

PROPERTY OVERVIEW

# BELTWAY BUSINESS COMMUNITY PHASE II

3620 COMMERCE DRIVE, BALTIMORE, MD 21227



# Building Information

- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- Four buildings totaling 287,430 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- 65 docks
- FiOS and Comcast service available
- 120/208 & 277/480 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County, ML-IM zoning: light manufacturing, warehousing/distribution, office



## Surrounding Amenities

- Bank of America
- Burger King
- Chick-fil-A
- Dollar Tree
- IHOP
- Jersey Mike's Subs
- LA Fitness
- McDonald's
- Moe's Southwest Grill
- Office Depot
- Panda Express
- Phillips Seafood
- Pollo Depot
- Priority Care Clinics
- Royal Farms
- Royal Farms
- Subway
- The Home Depot
- Three Brothers Italian
- Walmart
- Wawa
- Wendy's



# Site Plan

Beltway Business Community Phase II BULK-2

3620 Commerce Drive

Industrial

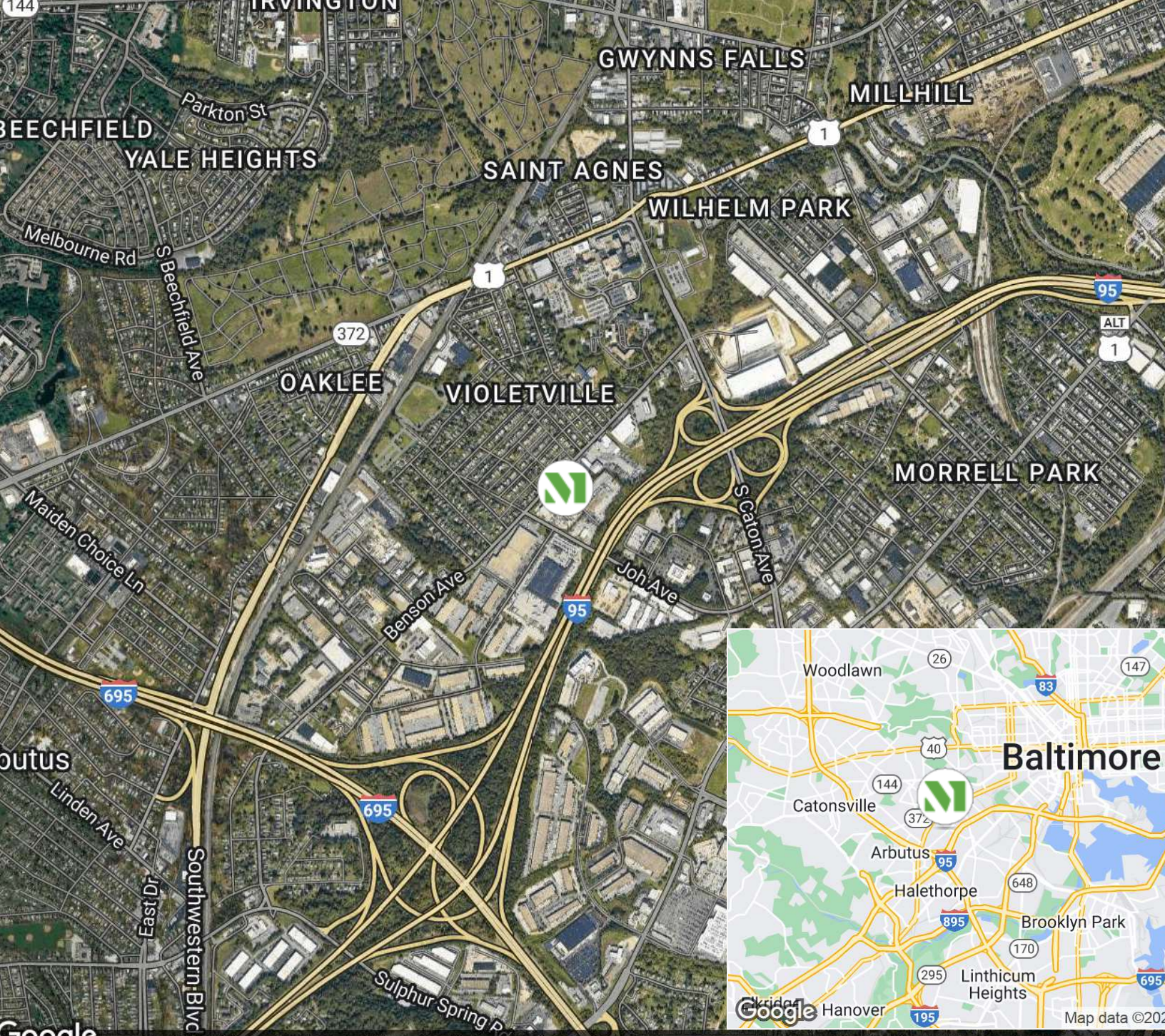
87,600 SF



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PRESIDENT  
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**For additional information or to schedule a tour, contact:**

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