

BELTWAY BUSINESS COMMUNITY - PHASE II

3600-3630 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 Boulevard
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



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

- Four buildings totaling 287,430 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service/Bldgs. 3600 & 3630
- 277/480 volt, 3-phase, 4-wire service/Bldgs. 3600 & 3630
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Zoned ML-IM - Baltimore County

Contact:

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Liz Tarran Jones or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



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ACREAGE: 21.47
ZONED: ML-IM - Baltimore County - Manufacturing Light - Industry Major
USES: Light Manufacturing; Warehousing/Distribution; Office

3600 - 46,800 SF +/-
3610 - 103,530 SF +/-
3620 - 87,600 SF +/-
3630 - 49,500 SF +/-

