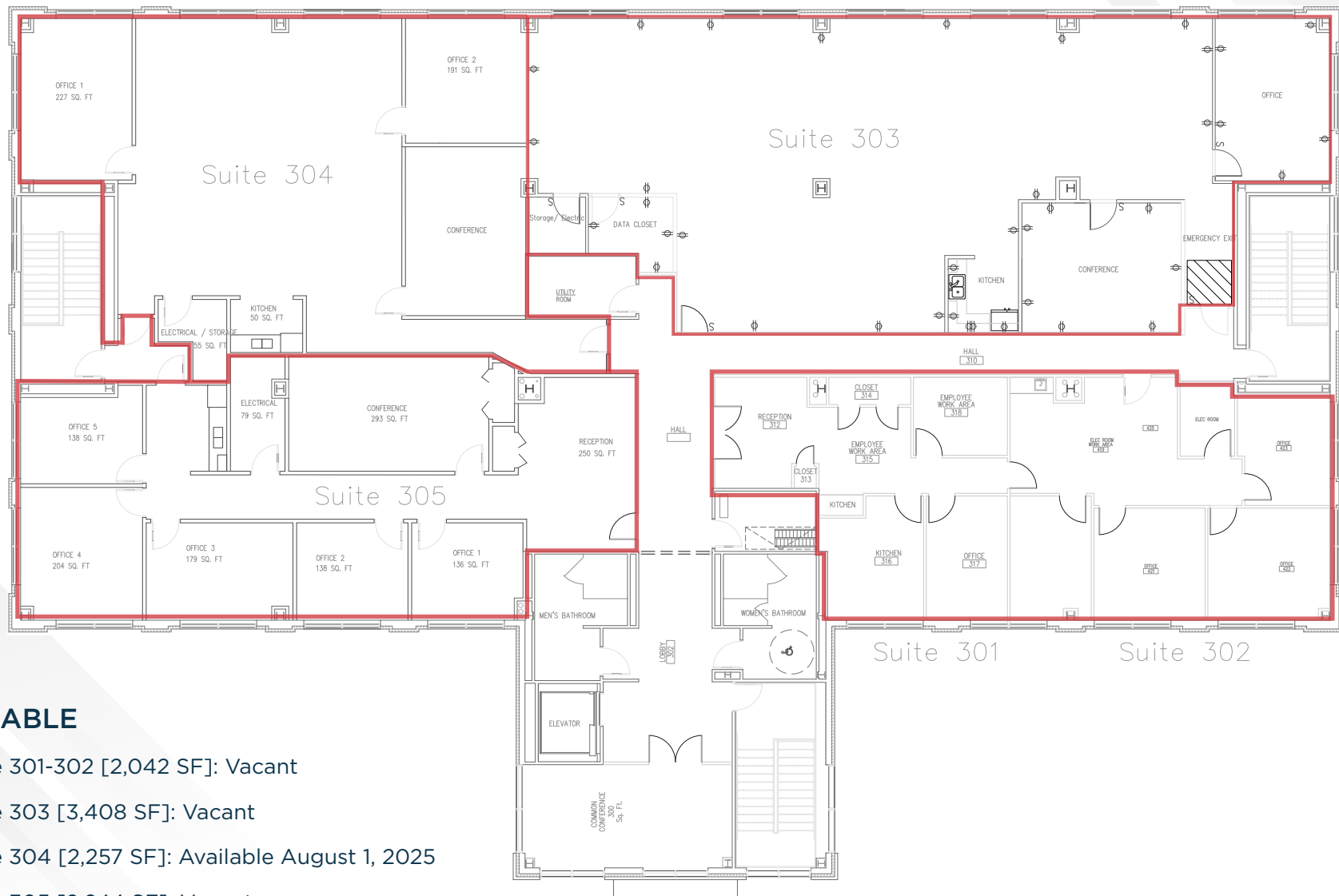
staffmark

PHILLIPS ARMY
AIRFIELD

ABERDEEN
PROVING GROUNDS



THIRD FLOOR PLAN

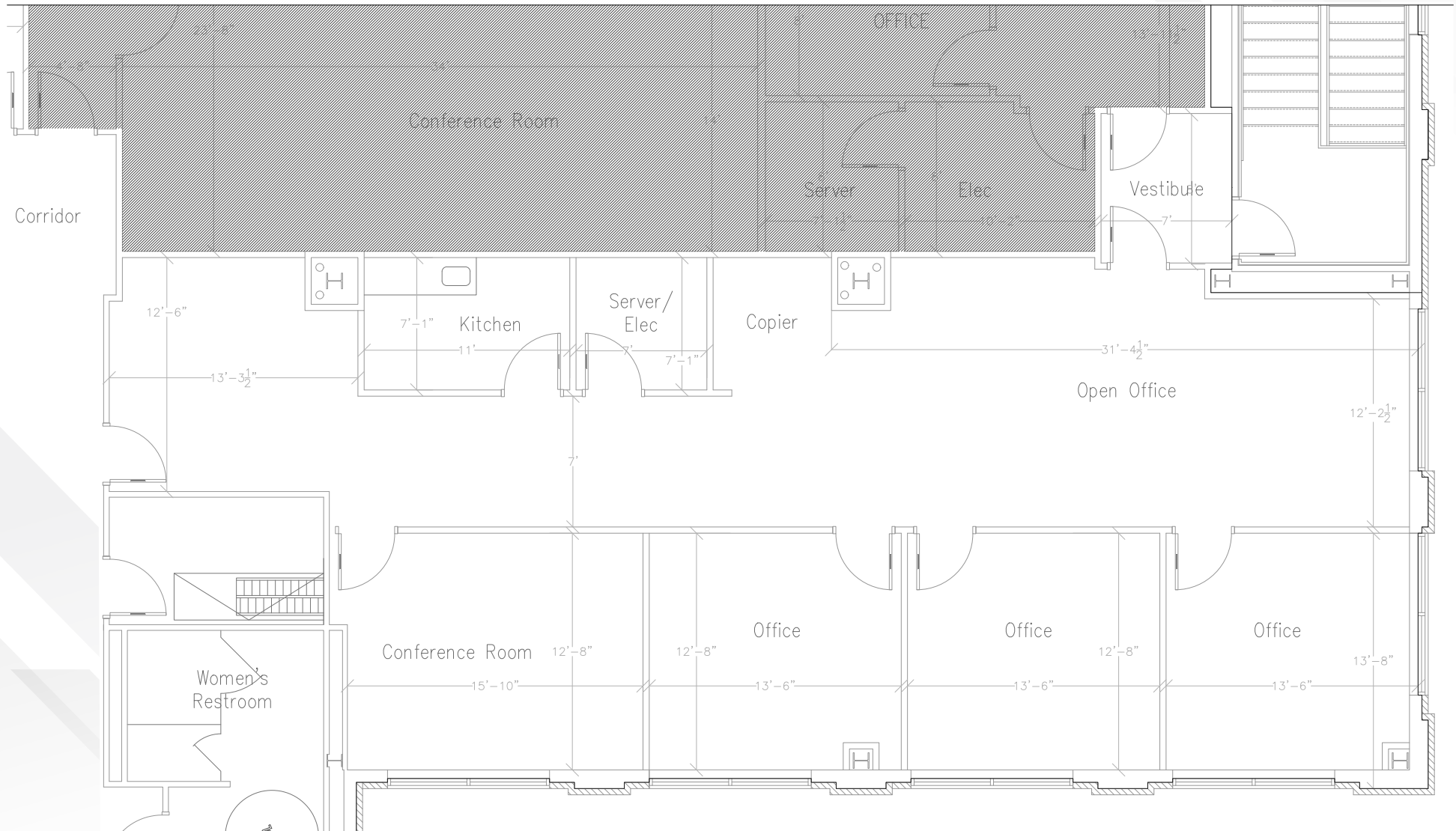


AVAILABLE

- Suite 301-302 [2,042 SF]: Vacant
- Suite 303 [3,408 SF]: Vacant
- Suite 304 [2,257 SF]: Available August 1, 2025
- Suite 305 [2,244 SF]: Vacant

