

400 HICKORY DRIVE

ABERDEEN, MD 21001

BELOW MARKET
RENTAL RATES



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.
- 5 minutes to Aberdeen Proving Ground



**400
HICKORY DRIVE**

5 min DT



4 MILES
to I-95



2 MILES
to Aberdeen Amtrak



2 MILES
to Aberdeen Proving Grounds

400 HICKORY DRIVE



Walmart

amazon

The Container Store

CLOROX

Walmart
DISTRIBUTION CENTER

wayfair

SEPHORA

BOB'S FURNITURE

staffmark

PHILLIPS ARMY
AIRFIELD

ABERDEEN
PROVING GROUNDS

Harford Blvd

95

40

715

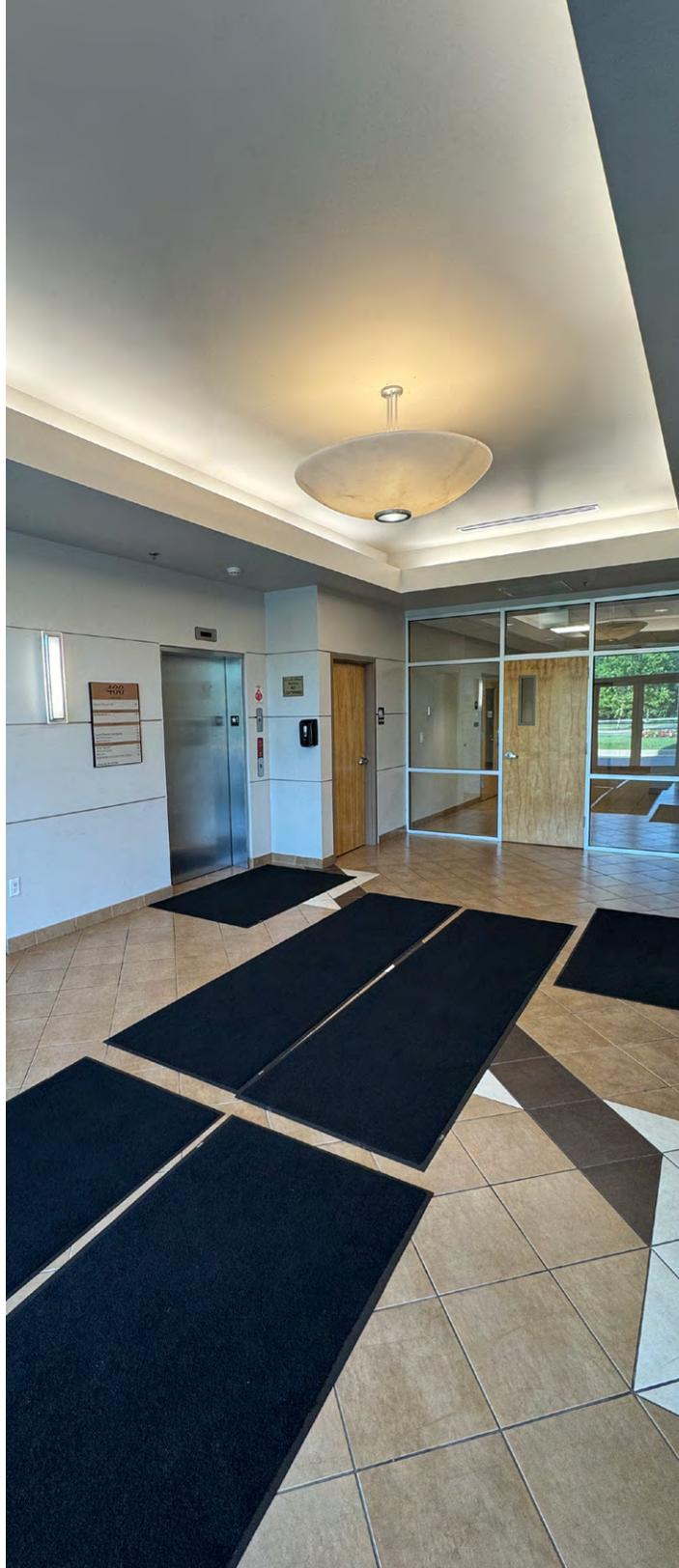
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7

