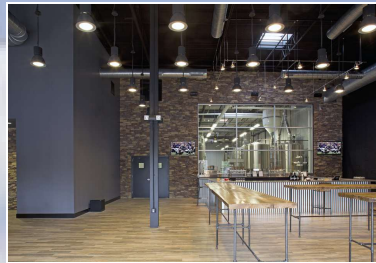


PROPERTY OVERVIEW

# SAVAGE BUSINESS PARK 1

9435 U.S. ROUTE 1, LAUREL, MD 20723



## Building Information

- Located on U.S. Route 1 with easy access to Route 32 and I-95
- One-story masonry construction
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- 120/208, 3-phase, 4-wire electric service
- FiOs service available
- Gas heat/public utilities
- Sprinklered
- Howard County, M2 zoning: manufacturing, W&D, office
- On public transportation route



## Surrounding Amenities

- 7-Eleven
- Bon Fresco
- Burger King
- China Dragon
- Days Inn & Suites
- Denny's
- Dunkin'
- Enterprise Rent-A-Car
- McDonald's
- Papa John's
- Pizza Hut
- Popeyes Louisiana Kitchen
- Quality Inn
- Red Hot & Blue
- Royal Farms
- Sleep Inn & Suites
- Taco Bell
- Taqueria Los Primos
- Weis Markets
- Wendy's
- Wings Things & Pizza

# Site Plan

Savage Business Park 1

9435 U.S. Route 1

Industrial

48,000 SF

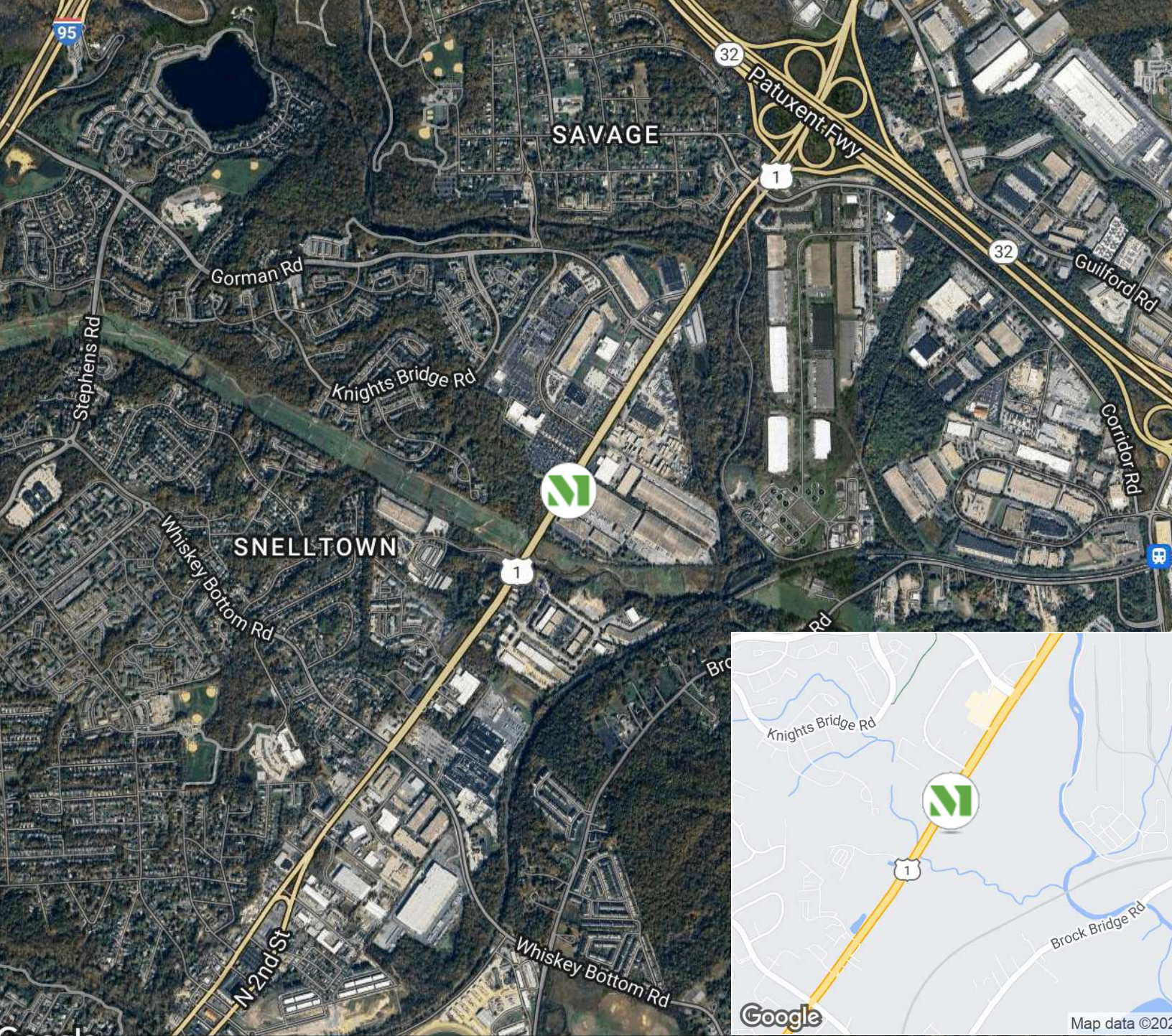


*“In working with Merritt, what really stands out is they are invested in our success, which makes this a really great relationship.”*

**JENNIFER THORPE**  
OPERATIONS DIRECTOR,  
JELLYFISH







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

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