

## Aerial



## Directions

**3604 Commerce Drive, Baltimore, MD 21227**

### From West:

I-695

Follow I-95 South ramp bearing right at fork in ramp towards Sulphur Spring Rd.

Left on Sulphur Spring Road

Left on Washington Boulevard

Left on Commerce Drive

Follow Commerce Drive to dead end and turn left

3604 will be on the right

### From East:

I-695

Exit 10 - Washington Blvd.

Right on Washington Blvd.

Left on Commerce Drive

Follow Commerce Drive to dead end and turn left

3604 will be on the right

# 3604 COMMERCE DRIVE

**35,400 SF w/  
5,987 SF Office**

**Beltway Business  
Community**  
Baltimore, MD 21227  
Baltimore County



**BUILDING SIZE:** 35,400 SF +/-

**OFFICE SPACE:** 5,987 SF office

**BUILDING CONSTRUCTION:** One-story block & brick with steel trim

**LOADING:** Up to 9 docks with electric overhead doors; 2 drive-ins 4'X14'

**FLOOR SLAB:** Thickened concrete slab at interior drive lane. Sloped concrete floor to floor drains with oil/water separator.

**PARKING:** Ample, plus 1 acre+/- outside fleet storage

**ELECTRIC:** 1,000 amp, 480 volts, 3-phase service

**HEAT/AC:** 35,000cfm direct-fired roof mounted heating system (Rapid Model 4049). Conventional rooftop HVAC for office

**SPRINKLER SYSTEM:** Conventional wet system with fire pump

**CEILING HEIGHT:** 24' clear

**ZONING:** ML-IM

**COLUMN SPACING:** 30' x 30'

**ACCESS:** Easy access via U.S. Route 1, I-695, I-95 & Caton Avenue

**ADDITIONAL FEATURES:** Fleet shop - *additional information on inside page*  
Outside fleet storage - *additional information on inside page*  
CO & NO monitoring system with (3) 4000 cfm exhaust fans  
Concrete encased column protectors & bollards at overhead doors  
Comcast & Verizon fiber/FIOS available  
Located in the Southwest Enterprise Zone

**For additional  
information or to  
schedule a tour, contact:**

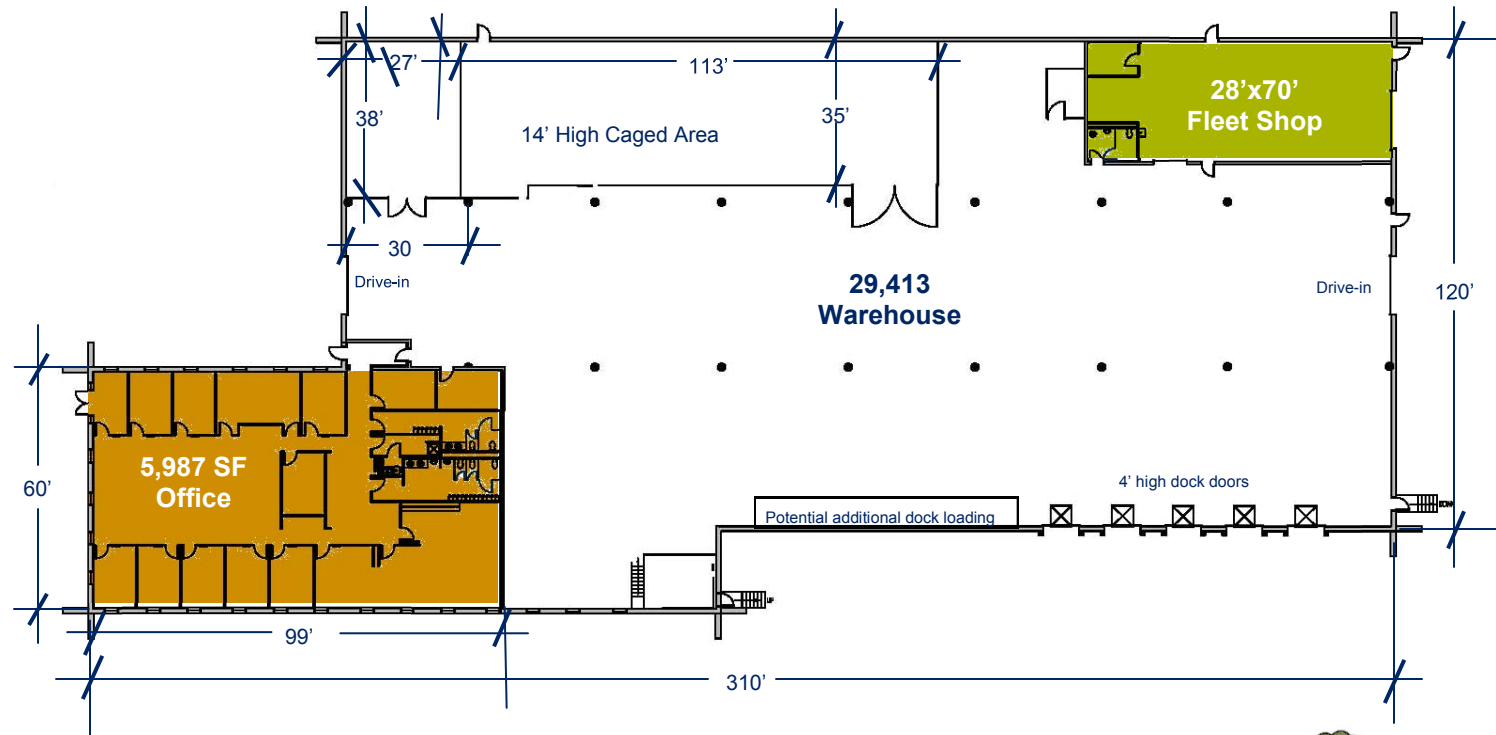
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**MERRITT**  
PROPERTIES, LLC

