

PROPERTY OVERVIEW

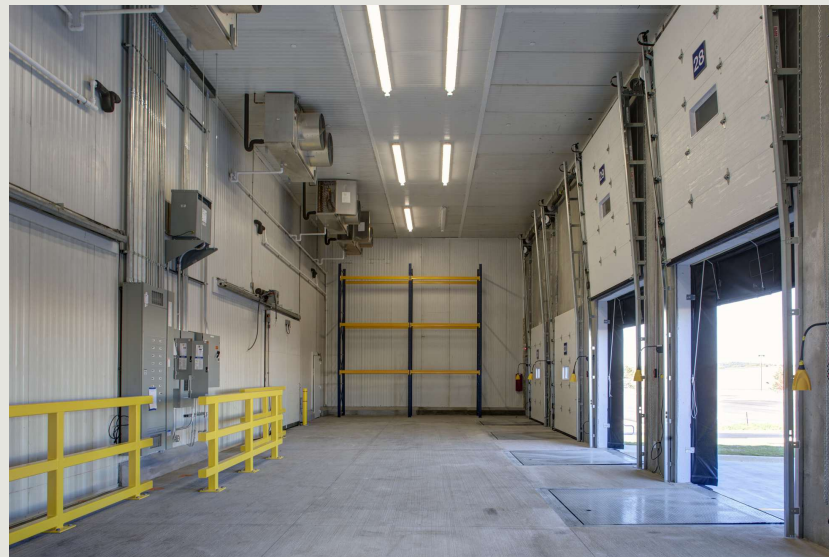
HUNT VALLEY BUSINESS CENTER 1A

10915-43 MCCORMICK ROAD, HUNT VALLEY, MD 21031



Building Information

- Convenient location off I-83 in Hunt Valley
- One-story block & brick construction with steel mansard
- 20' clear ceiling height
- Total of 40 docks and three drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County, ML zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- Arby's
- Bank of America
- Burger King
- Chick-fil-A
- Fusion Restaurant
- Giant Supermarket
- Hunt Valley Towne Center
- Noodles and Company
- McDonald's
- Panera Bread
- Point Breeze Credit Union
- Royal Farms
- Starbucks
- Side Street Café
- Texas Roadhouse
- Walgreens
- Walmart
- Wawa
- Wells Fargo Bank