40

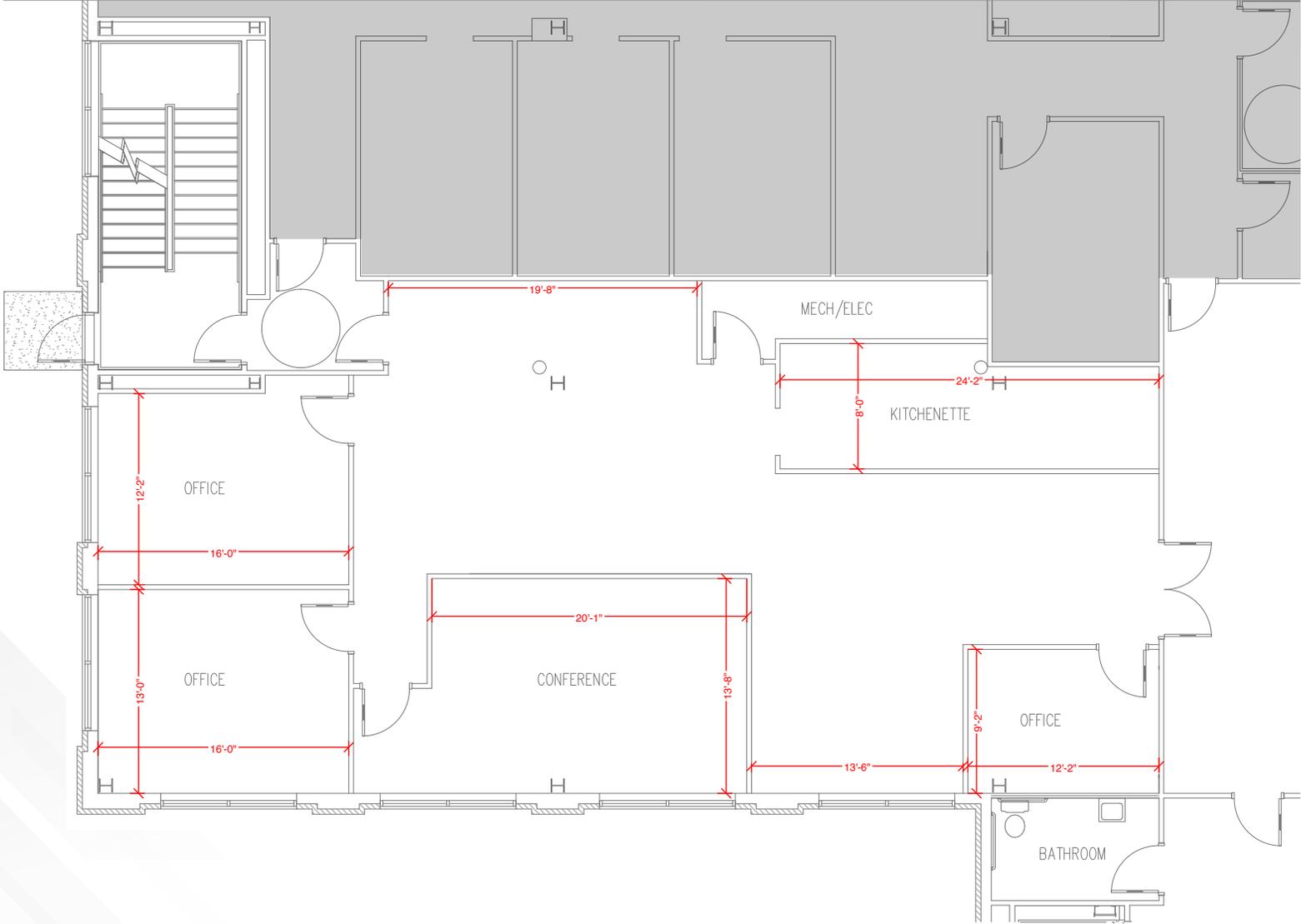
