

PROPERTY OVERVIEW

KELSO BUSINESS CENTER 8

8839 KELSO DRIVE, BALTIMORE, MD 21221



Building Information

- Easy access to I-695 and I-95
- 44,110 SF flex-warehouse building
- One-story masonry construction with steel trim
- 20' clear ceiling height
- 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, warehousing, distribution
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital



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

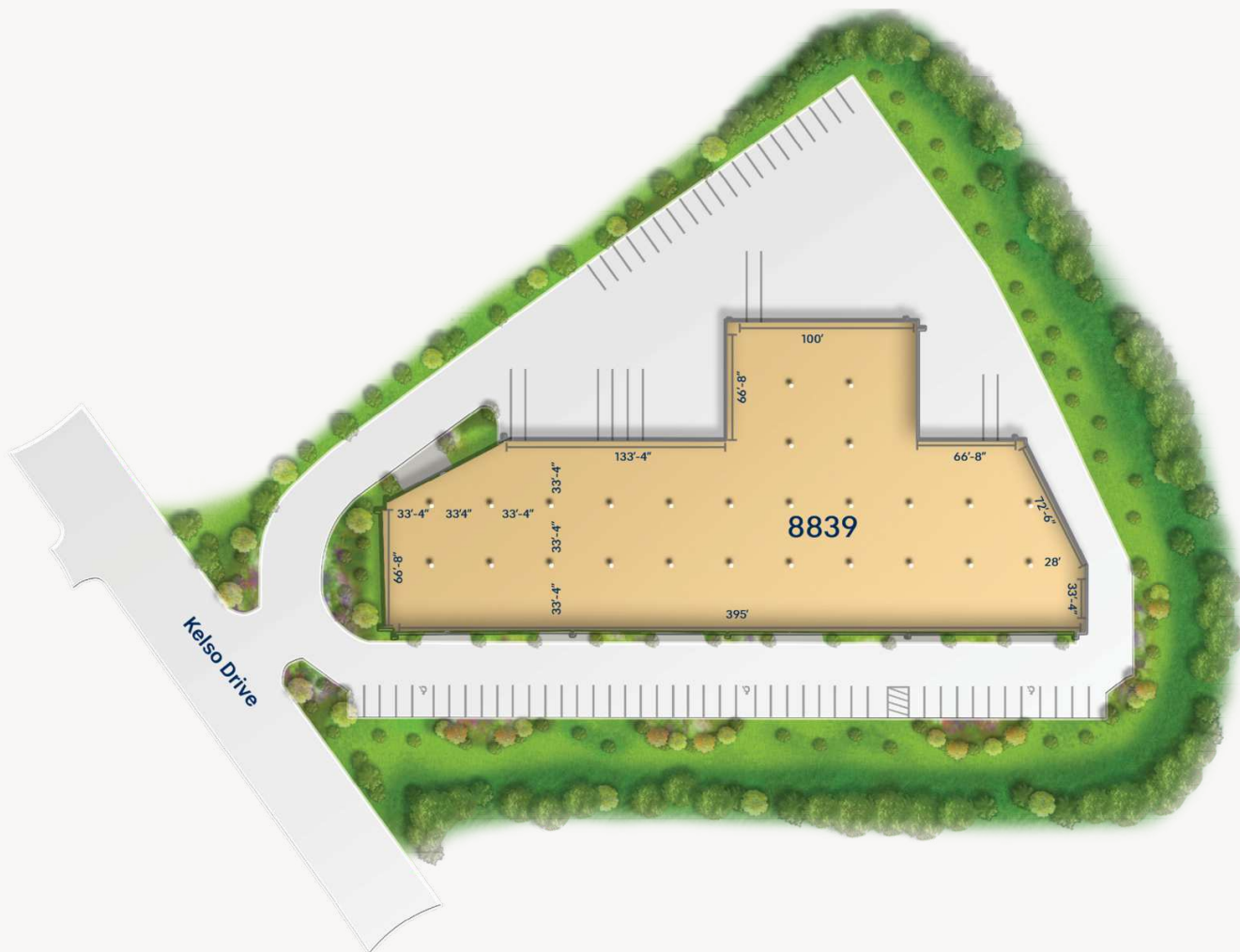
Site Plan

Kelso Business Center 8

8839 Kelso Drive