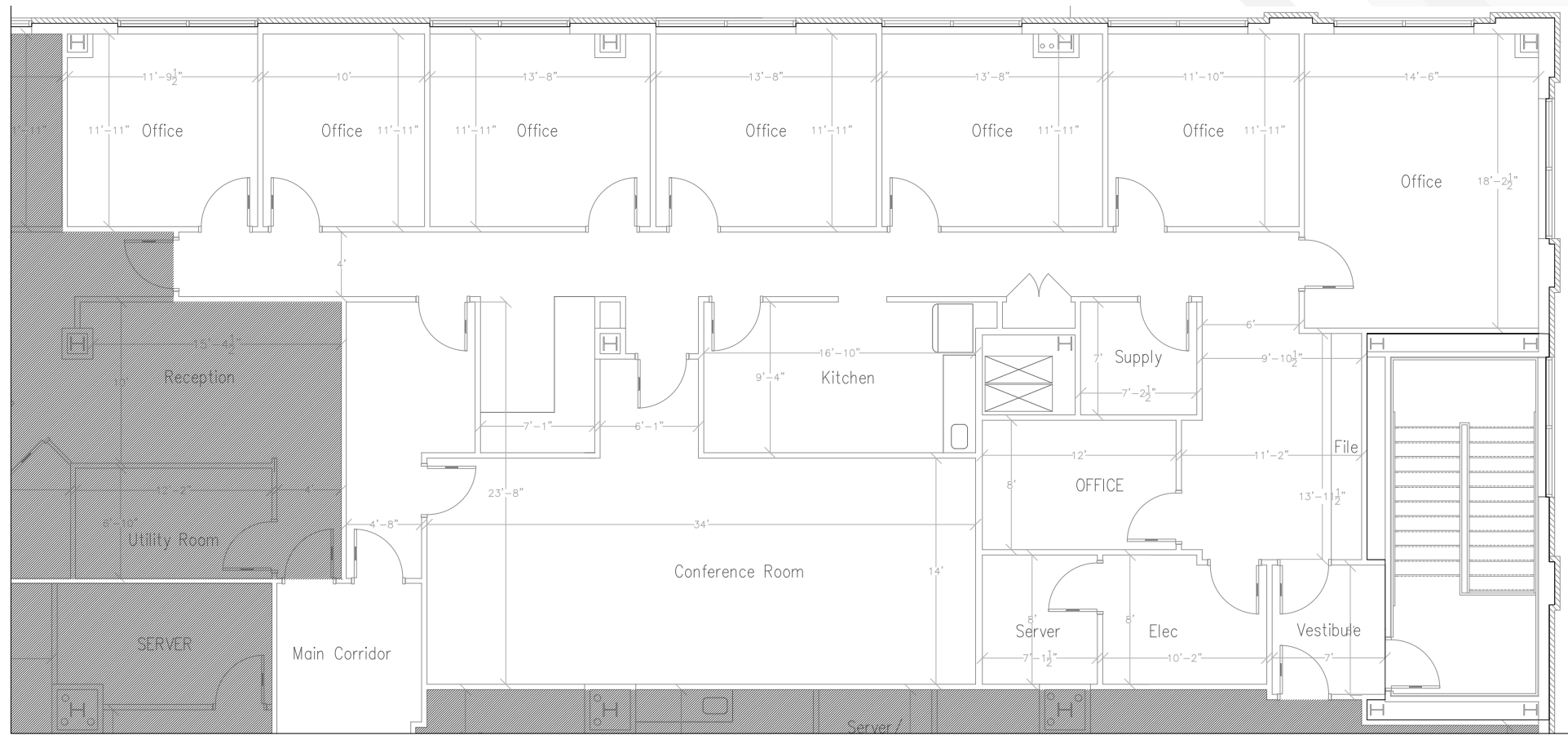
SUITE 402

[1,996 SF]: Vacant



SUITE 403B

[3,377 SF]: Vacant



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For more information, please contact:

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