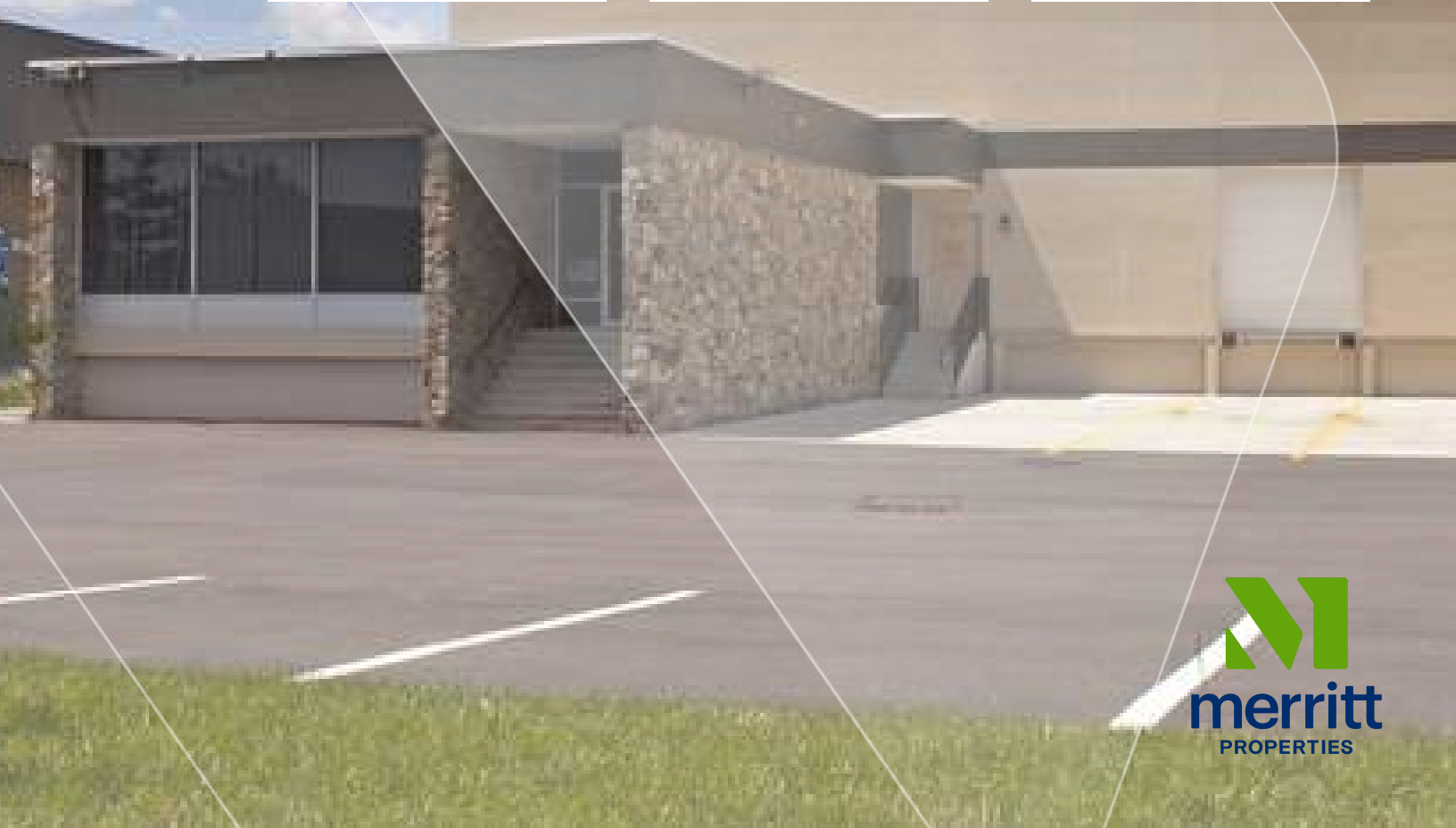
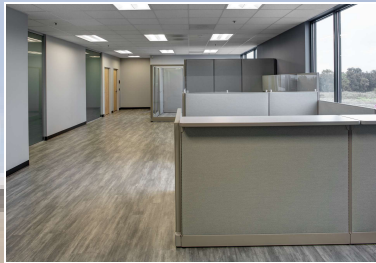


PROPERTY OVERVIEW

KELSO BUSINESS CENTER 10

8840 KELSO DRIVE, BALTIMORE, MD 21221



Building Information

- Easy access to I-695, I-95 and Route 40/Pulaski Highway
- 77,800 SF industrial-warehouse building
- One-story masonry construction
- 24' clear ceiling height
- Front loaded docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-IM zoning: light manufacturing, office, warehouse, distribution