## Floor Plan

5,987 SF office; 29,413 SF warehouse; **35,400 SF TOTAL**

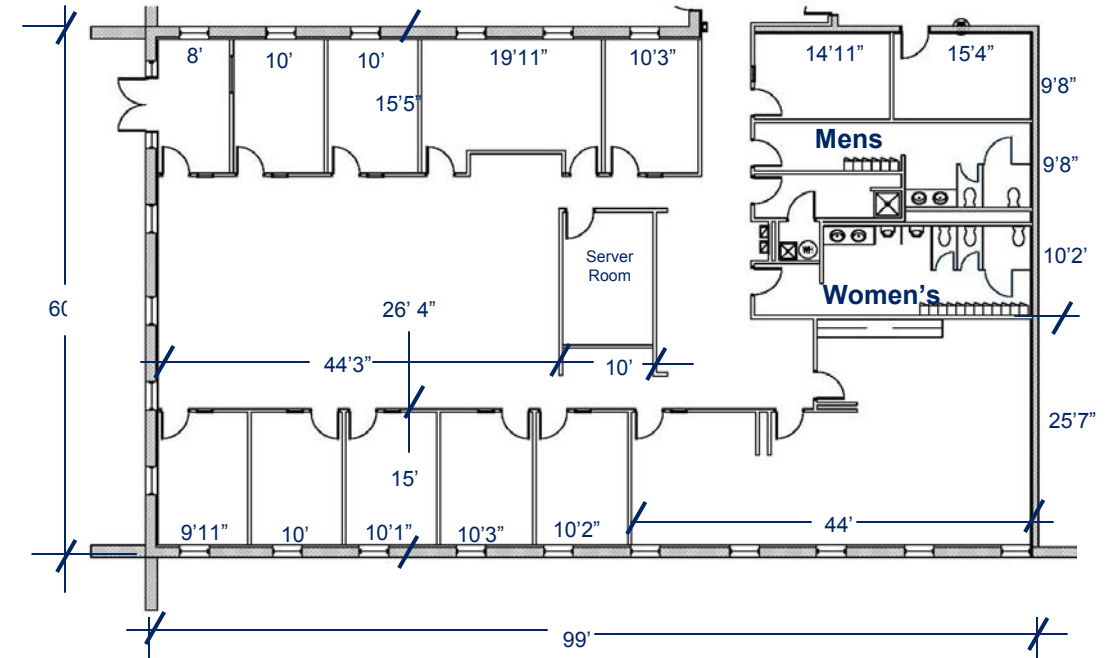


## Site Plan



Creating Homes for Businesses Since 1967®

## 5,987 Office Enlargement



## Fleet Shop

- 28' X 70' fleet repair & maintenance shop
- Two 20' gas fired infra-red heaters
- Sloped floor to floor drain
- One drive-in 14'x14'
- Vehicle exhaust removal system

## Outside Fleet Storage

- Fenced and gated fleet parking area for up to 80 vehicles
- 120' x 230'
- 32 electric block heater plug-in ports
- 10,000 gallon diesel fuel above-ground storage tank w/:

  - Gasboy 1,000 fuel management system and Astra pump
  - Guardian leak monitoring system
  - Fuel transfer pump for fuel deliveries



## Merritt Properties

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.

16 Million Square Feet throughout Maryland and Northern Virginia