400 HICKORY DRIVE

ABERDEEN, MD 21001

BELOW MARKET RENTAL RATES

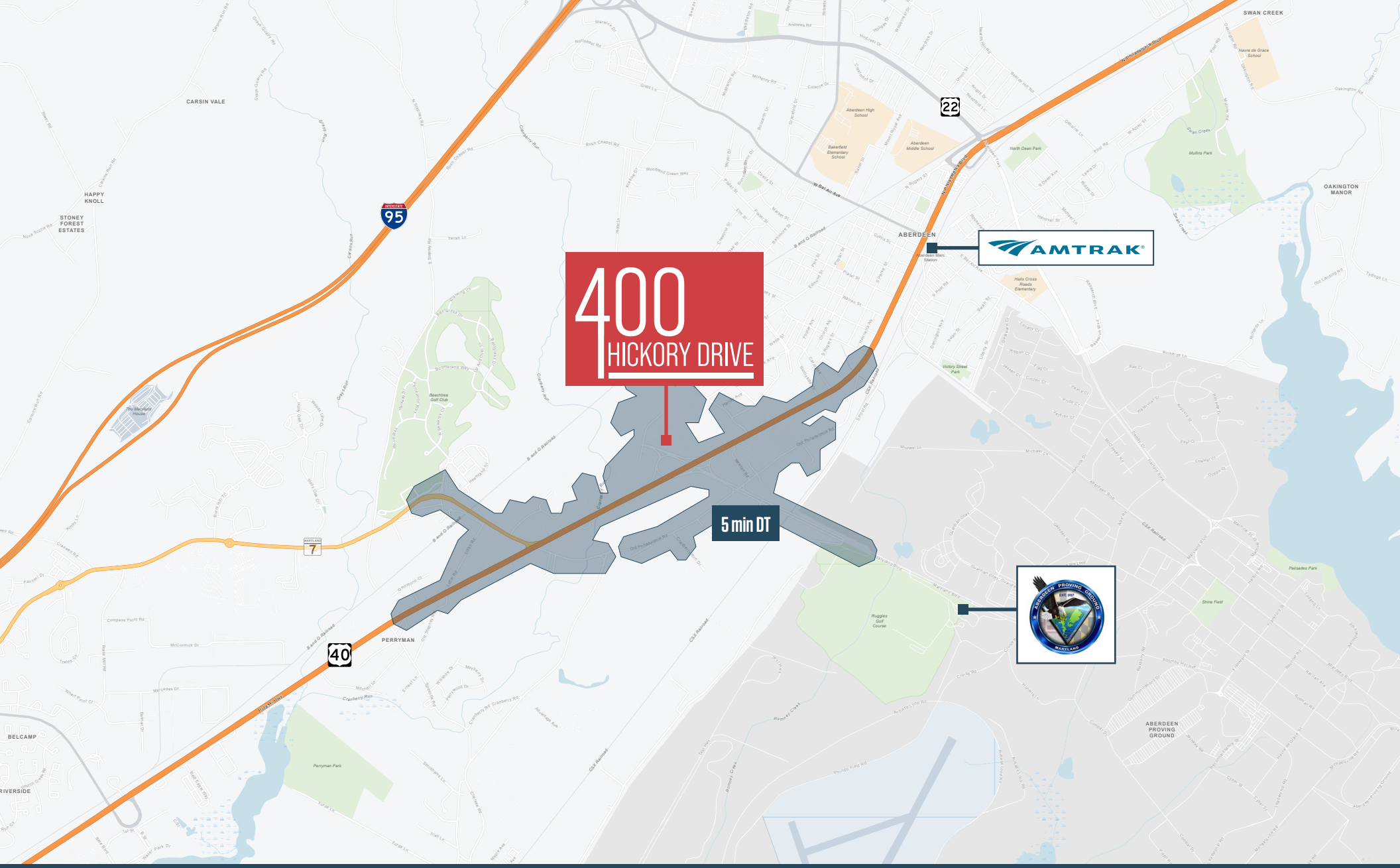


NAI kInb

PROPERTY HIGHLIGHTS



- Space Available: 2,042 SF - 10,000 SF [Contiguous]
- Turn-key Class A office building
- 4-story office building totaling ±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



