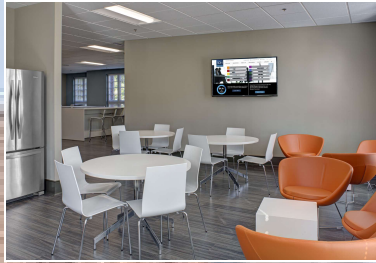


PROPERTY OVERVIEW

ENERGY PARKWAY 7600

7600 ENERGY PARKWAY, BALTIMORE, MD 21226



Building Information

- 60,000 SF flex building
- One-story masonry construction
- 20' clear ceiling height
- Docks and drive-ins
- 3200 amps - 277/480 volt, 3-phase, 4-wire service
- Majority of warehouse air conditioned
- Gas heat/public utilities
- Sprinklered
- 5 miles to marine terminals
- 7 miles to BWI airport
- MTA bus stop within walking distance
- Comcast service available
- Anne Arundel County, W2 zoning: office, light manufacturing, fabricating, warehousing & distribution



Surrounding Amenities

- AJ's Pub
- Beefalo's Bob's Catering
- Best Buy Warehouse
- El Pilar Restaurant
- Extra Space Storage Facility
- Jimmy T's Restaurant
- P3 Paintball
- Royal Farms
- Stone Forge CrossFit Gym

Site Plan

Energy Parkway 7600

7600 Energy Parkway

Industrial

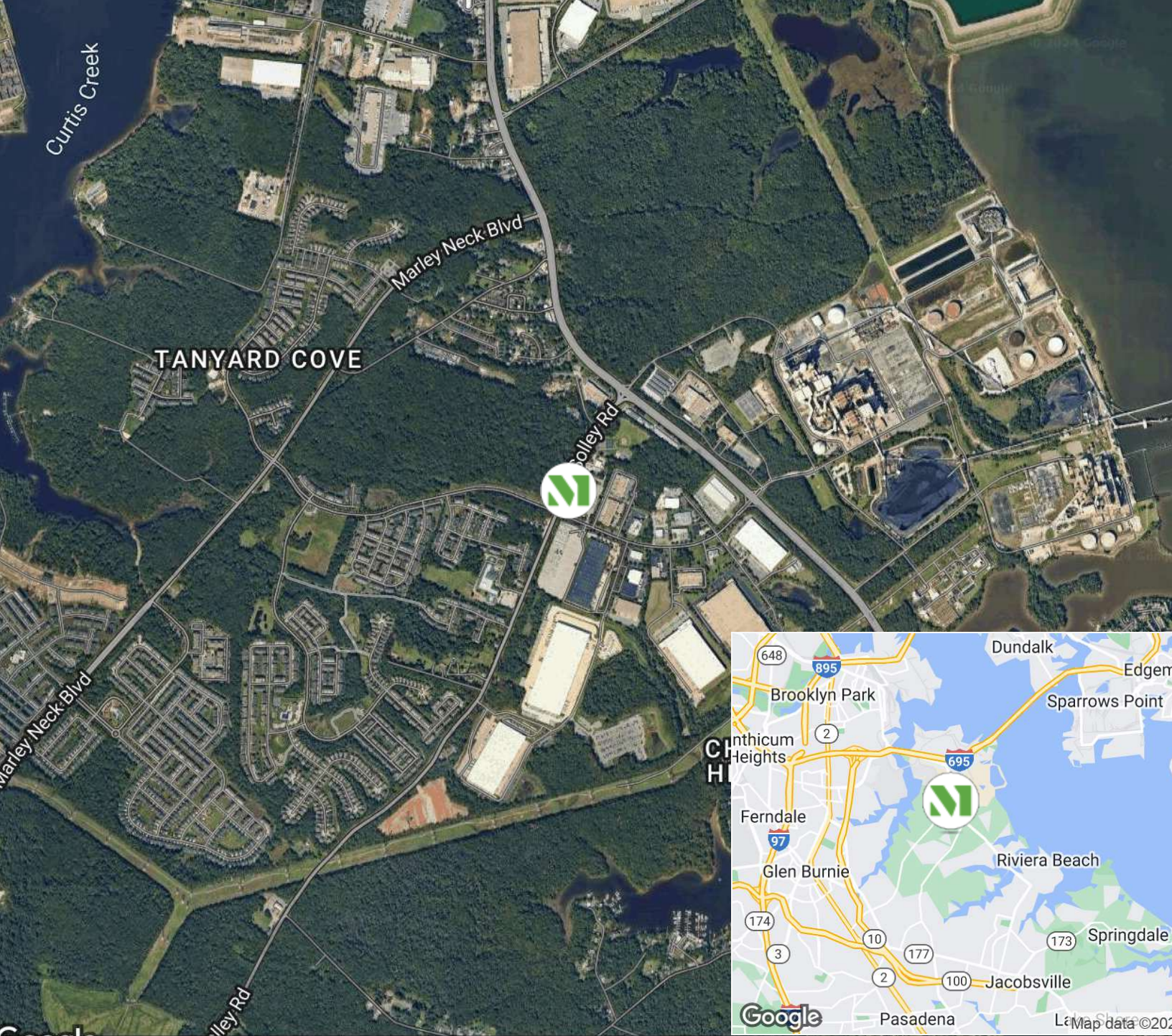
60,175 SF



“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”

TRACI MIGLIORISI
DIRECTOR OF FINANCE
LOTAME





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

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