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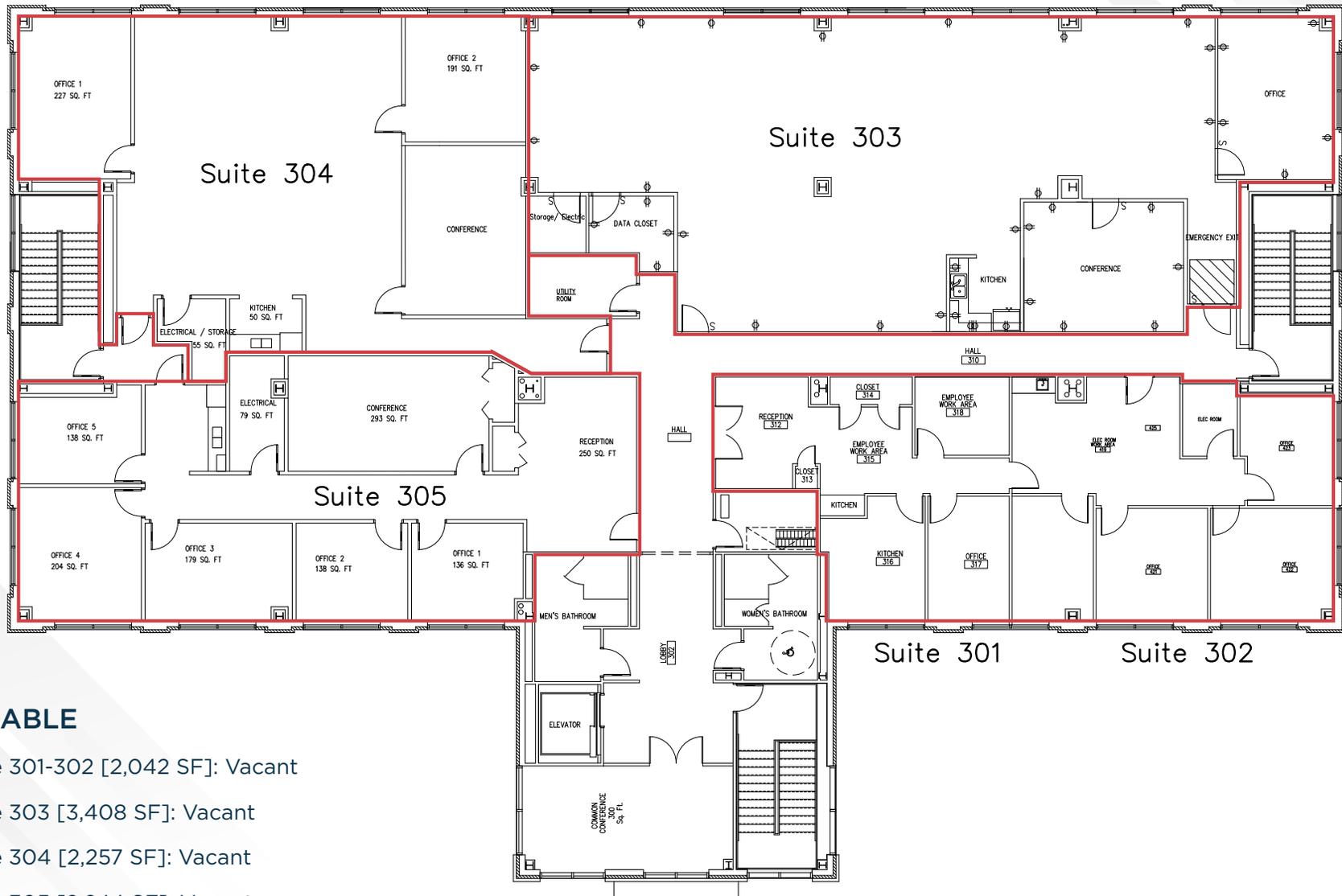


