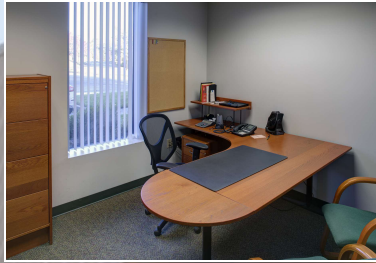
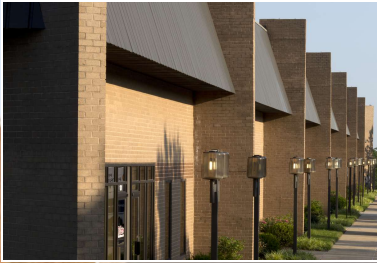


PROPERTY OVERVIEW

# BELTWAY BUSINESS COMMUNITY PHASE III B

3720 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
- One-story block & brick construction with steel trim
- 20' clear ceiling heights, with the exception of #3730, which is 16' clear
- Insulated 9'x10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-phase service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio of 3.3/1,000 SF
- Baltimore County, ML-IM zoning: light manufacturing, warehousing/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 III B

3720 Commerce Drive

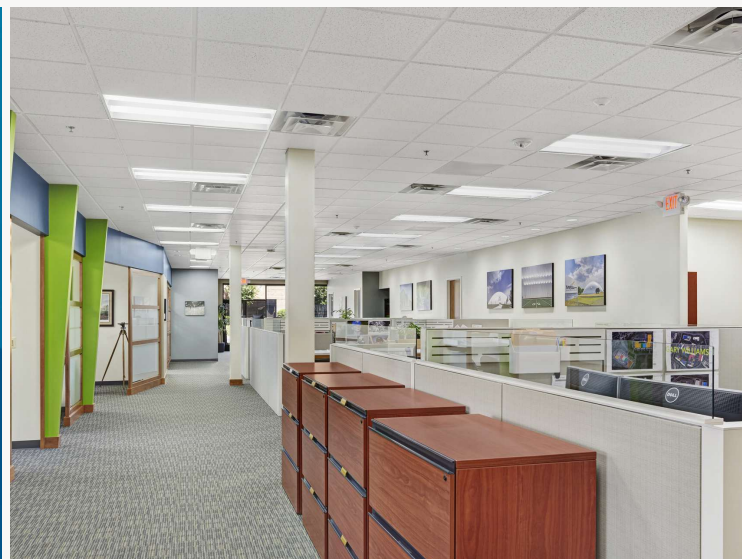
Industrial

36,033 SF

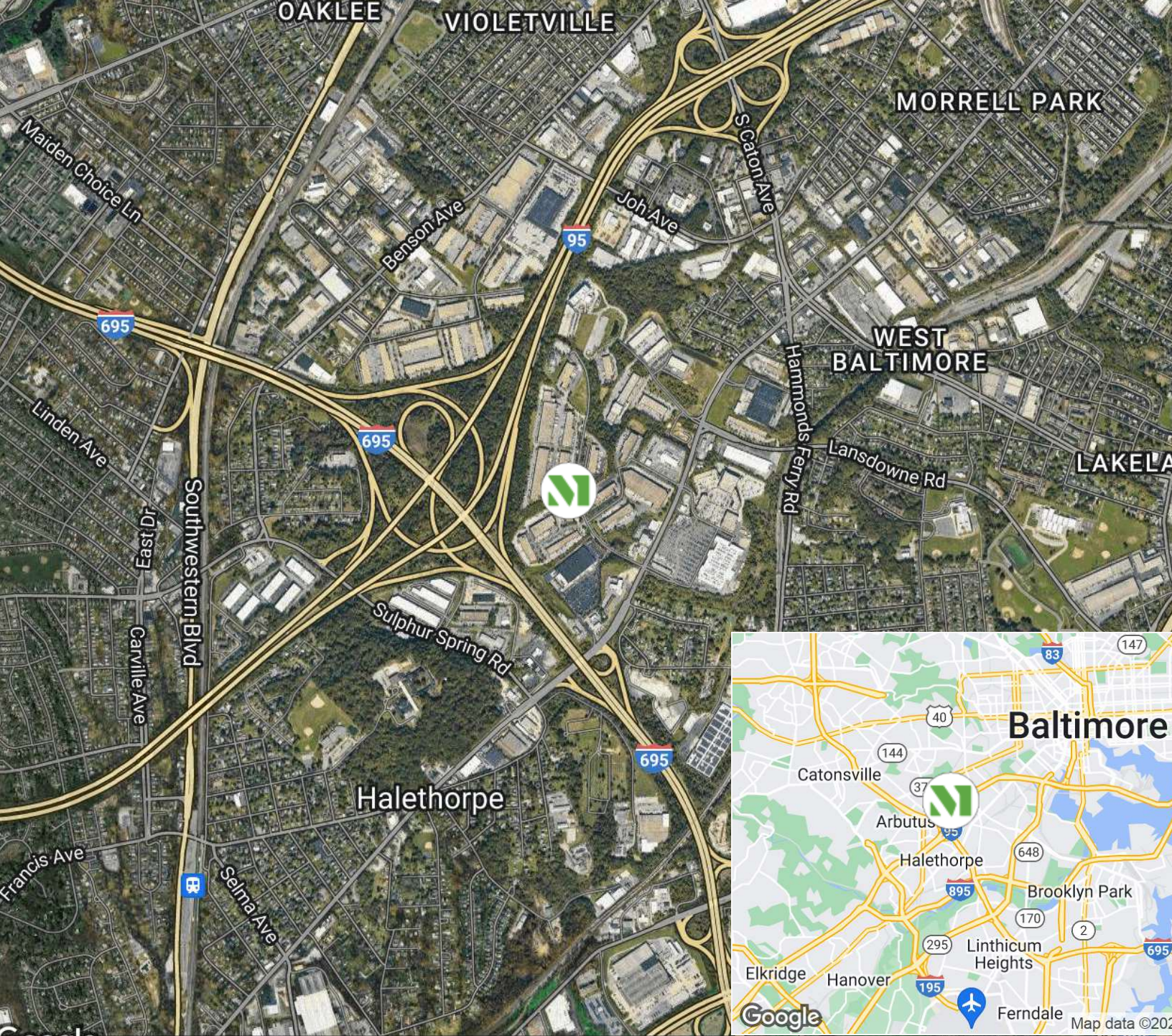


*“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”*

**GREG NALLEY**  
FOUNDER  
NALLEY FRESH







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

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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