

PROPERTY OVERVIEW

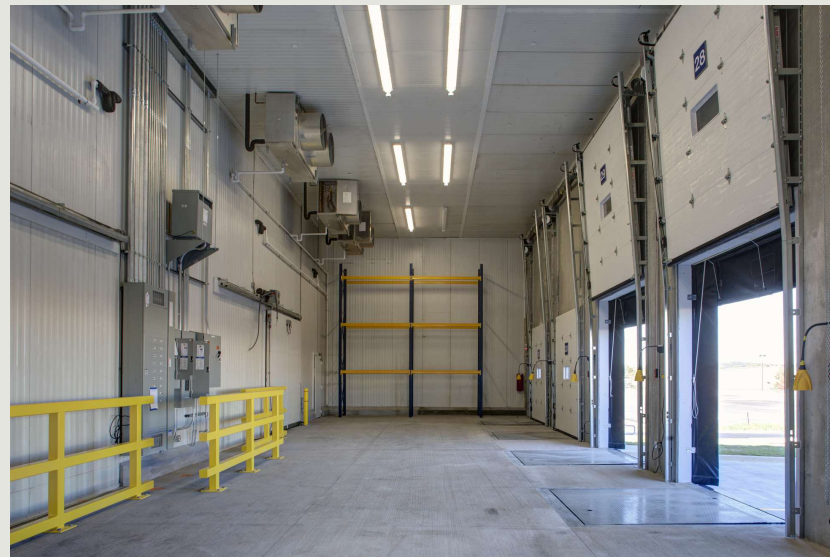
YELLOW BRICK INDUSTRIAL CENTER

8967-87 YELLOW BRICK ROAD, BALTIMORE, MD 21237



Building Information

- Direct access to Route 40, I-695 and I-95
- One light industrial and one bulk building totaling 294,750 SF
- One-story masonry construction with mezzanine areas
- 20'-24' clear ceiling heights
- Docks and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-IM and ML-CSI zoning: manufacturing, warehousing, wholesaling, office
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital



Surrounding Amenities

- Aldi
- Applebee's Grill + Bar
- Arby's
- Asian Bistro Express
- Bar Louie
- Bertucci's Italian
- Burger King
- CAVA
- Chick-fil-A
- Chili's Grill & Bar
- Chipotle Mexican Grill
- LA Fitness
- Lowe's Home Improvement
- McDonald's
- Merritt Clubs White Marsh
- Olive Garden Italian
- P.F. Chang's
- Panda Express
- Panera Bread
- Pizza Hut
- Planet Fitness
- Popeye's