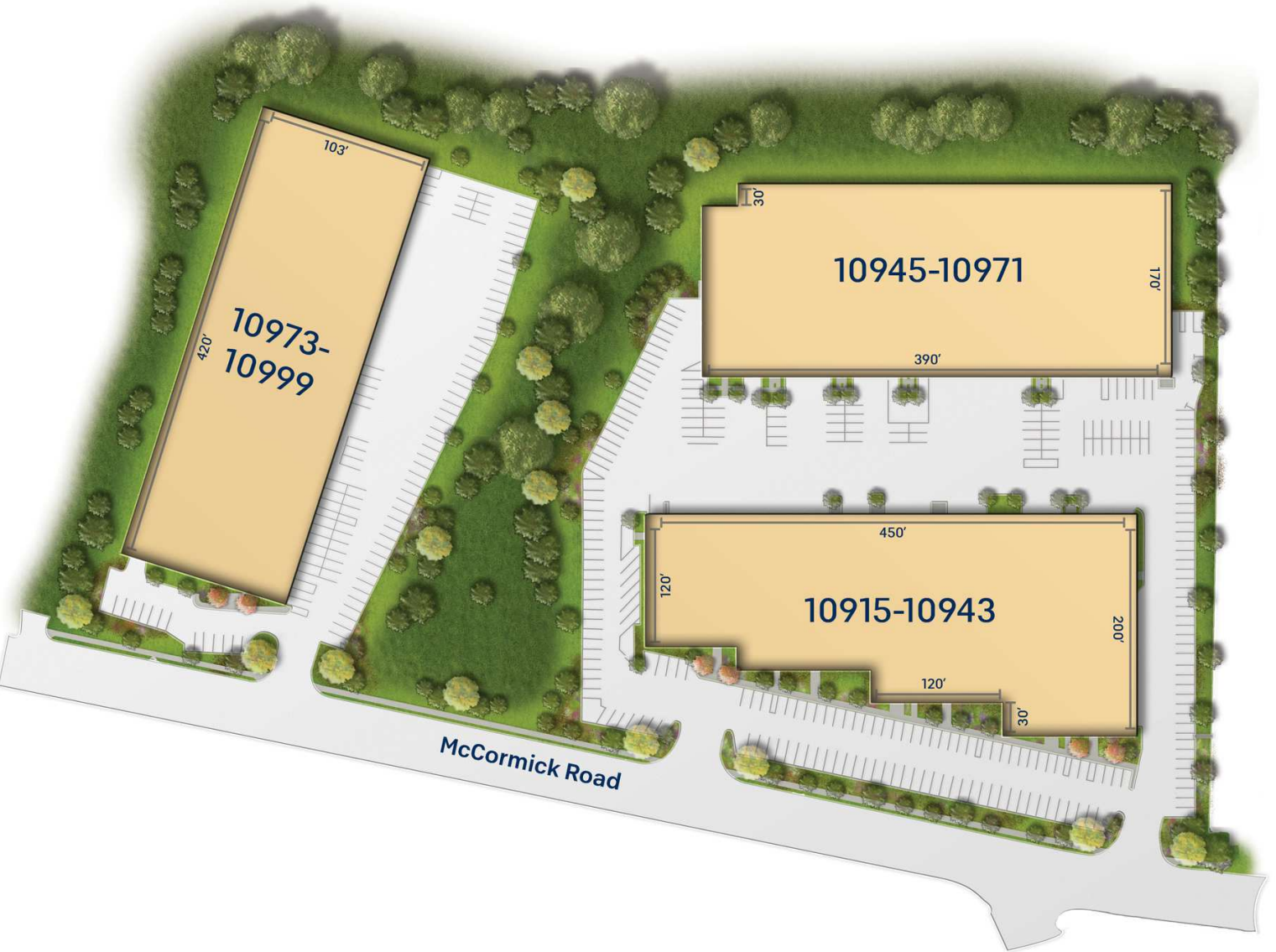
Site Plan

Hunt Valley Business Center 1A

10915-43 McCormick Road

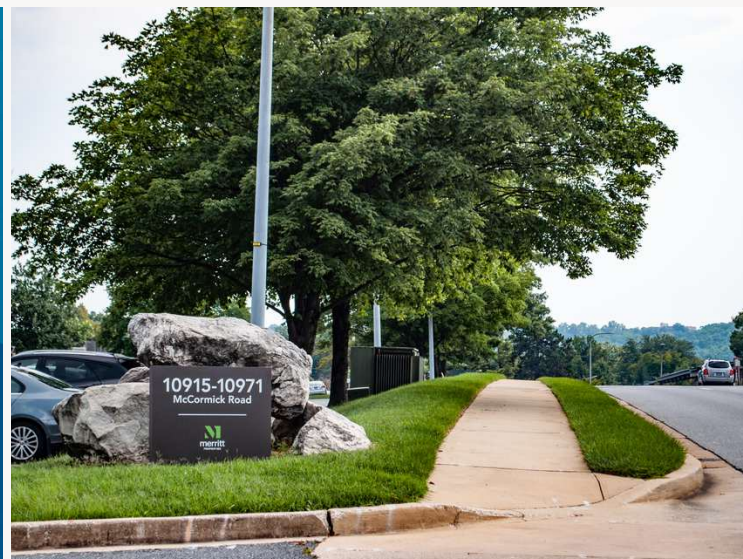
Industrial

