

PROPERTY OVERVIEW

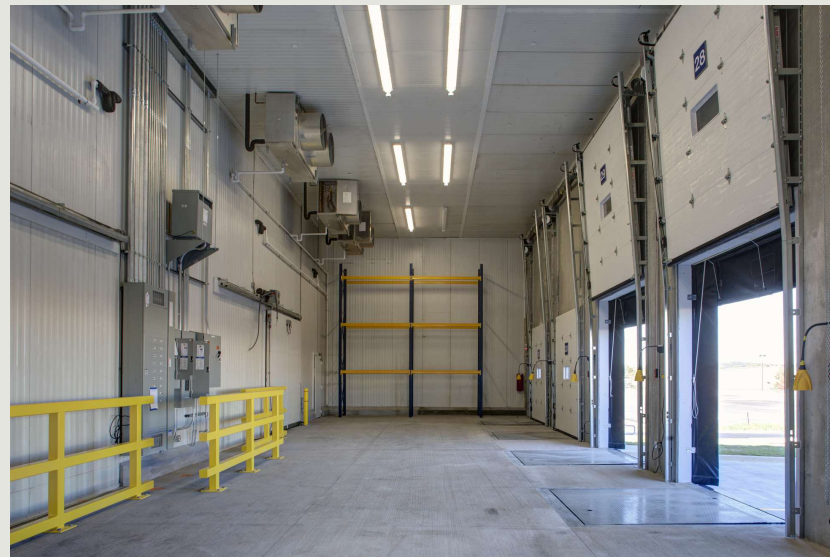
YELLOW BRICK INDUSTRIAL CENTER BULK

8989-99 YELLOW BRICK ROAD, BALTIMORE, MD 21237



Building Information

- Direct access to Route 40, I-695 and I-95
- One flex-warehouse 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

- Asian Bistro Express
- Chipotle
- Dunkin'
- Sonic Drive-In
- IHOP
- Popeye's
- Panda Express
- Arby's
- McDonald's
- Walmart
- The Home Depot
- Aldi
- Giant Food
- Planet Fitness