Surrounding Amenities

- ALDI
- Arby's
- Bill Bateman's
- Checkers
- Chipotle
- Country Inn & Suites
- Domino's
- DuClaw Brewing Company
- Dunkin'
- FedEx
- Giant
- Home Depot
- Marshalls
- McDonald's
- Office Depot
- Panda Express
- Panera Bread
- Popeyes Louisiana Kitchen
- Royal Farms
- Sam's Club
- Sky Zone Trampoline Park
- Sonic
- Tropical Smoothie Cafe
- Walgreens
- Walmart
- Wawa

Site Plan

Kelso Business Center 10

8840 Kelso Drive

Bulk

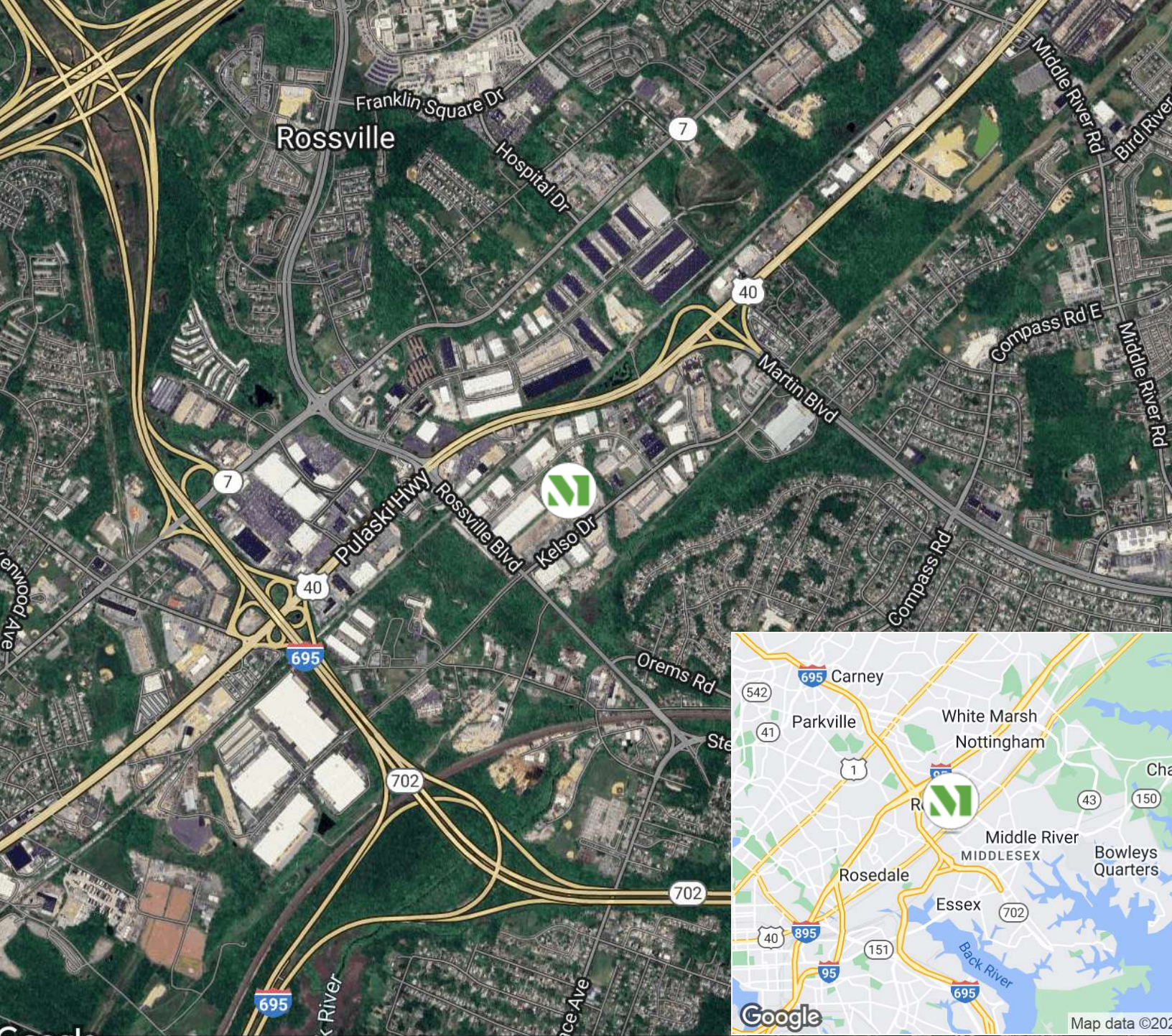
77,800 SF



"As a government contractor, it is critical that we provide reliable communication systems to our clients. Understanding this, Merritt Properties suggested and built custom solutions to meet our unique requirements."

SONNY MARSHALL
PRESIDENT & CEO
MARSHALL COMMUNICATIONS





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