

PROPERTY OVERVIEW

BELTWAY BUSINESS PARK 2

1730 TWIN SPRINGS ROAD, BALTIMORE, MD 21227



Building Information

- Located at the intersection of Washington Boulevard and Lansdowne Boulevard with quick access to I-95 & I-695
- Located in the Southwest Enterprise Zone
- 20' clear ceiling heights
- Insulated 9' x 10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio up to 4/1,000
- Baltimore County, BM-IM zoning: office, retail, restaurant
- Future buildings include:
 - One 70,000-80,000 square-foot multi-story office building
 - Three retail pad sites



Surrounding Amenities

- Chick-fil-A
- Moe's Southwest Grill
- Wendy's
- Three Brothers Italian
- IHOP
- McDonald's
- Royal Farms
- Bank of America
- LA Fitness
- Office Depot
- Walmart
- The Home Depot
- Wawa
- 7-Eleven

Site Plan

Beltway Business Park 2

1730 Twin Springs Road

Industrial

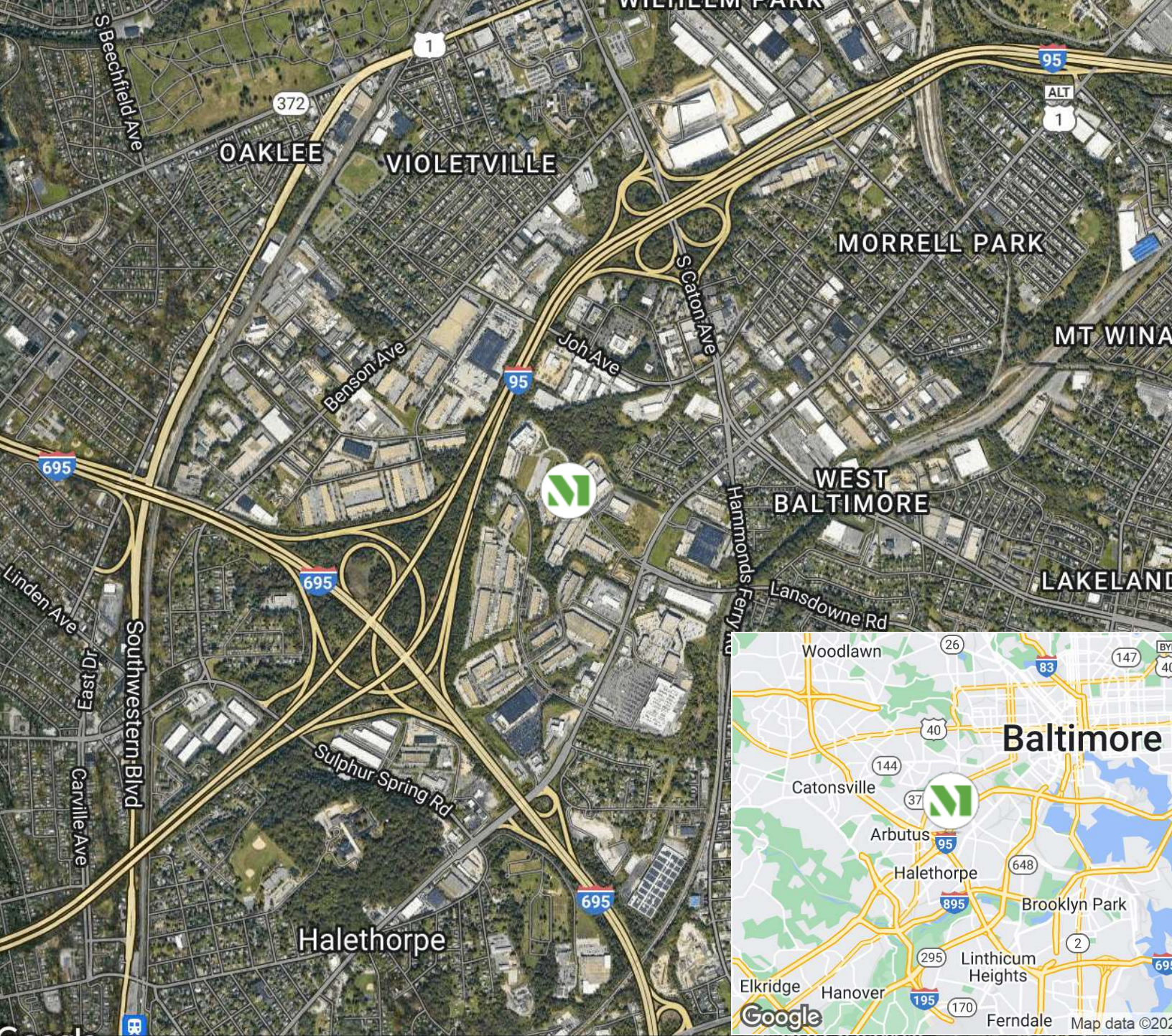
85,433 SF



“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

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