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
Perryman Rd
Harford Blvd
PHILLIPS ARMY
AIRFIELD
ABERDEEN
PROVING GROUNDS
95
40
7
715
715
40
40
40





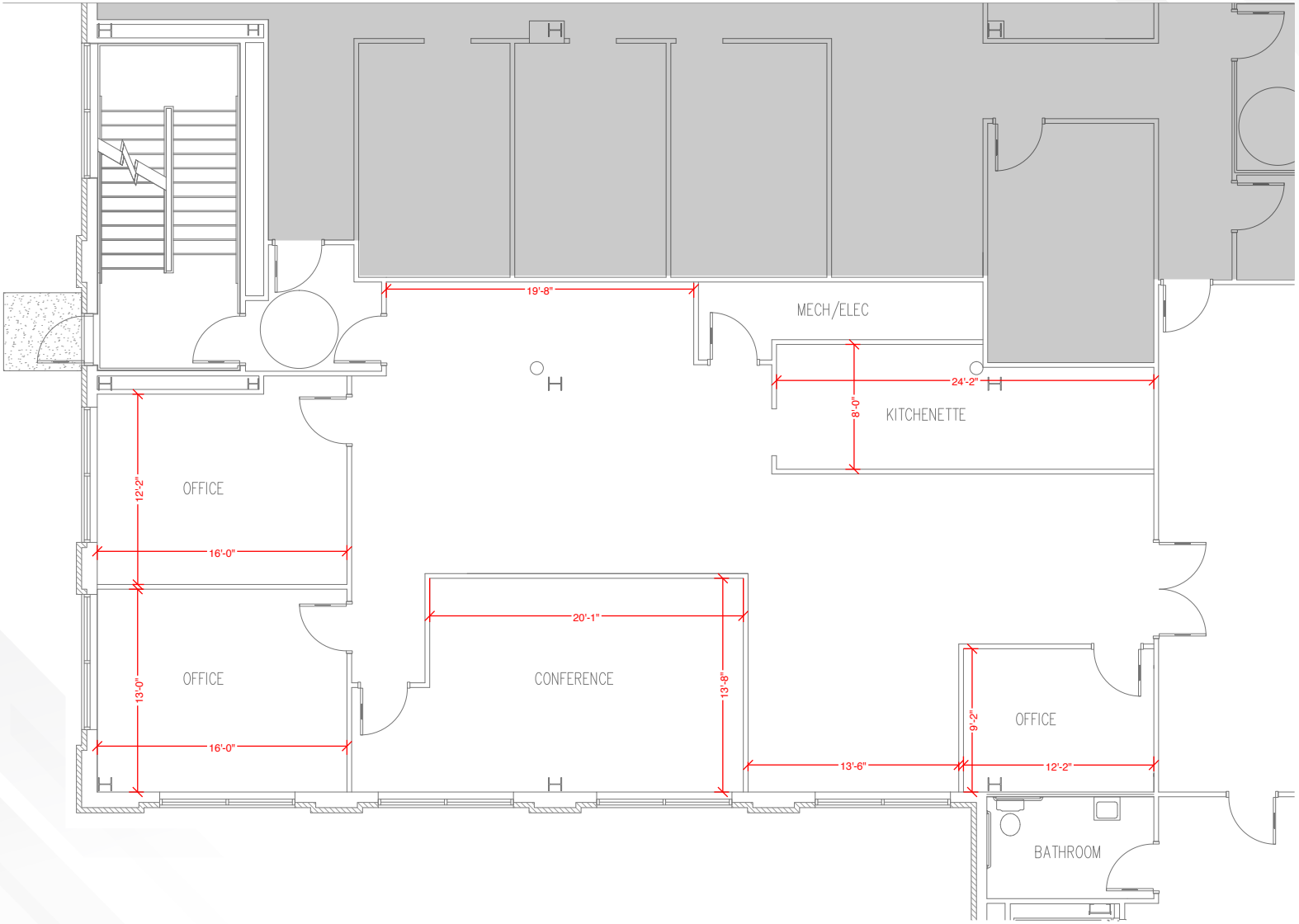




