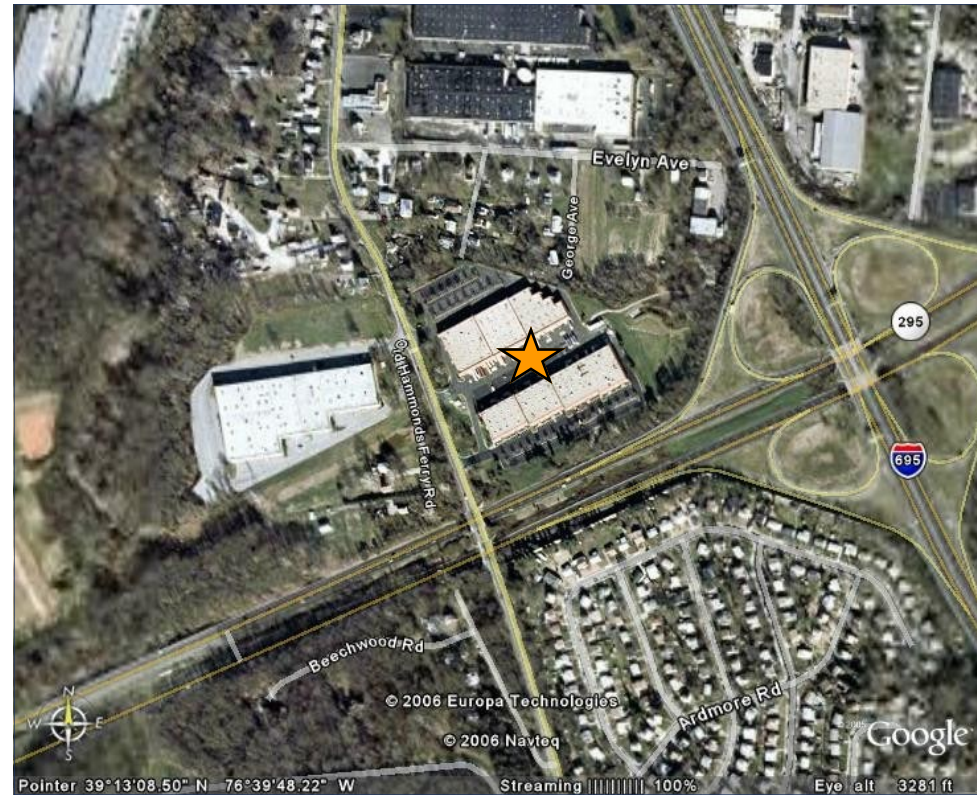


HAMMONDS SOUTH

601&611 Hammonds Ferry Road
Linthicum, MD 21090



Directions:

I-695 S
Exit 8-Hammonds Ferry Rd. Towards MD-168/Nursery Rd.
Left on N. Hammonds Ferry Rd
Go through one set of lights
Left into Hammonds South

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



HAMMONDS SOUTH

601&611
Hammonds Ferry Rd.
Linthicum, MD 21090



Visible from I-295 and I-695

- Two buildings totaling 148,950 SF
- One-story block & brick construction with steel trim
- 30' bays
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Zoned W1B - Anne Arundel - Industrial Development District
- R&D; Office; Light Manufacturing; Warehouse/Distribution

Contact:

Vince Bagli, Liz Tarran-Jones
Jamie Campbell or Steve Shaw
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2066 Lord Baltimore Drive, Baltimore, MD 21244



HAMMONDS SOUTH

601&611 Hammonds Ferry Road
Linthicum, MD 21090

ACREAGE: 15.5
ZONED: W1B Anne Arundel County
USES: Research & Development; Office;
Light Manufacturing; Warehouse/
Distribution

601 - 73,650 SF +/-
611 - 75,300 SF +/-

HAMMONDS FERRY ROAD

