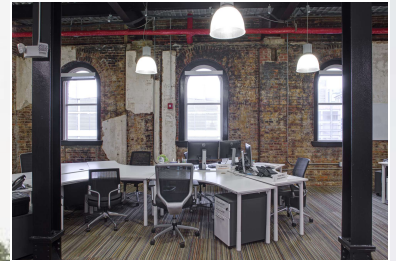


PROPERTY OVERVIEW

# HENKELS BUSINESS CENTER

8955 & 8975 HENKELS LANE, ANNAPOLIS JCT, MD 20701



## Building Information

- One mile from Ft. Meade
- Strategically located in the expanding Baltimore/Washington corridor
- Foam insulated block and brick masonry construction
- 20' clear ceiling height
- 4'x5' double-domed skylights
- Insulated 9'x10' dock doors; drive-in doors optional
- 200 amp, 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Extensive landscaping, exterior lighting, signage
- Parking ratio of 3/1,000
- Howard County, M2 zoning: manufacturing, warehousing, industrial, business



## Surrounding Amenities

- 7-Eleven
- Baltimore Coffee & Tea
- Bon Fresco
- Burger King
- Dunkin'
- McDonald's
- Papa John's
- Royal Farms
- Taco Bell
- United States Postal Service
- Weis Supermarkets
- Wendy's

# Site Plan

Henkels Business Center

8955 Henkels Lane  
8975 Henkels Lane

Light Industrial  
Light Industrial

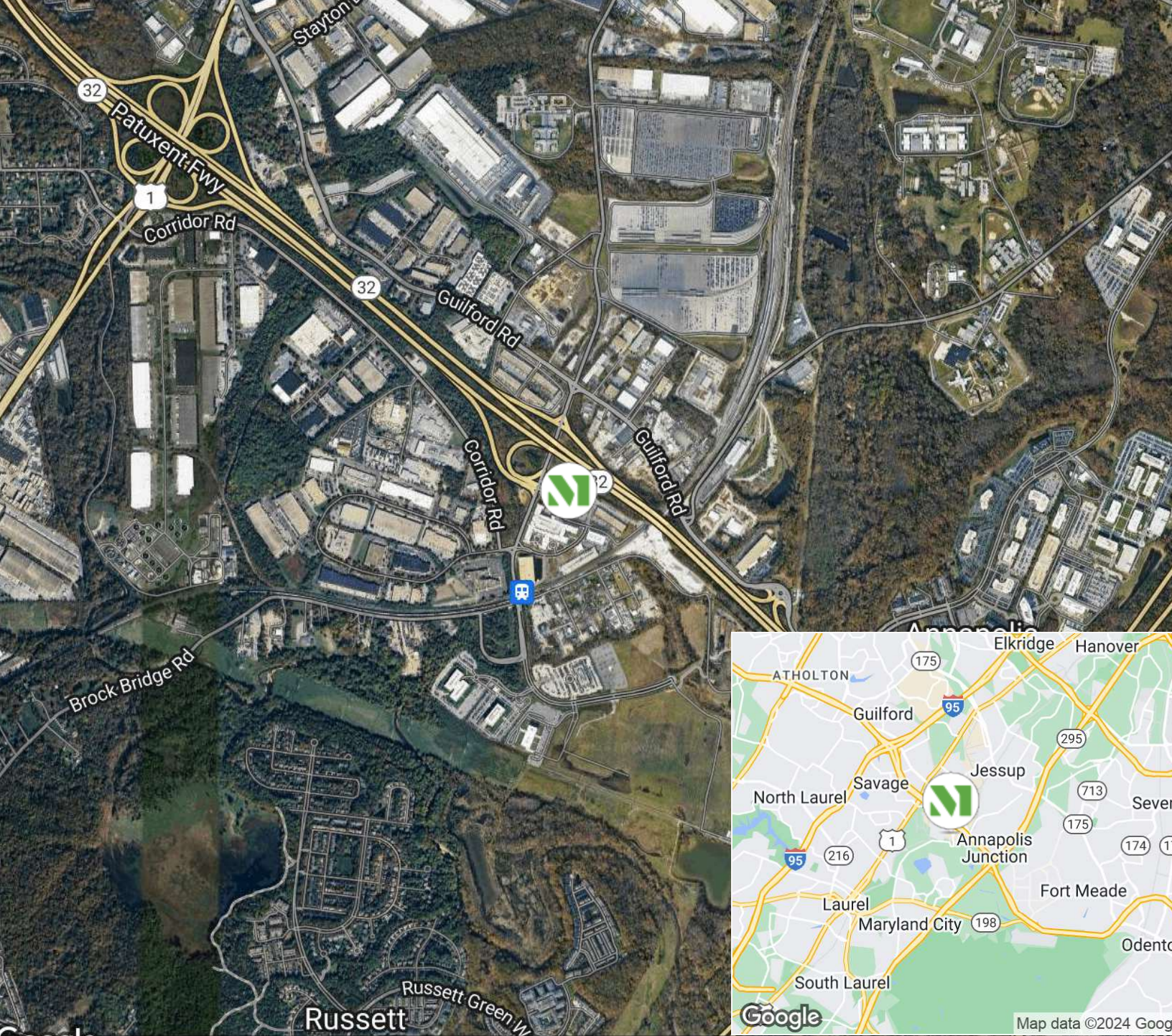
49,230 SF  
44,000 SF



*“In working with Merritt, what really stands out is they are invested in our success, which makes this a really great relationship.”*

**JENNIFER THORPE**  
OPERATIONS DIRECTOR,  
JELLYFISH





## 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](https://merrittproperties.com)**

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

