

West Arundel Continues as Location of Choice for Growth, Expansion

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From Odenton to Hanover, West Anne Arundel County continues to benefit from key business moves and an uptick in development projects.

Hanover Crossing at New Ridge Road will be open for business this month with Kawneer Company Inc. set to occupy 30,000 square feet of space. The business park includes two buildings, one offering 117,500 square feet of space and another offering 126,000 square feet, which are LEED registered — and are the first Class A industrial properties to be developed in the market in several years.

Hanover is also where developers Preston Scheffenacker Properties are building out a new, 291,000-square-foot facility at Preston Gateway North for Coca-Cola Refreshments USA Inc. The beverage distributor and its 400 associates plan to move into the new space later this year.

Popular Locale

The popularity of Odenton, Annapolis Junction and Hanover was evident during Anne Arundel Economic Development Corp.'s (AAEDC) VIP Tour in May. The county's premier showcase of commercial and residential development projects drew almost 100 attendees and an overwhelmingly positive response.

Mentioned on the tour were two residential projects in Odenton that are moving forward: Novus Residences, a mixed-use development, has broken ground with more than 240 apartments and 10,000 square feet of retail that is expected to rise within the next 18 months; and Alliance Residential Co. has permit approvals and will be breaking ground shortly on 212 apartments in its Broadstone project on Route 175.

The increase in residential units will be good news for local retailers. Baltimore Coffee & Tea became the first café to open in Odenton Town Center. The 2,500-square-foot eatery offers more than 100 types of coffee beans, a thousand types of teas, specialty gifts and an assortment of gourmet foods. Odenton is the company's fifth retail location (with its first store opening in Timonium in 1992).

"This is a great location for us because of the high number of development projects and large influx of new residents," said Regional Retail Director Mary Romeo. "We are also right across the street from one of the busiest MARC Train stations in the state and [the store] will be an easy, convenient stop for commuters."

Marquee Moves

Two other major companies have opened their doors in West County. This summer, County Executive Laura Neuman officially welcomed Last Mile Logistics to Anne Arundel County at the company's ribbon-cutting event at its new location in Odenton. The company is one of the largest providers of distribution and transportation services in the mid-Atlantic region and works with companies large and small, including Party City, Sally Beauty and Amazon.

Additionally, Last Mile houses the largest consolidation operation for Bed Bath & Beyond in North America.

The second opening is the Chesapeake Innovation Center's new headquarters, which is a relocation from Annapolis to the state-of-the-art Seven Oaks Office Building in Odenton.

The new location positions Anne Arundel County's technology business incubator in the heart of intelligence and big data analytics, directly outside the gates of Fort Meade. It allows for the incubation and acceleration of various size companies and collaboration between academia, government and industry in one space. A Grand Opening Celebration Week is planned for early September.

There's More

The development in Odenton is also getting a big boost from a \$2 million federal grant requested from a joint state and county application. In April, the Maryland Department of Transportation submitted a Transportation Investment Generating Economic Recovery grant application in partnership with Anne Arundel County, AAEDC and Odenton TS Ventures.

The application requests funding for multi-modal access improvements as part of the Transit Oriented Development (TOD) at the Odenton MARC train station. Improvements include, but are not limited to, the planning and design of bike and pedestrian trails; public infrastructure such as roads, utilities, parks and stormwater management that will support the TOD at the core of Odenton Town Center; development of a parking plan; and enhancements to bus service.

- See more at: <http://bizmonthly.com/west-arundel-continues-as-location-of-choice-for-growth-expansion#sthash.y07sDU6Q.dpuf>