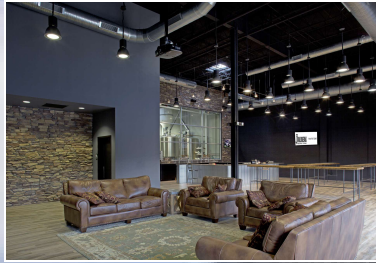


PROPERTY OVERVIEW

# SAVAGE BUSINESS PARK BULK

9425 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

- Pizza Hut
- 7-Eleven
- Papa John's
- Wendy's
- Weis Markets
- McDonald's
- Asian One Restaurant
- Taqueria Los Primos
- Team Irving Fitness
- Enterprise Rent-A-Car
- Kids Kingdom Child Care and Learning Center

# Site Plan

Savage Business Park Bulk

9425 U.S. Route 1

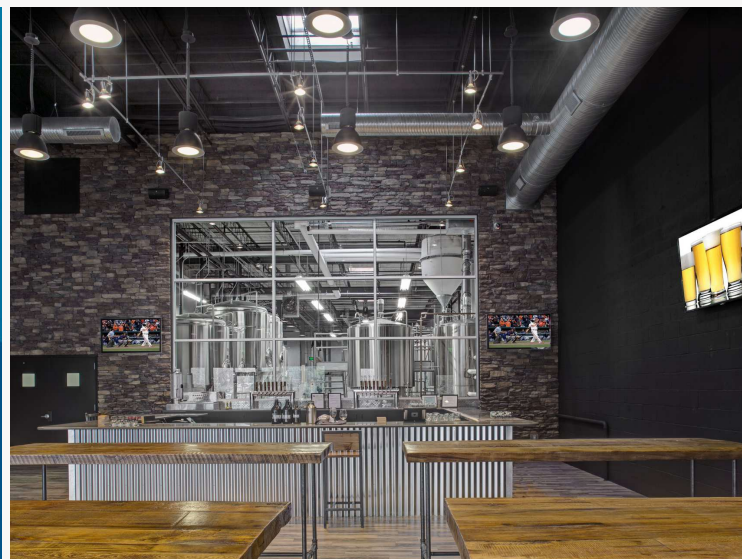
Industrial

271,200 SF

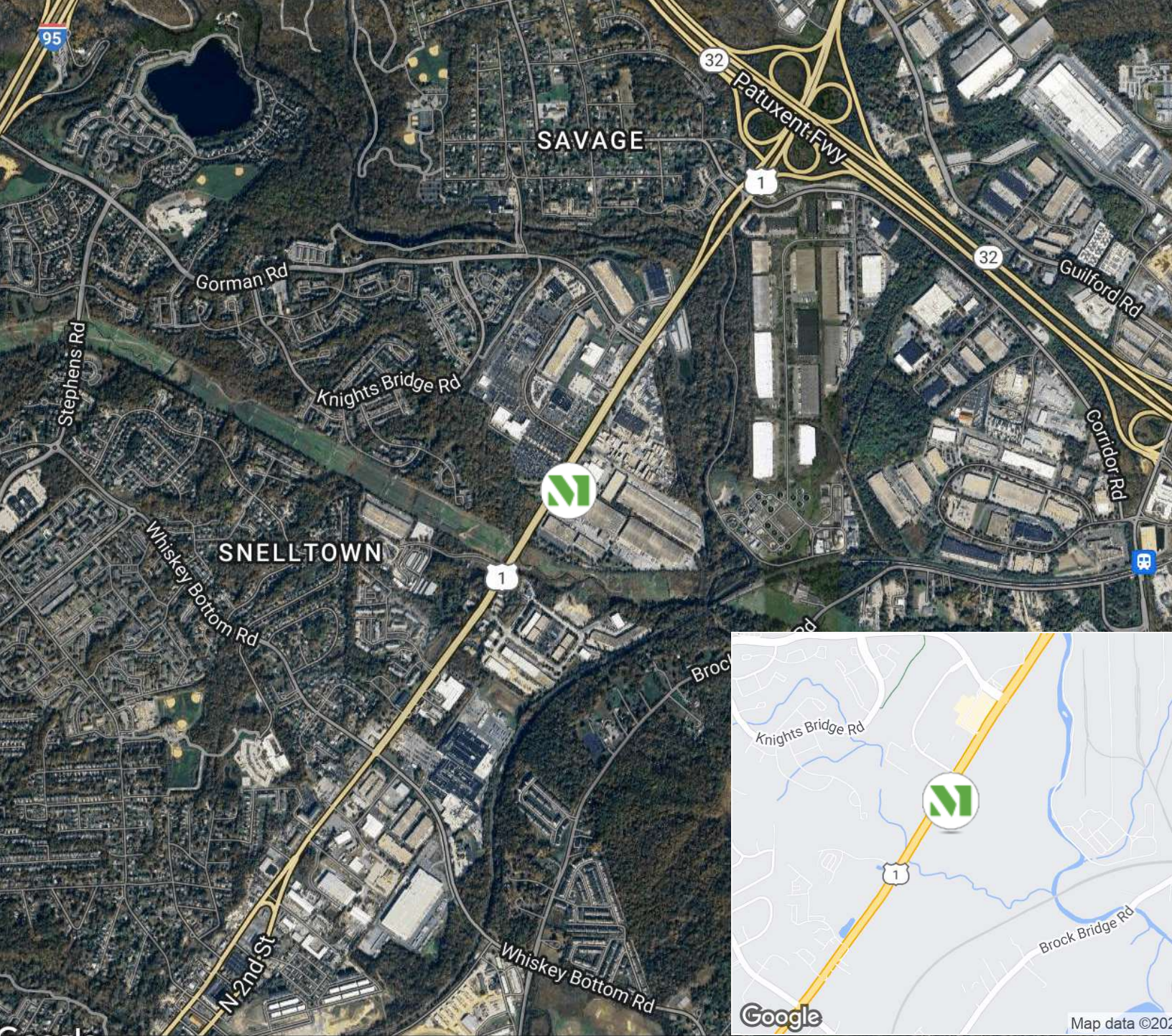


*“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”*

**DARREN MCCUE**  
PRESIDENT  
DUNBAR SECURITY SOLUTIONS







## 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

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