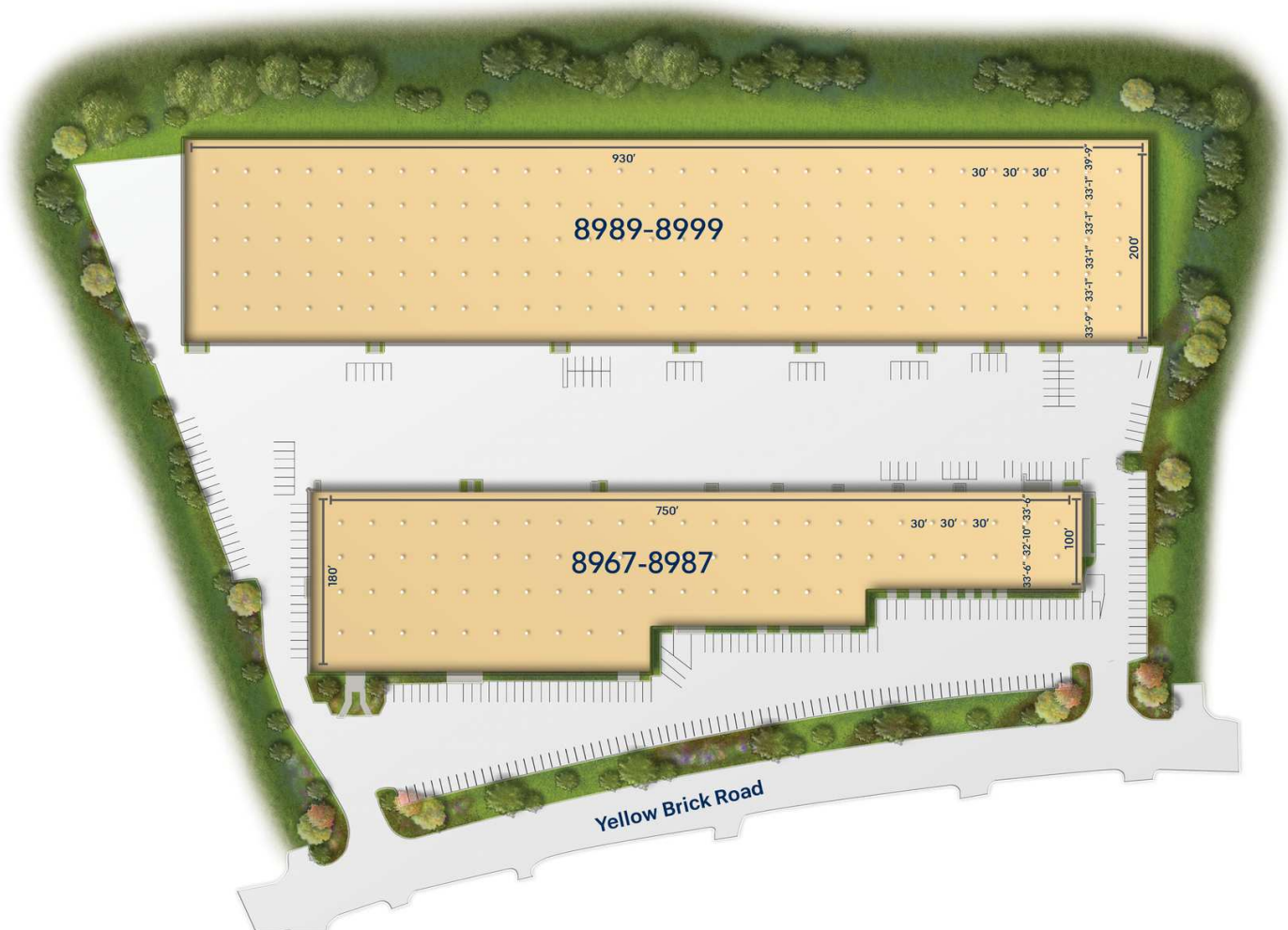
Site Plan

Yellow Brick Industrial Center

8967-87 Yellow Brick Road

Industrial

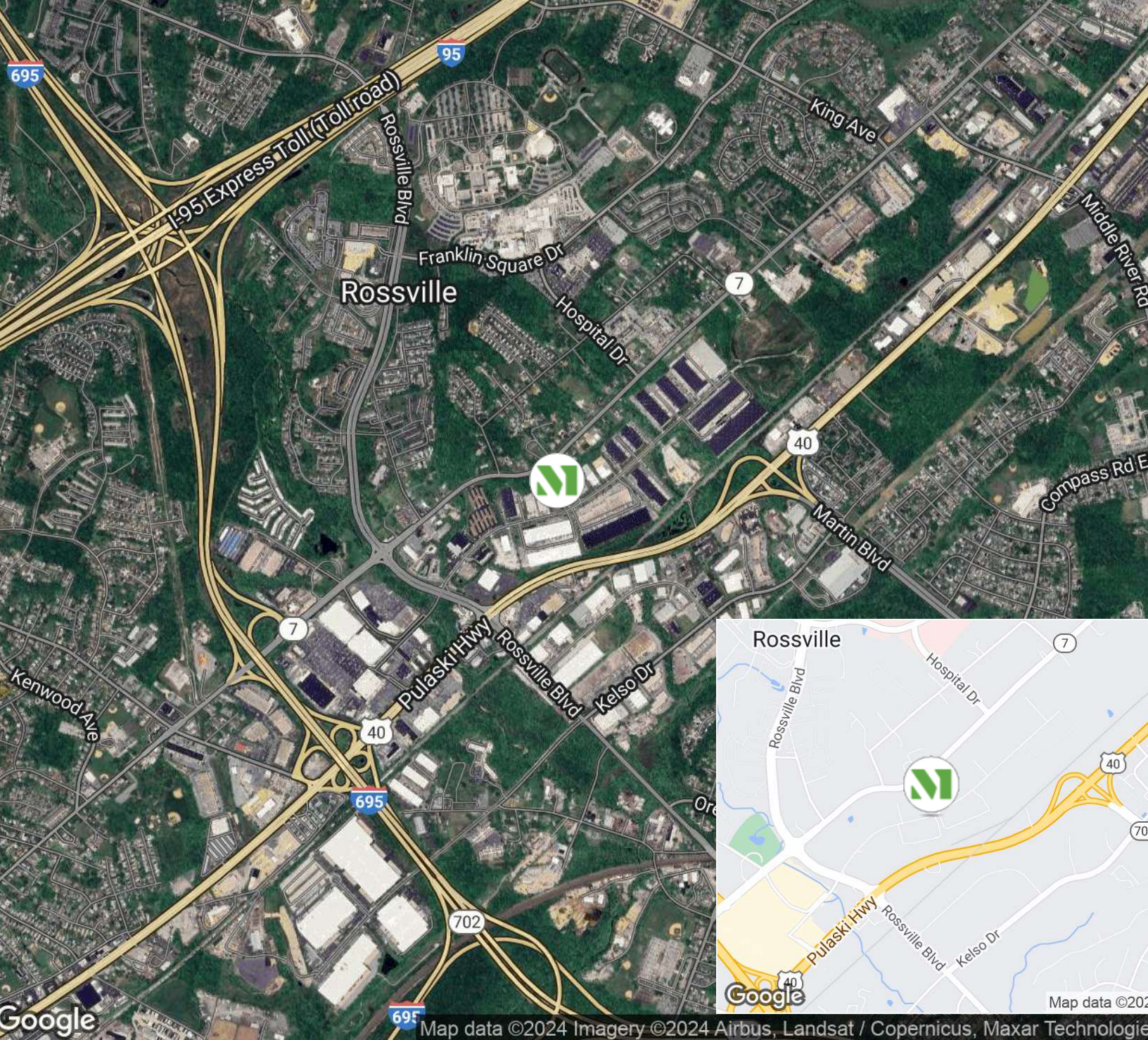
108,750 SF



“For more than a decade, Merritt Properties has been a partner in our progress, accommodating our growth and providing us with a welcoming showroom for our members and visitors.”

ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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

