

PROPERTY OVERVIEW

WINDSOR CORPORATE PARK

1

2601 NORTH ROLLING ROAD , BALTIMORE, MD 21244



Building Information

Easy access to I-695 via Security Boulevard or Windsor Mill Road
Located in the Woodlawn Enterprise Zone
One-story brick construction
20' & 22' clear ceiling heights
Docks and drive-ins
Comcast service available
120/208 volt, 3-phase, 4-wire service
Gas heat/public utilities
Sprinklered
Well-lit parking with 425 spaces
Bus stop located at park entrance
Baltimore County, ML-IM zoning: manufacturing light, industry major
Close proximity to restaurants, post office, retail and business services



Surrounding Amenities

- Bonsai Japanese Express
- Buongiorno Restaurant
- Festival Eatery
- Subway
- Walgreens
- Wawa
- Wendy's

Site Plan

Windsor Corporate Park 1

2601 North Rolling Road

Industrial

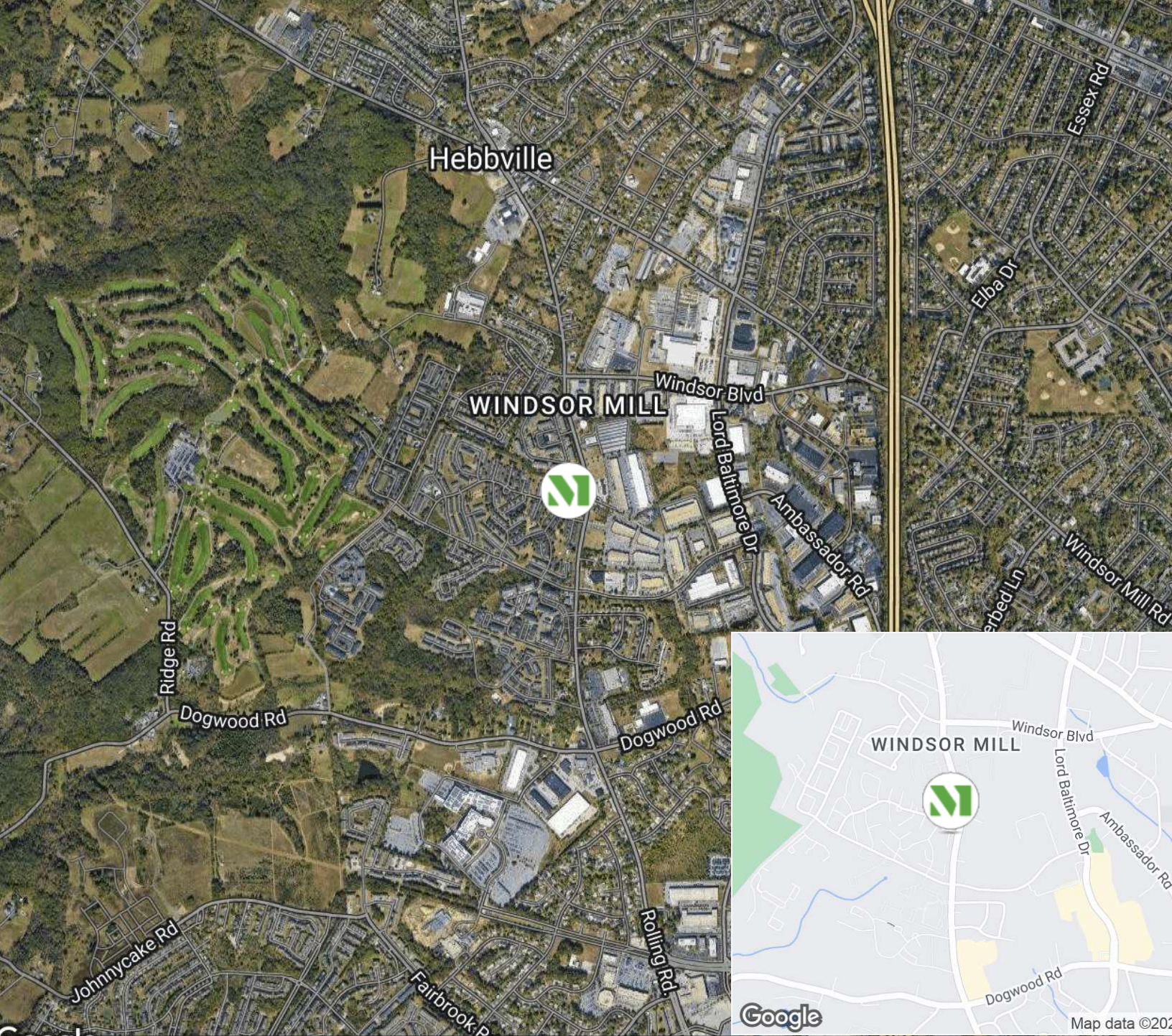
31,050 SF



“CareFirst considers Merritt Properties one of its top landlords for many reasons, but primarily it is their flexibility and personal relationships that make them a pleasure to do business with. Merritt Properties holds themselves to the highest levels of excellence and trustworthiness that we find as important qualities in a landlord. They are innovative and responsive which provides value to CareFirst in solving the real estate challenges that we encounter in our market.”

DONNA POTTER
SENIOR DIRECTOR OF REAL ESTATE & CORPORATE SERVICES
CAREFIRST BLUE CROSS BLUE SHIELD





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

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