

PROPERTY OVERVIEW

GOLDEN RING I - BUILDING 2

7022-40 GOLDEN RING ROAD, BALTIMORE, MD 21237



Building Information

- Quick access to I-695, I-95 and Route 40/Pulaski Highway
- 4.2 miles to Martin State Airport
- One-story brick construction with steel trim
- 20' clear ceiling heights
- Docks and drive-ins
- FiOS and Comcast service available
- Surface parking
- Sprinklered
- Gas heat
- 120/208 volt, 3-phase, 4-wire service
- Public utilities
- Professionally landscaped
- Bus stop within walking distance
- Baltimore County, ML-IM zoning: light manufacturing, warehousing, distribution, office



Surrounding Amenities

- Panda Express
- Arby's
- Chipotle
- LongHorn Steakhouse
- IHOP
- McDonald's
- Panera Bread
- Aldi
- Walmart
- Giant Food
- Office Depot
- M&T Bank
- United States Postal Service
- The Home Depot

Site Plan

Golden Ring I - Building 2

7022-40 Golden Ring Road

Industrial

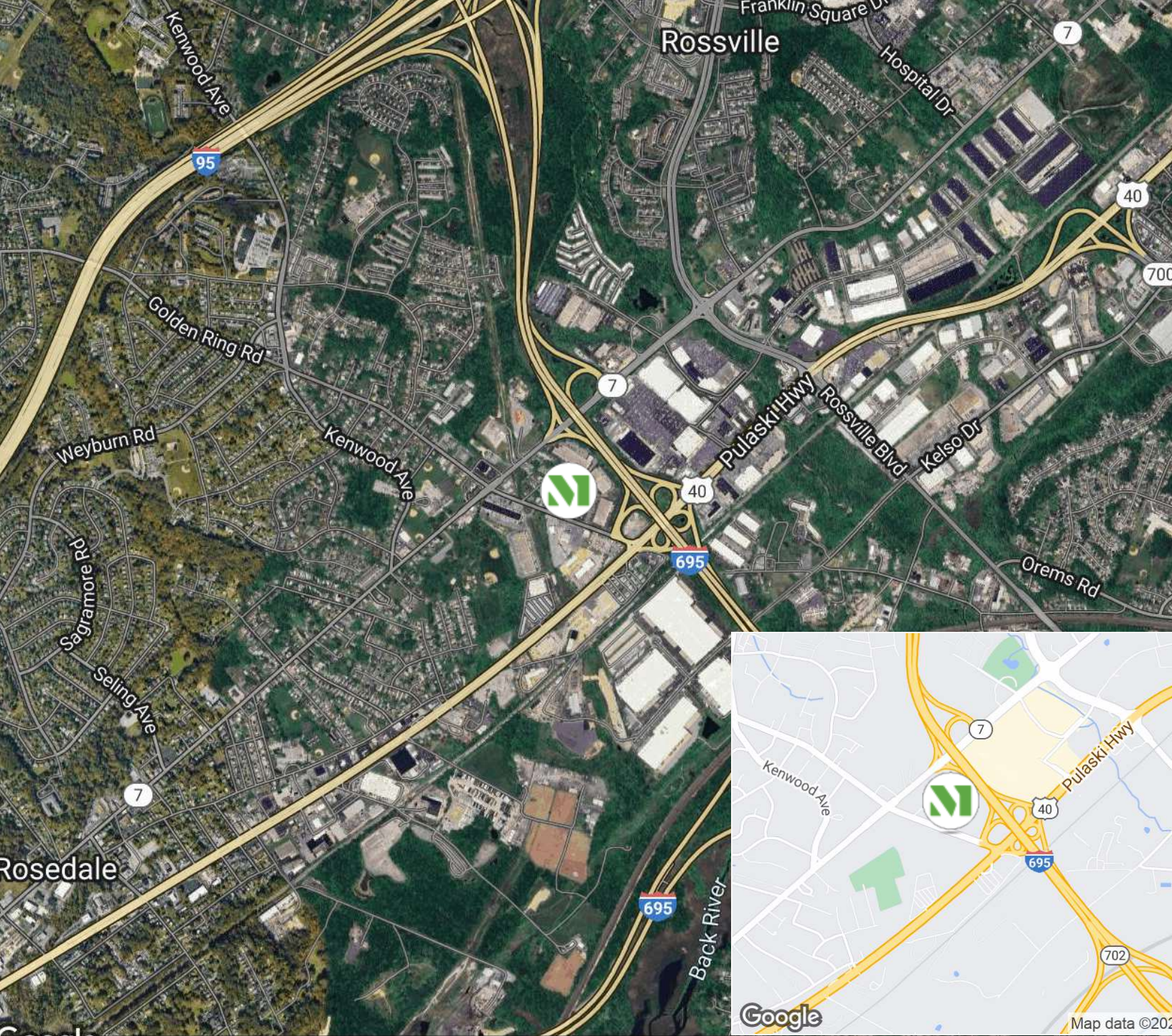
42,000 SF



"Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here."

DR. TYRONE TABORN
CHAIRMAN & CEO
CAREER COMMUNICATIONS GROUP





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

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