Flex/Light Industrial

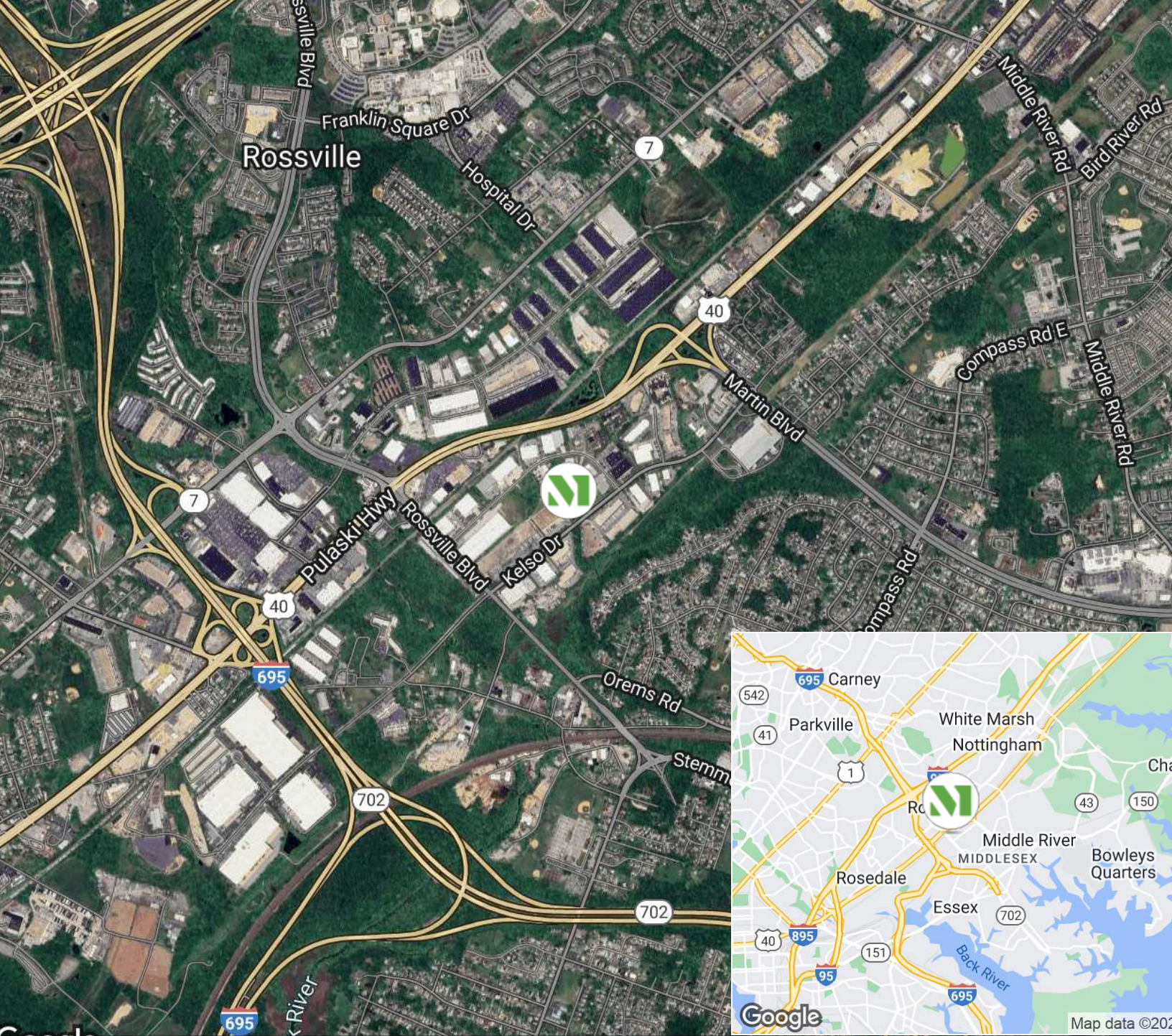
44,110 SF



“When we first came to the Maryland market, Merritt provided our CEO - on a handshake - a building for lease when no one else thought that we were worth it. We like the Merritt company, because they are people of their word.”

LYNDA BAKER
SENIOR PROJECT MANAGEMENT SPECIALIST
FEDEX EXPRESS





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:

Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

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

