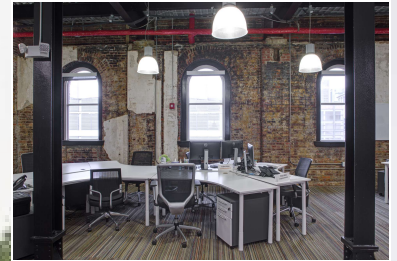


## PROPERTY OVERVIEW

# HENKELS BUSINESS CENTER 2

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
- Wendy's
- Papa John's
- Dunkin'
- Burger King
- Taco Bell
- McDonald's
- Royal Farms
- United States Postal Service
- Weis Supermarkets

# Site Plan

Henkels Business Center 2

8975 Henkels Lane

Industrial

44,000 SF

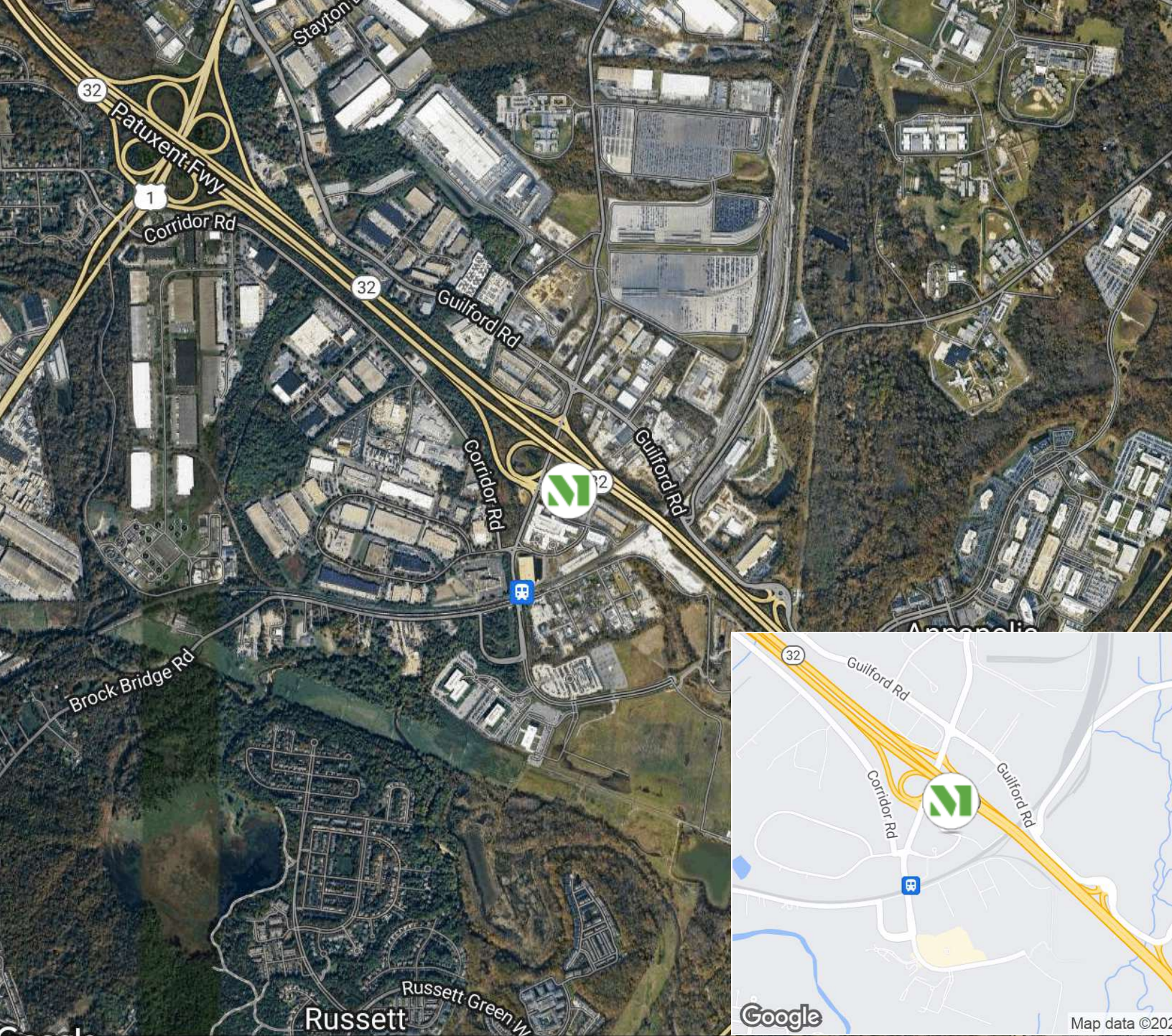


*"We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is."*

**DARREN MCCUE**  
PRESIDENT  
DUNBAR SECURITY SOLUTIONS







## CREATING HOMES FOR BUSINESSES

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**For additional information or to schedule a tour, contact:**

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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