

AYLESBURY

7-9 Aylesbury Road
Timonium, MD 21093



Directions:

I-695 North
I-83 North (Exit 24)
Exit 16A - Timonium Road East
Proceed on Timonium Road to 2nd traffic light
Right on W. Aylesbury Road
Property will be on the right side of W. Aylesbury Road

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



AYLESBURY

7-9 Aylesbury Road
Timonium, MD 21093



Minutes from I-695 and I-83

- Two buildings totaling 149,185 SF
- One-story block and brick construction
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat / public utilities
- Public transportation route
- Zoned ML - Baltimore County
- Manufacturing; Warehousing; Office; Incidental Retail

Contact:

Pat Franklin, Whit Levering
Ashley Combs or Lou Boeri
Phone: 410.298.2600
Fax: 410.298.9644
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



AYLESBURY

7-9 Aylesbury Road
Timonium, MD 21093

ACREAGE: 7.4
ZONED: ML - Baltimore County
USES: Manufacturing; Warehouse; Office; Incidental Retailing

7 - 77,430 SF +/-
9 - 71,755 SF +/-

AYLESBURY ROAD

BUSINESS PARK DRIVE