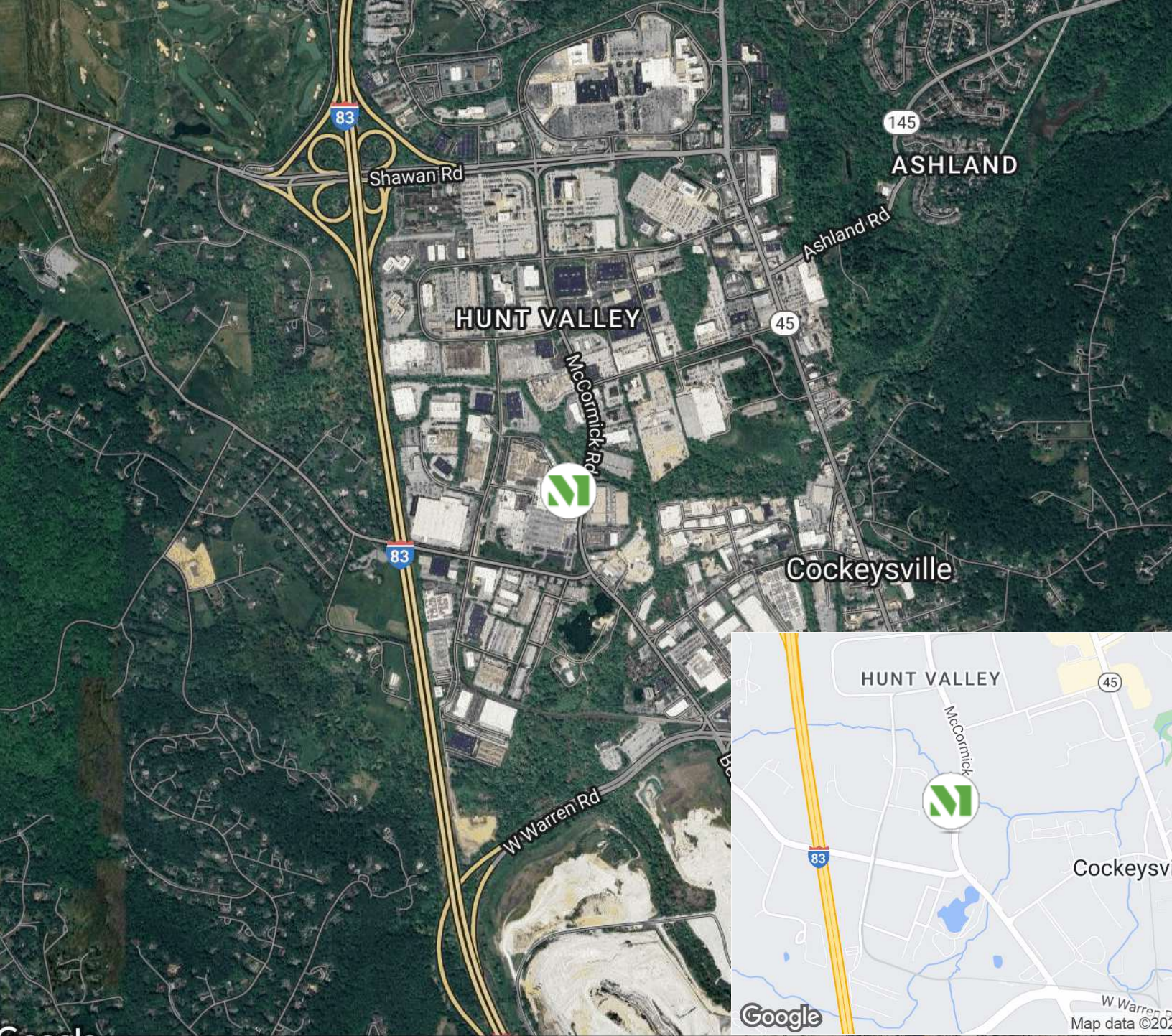
72,000 SF



"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





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