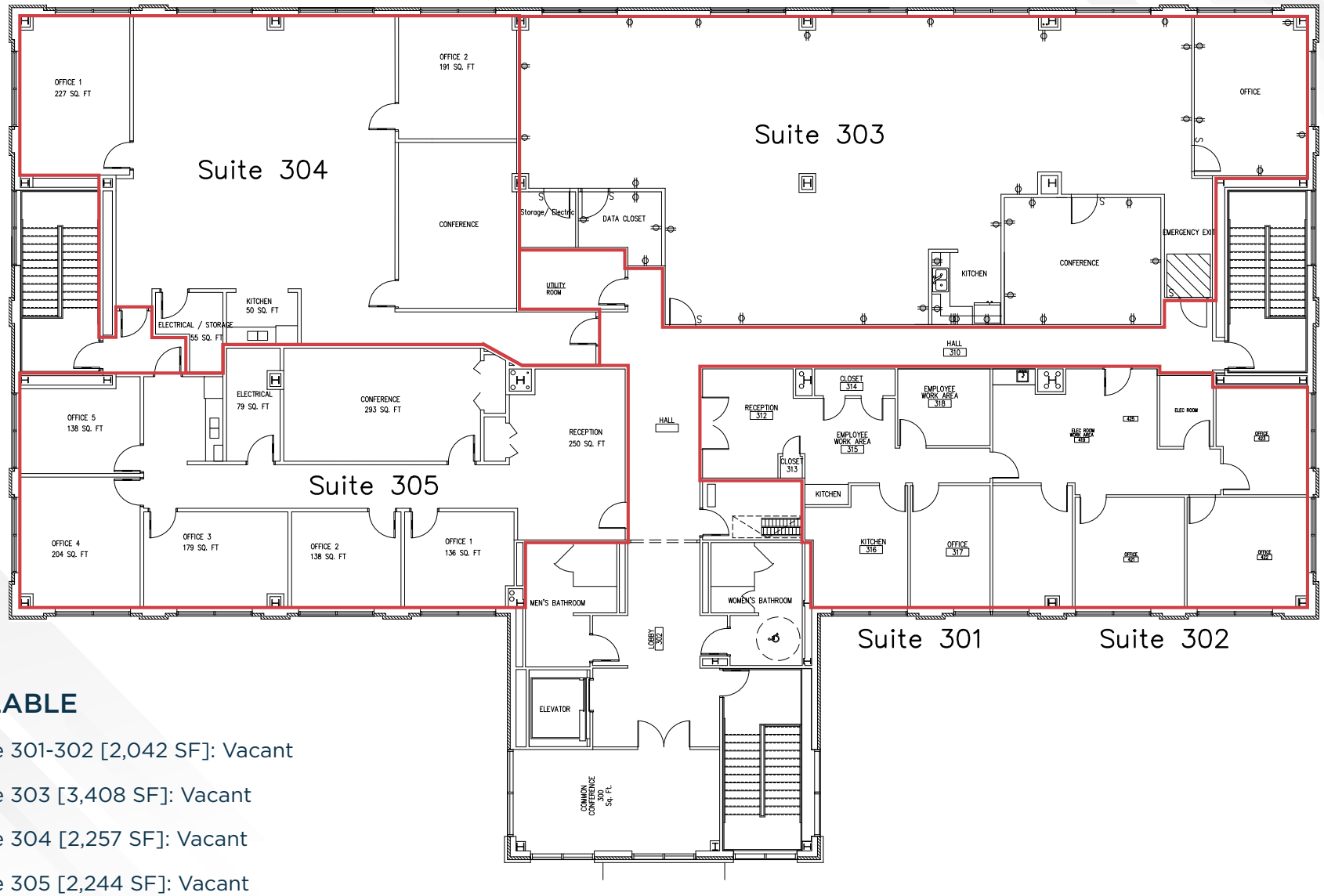


SUITE 106

[2,159 SF]: Vacant



THIRD FLOOR PLAN

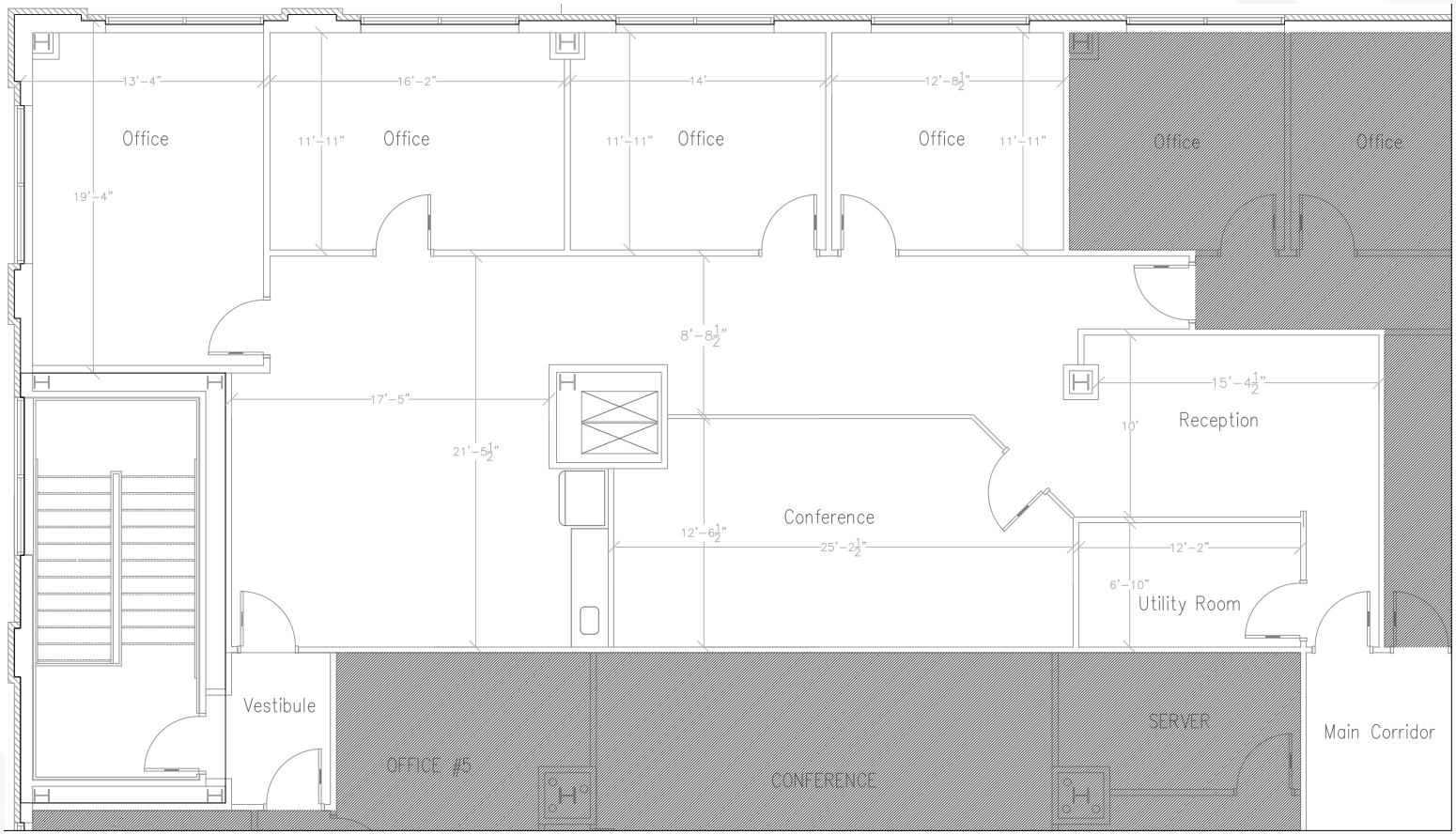


AVAILABLE

- 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 403A

[2,200 SF]: Vacant



400 HICKORY DRIVE

For more information, please contact:

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