

## PATAPSCO AVENUE 3

2626 W. Patapsco Ave. & 3101-11 Lorena Ave.  
Baltimore, MD 21230



### Directions:

I-95 South  
Exit 50 - Caton Ave.  
Left on W. Patapsco Ave.  
Proceed through intersection of Patapsco Ave. & Rt.1  
Left on Lorena Ave.  
Property will be straight ahead

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](http://www.merrittproperties.com)



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Located in the Baltimore City Enterprise Zone

Minutes from I-695, I-95 & I-295

- 49,950 SF building
- One-story block & brick construction with steel trim
- 16' & 20' clear ceiling height
- Docks and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Public transportation route
- Zoned M-I-I - Baltimore City
- Manufacturing; Warehousing; Wholesaling; Office

### Contact:

Vince Bagli, Jamie Campbell,  
Liz Tarran-Jones or Steve Shaw  
Phone: 410.298.2600  
Fax: 410.298.9644  
[vbagli@merrittproperties.com](mailto:vbagli@merrittproperties.com)  
[jcampbell@merrittproperties.com](mailto:jcampbell@merrittproperties.com)  
[LTJ@merrittproperties.com](mailto:LTJ@merrittproperties.com)  
[sshaw@merrittproperties.com](mailto:sshaw@merrittproperties.com)  
[www.merrittproperties.com](http://www.merrittproperties.com)

2066 Lord Baltimore Drive, Baltimore, MD 21244



# PATAPSCO AVENUE 3

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ACREAGE: 2.6  
ZONED: M-I-1 - Baltimore City  
USES: Manufacturing; Warehousing; Wholesaling; Office

49,950 SF +/-

