

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY PHASE I BULK

3741 COMMERCE DRIVE, BALTIMORE, MD 21227



Building Information

- Five flex-warehouse buildings totaling 242,625 SF
- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- FiOS and Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County: ML-IM zoning: light manufacturing, warehouse/distribution, office



Surrounding Amenities

- Walmart
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's
- The Home Depot
- Phillips Seafood
- LA Fitness
- Royal Farms
- Bank of America
- McDonald's
- Office Depot

Site Plan

Beltway Business Community Phase I BULK

3741 Commerce Drive

Industrial

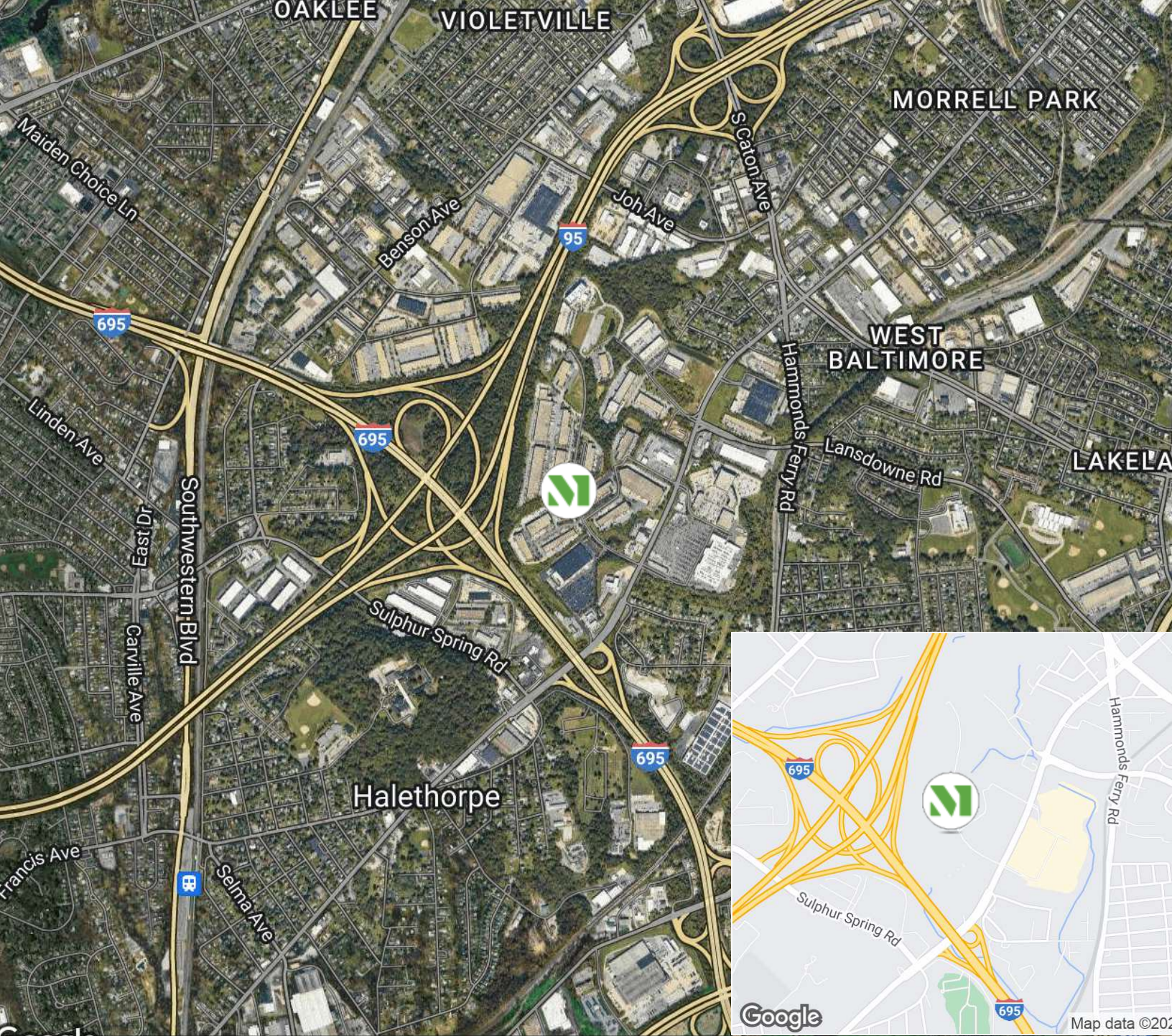
132,600 SF



“We are thrilled with our new office space. The exceptional service and dedication of the Merritt team helped us get settled quickly during a critical time for our business.”

SEAN MCHALE
CHIEF INFORMATION OFFICER,
CLINICAL TRIALS & SURVEYS CORP





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:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

