

# BELTWAY BUSINESS COMMUNITY - PHASE I

3601-3761 Commerce Drive  
Baltimore, MD 21227



## Directions

I-695 South  
I-95 South  
Bear right at fork in ramp  
Left on Sulphur Spring Road  
Left on Washington Blvd.  
Left on Commerce Drive

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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Baltimore, MD 21227



Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue

- Five buildings totaling 275,025 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- FiOS and Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Zoned ML-IM - Baltimore County

## Contact:

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2066 Lord Baltimore Drive, Baltimore, MD 21244

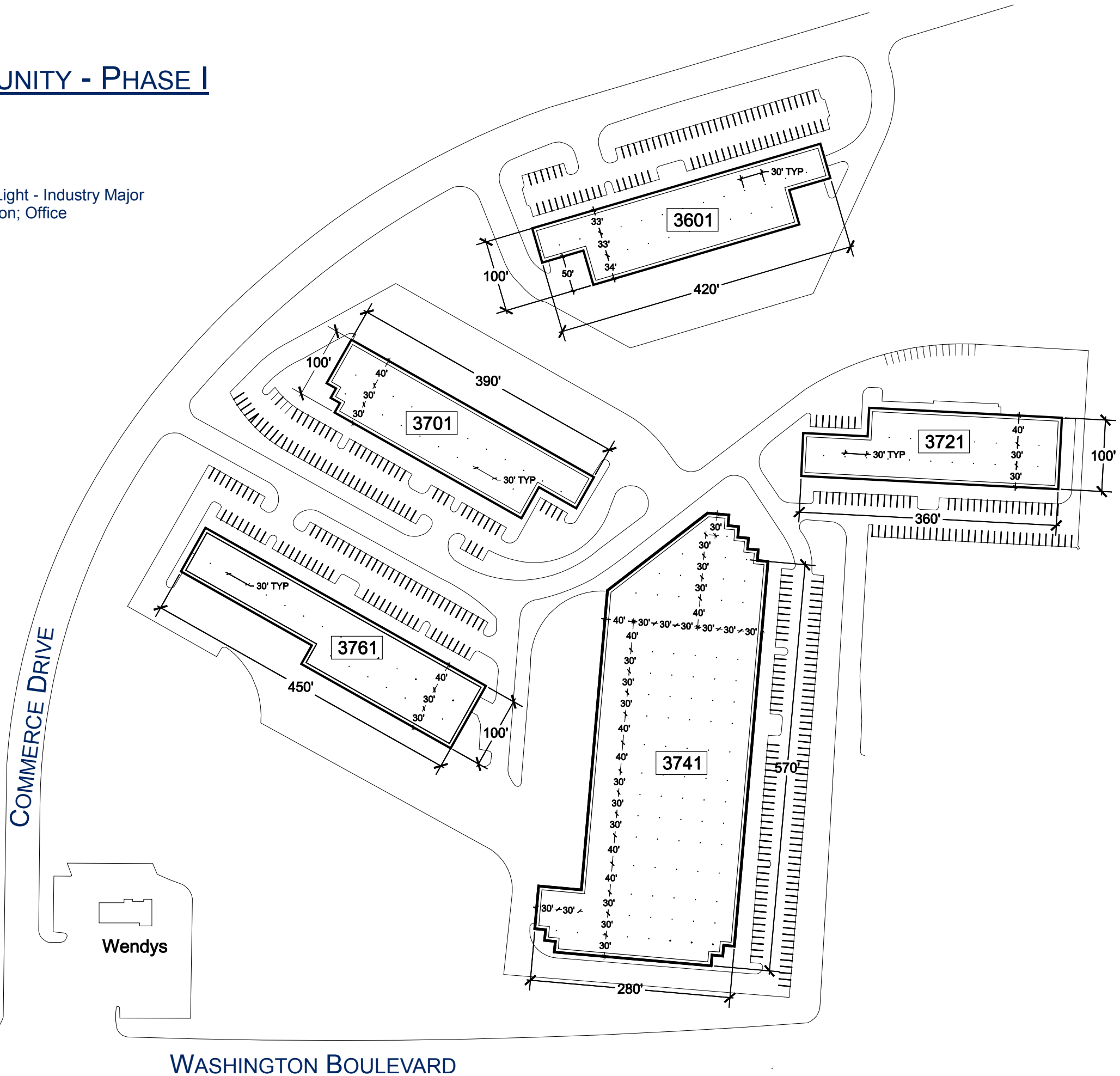
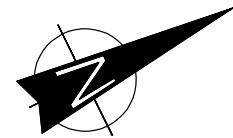


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ACREAGE: 30.55  
ZONED: ML-IM (Baltimore County) Manufacturing Light - Industry Major  
USES: Light Manufacturing; Warehousing/Distribution; Office

3601 - 36,000 SF +/-  
3701 - 35,325 SF +/-  
3721 - 32,400 SF +/-  
3741 - 132,600 SF +/-  
3761 - 38,700 SF +/-



COMMERCE DRIVE

WASHINGTON BOULEVARD

Wendys