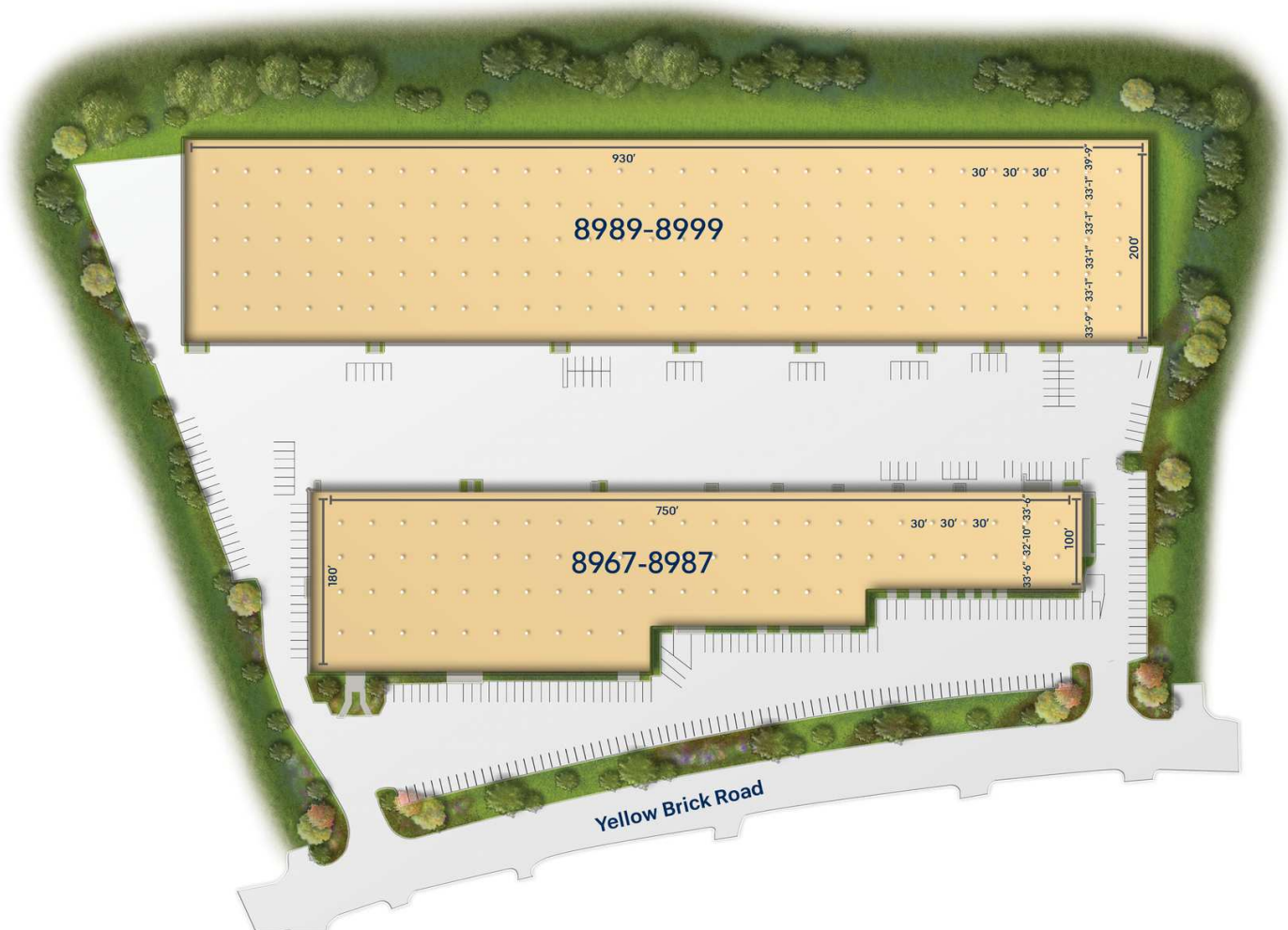
Site Plan

Yellow Brick Industrial Center Bulk

8989-99 Yellow Brick Road

Industrial

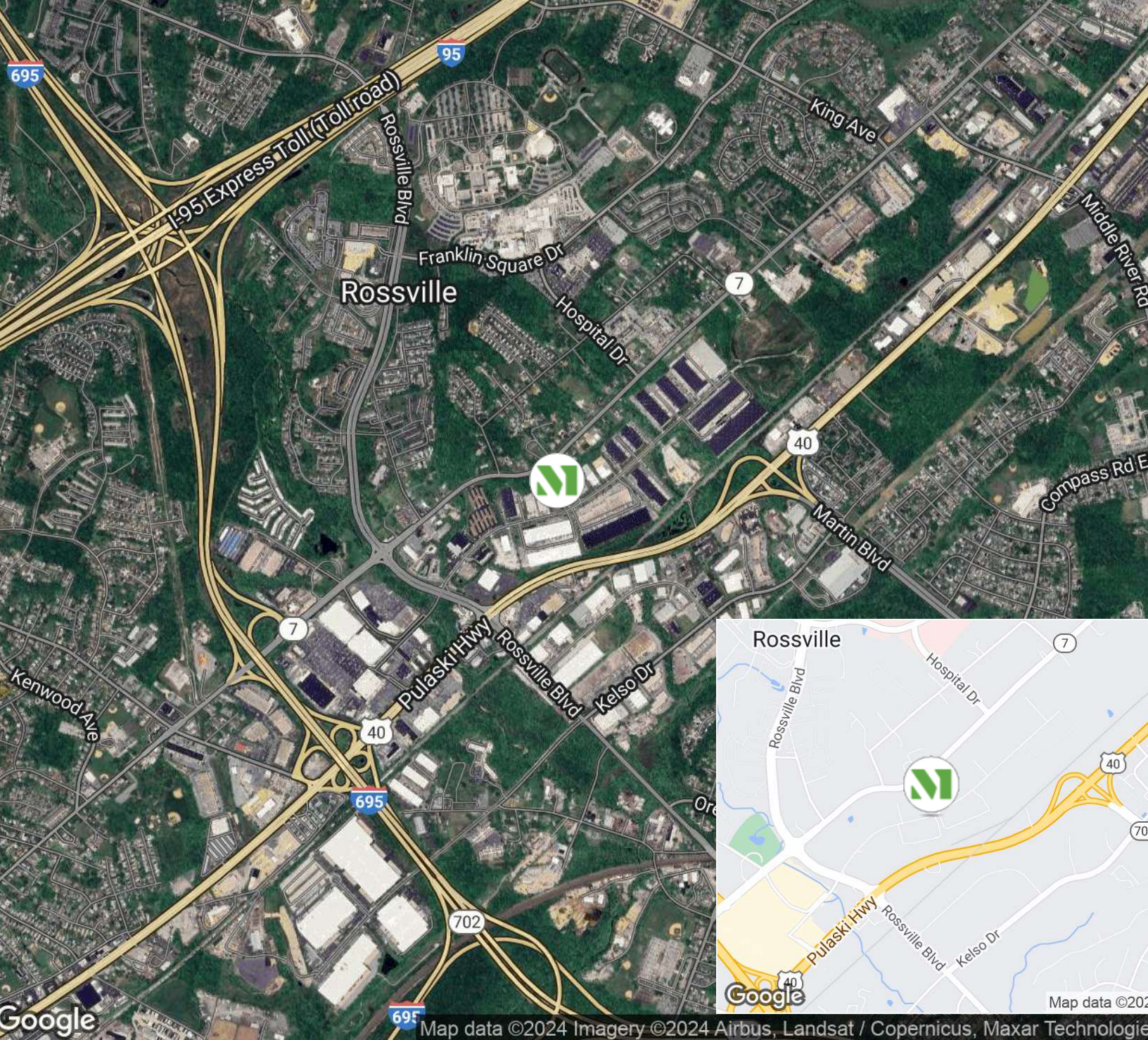
186,000 SF



“Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here.”

DR. TYRONE TABORN
CHAIRMAN & CEO
CAREER COMMUNICATIONS GROUP





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For additional information or to schedule a tour, contact:

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