SUITE 106

[2,159 SF]: Vacant



THIRD FLOOR PLAN

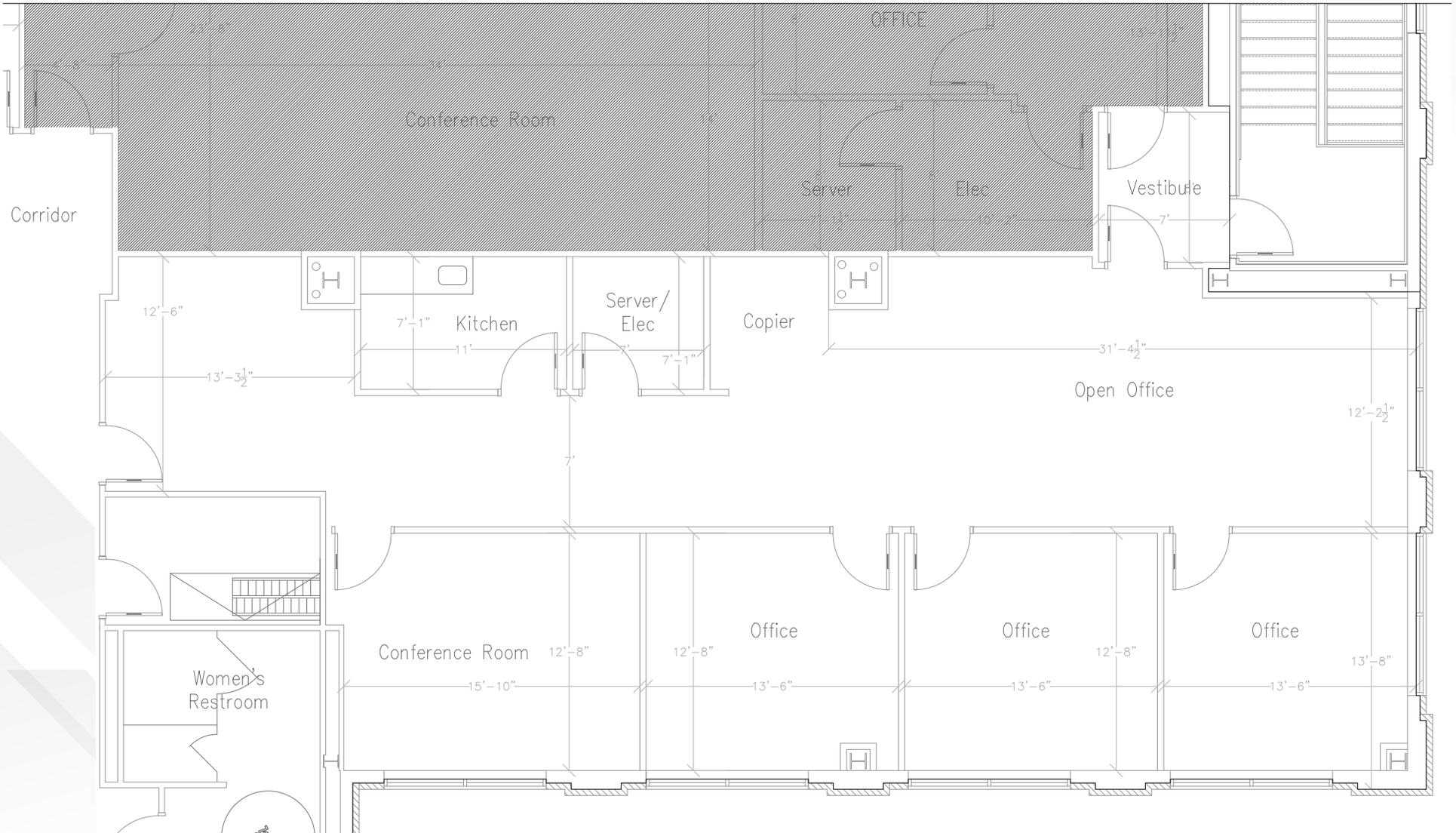


AVAILABLE

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

SUITE 402

[1,996 SF]: Vacant



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For more information, please contact:

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