

# 821 & 832 OREGON AVENUE



## Directions

I-695  
Exit 8—Hammonds Ferry Road towards  
MD-168/Nursery Road  
Left on N. Hammonds Ferry Road  
Left on Nursery Road  
Cross under I-695  
Left on Fairview Avenue  
Left on Oregon Avenue  
821 & 832 will be on the right

2066 Lord Baltimore Drive, Baltimore, MD 21244



# OREGON AVENUE



## 821 & 832 Oregon Avenue, Linthicum, MD 21090

Two buildings totaling 138,960 SF

Building 821: 100,000 SF

Building 832: 38,960 SF

One-story block & brick construction with steel trim

18' clear ceiling height

Docks and drive-ins

120/208 3 phase—4 wire electric service

Gas heat/public utilities

Sprinklered

Located near the intersection of  
Hammonds Ferry and Nursery Roads

Strong amenity base

Ample parking

Zoned W1B  
Anne Arundel County  
Industrial Development District

Uses: Manufacturing, warehousing, wholesaling, office

Excellent access to  
Interstates 695, 295 and 95.

Driving distance to:	Miles
Downtown Baltimore	6.4
BWI Airport	5.4
Washington, DC,	35.9

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

Steve Shaw  
Vince Bagli  
Jamie Campbell  
Liz Tarran-Jones

410.298.2600  
[www.merrittproperties.com](http://www.merrittproperties.com)

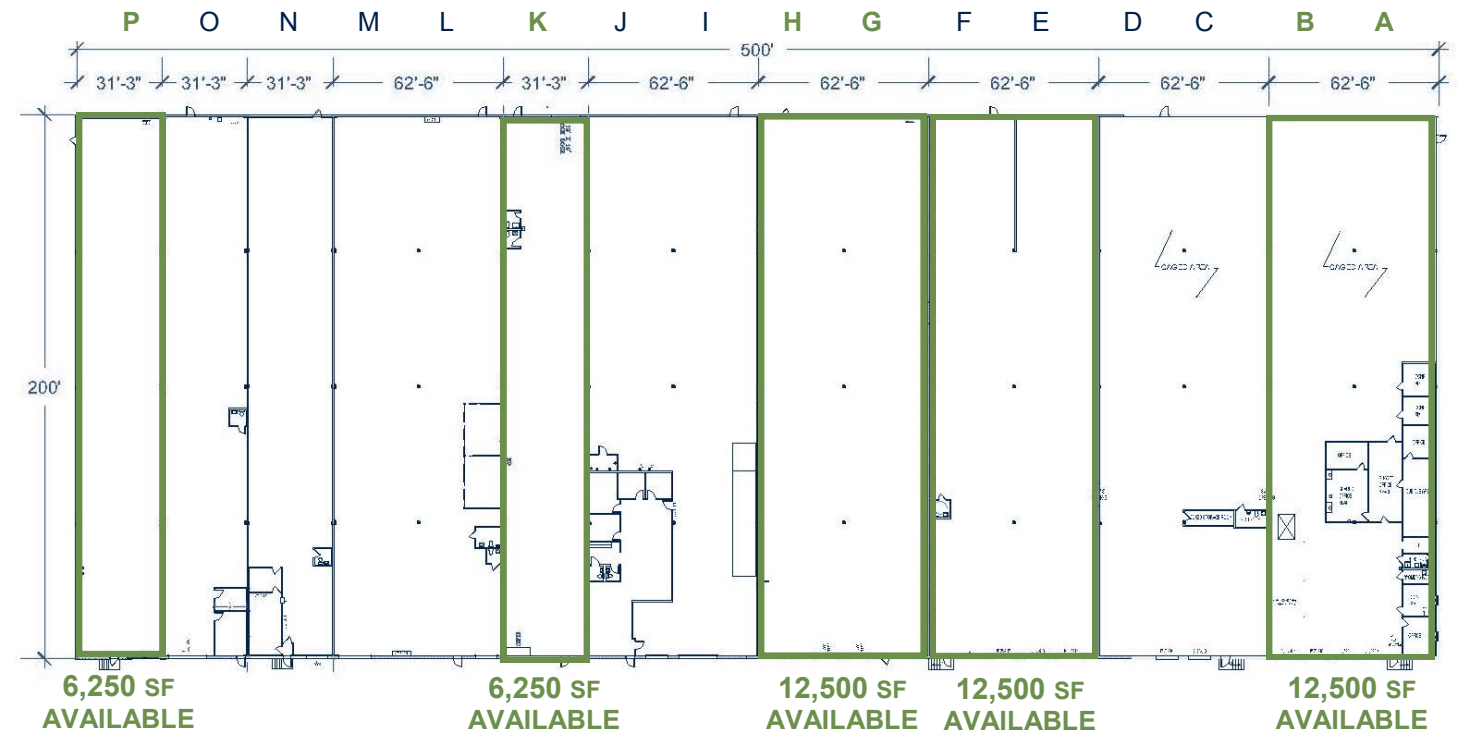
Creating Homes for Businesses Since 1967®



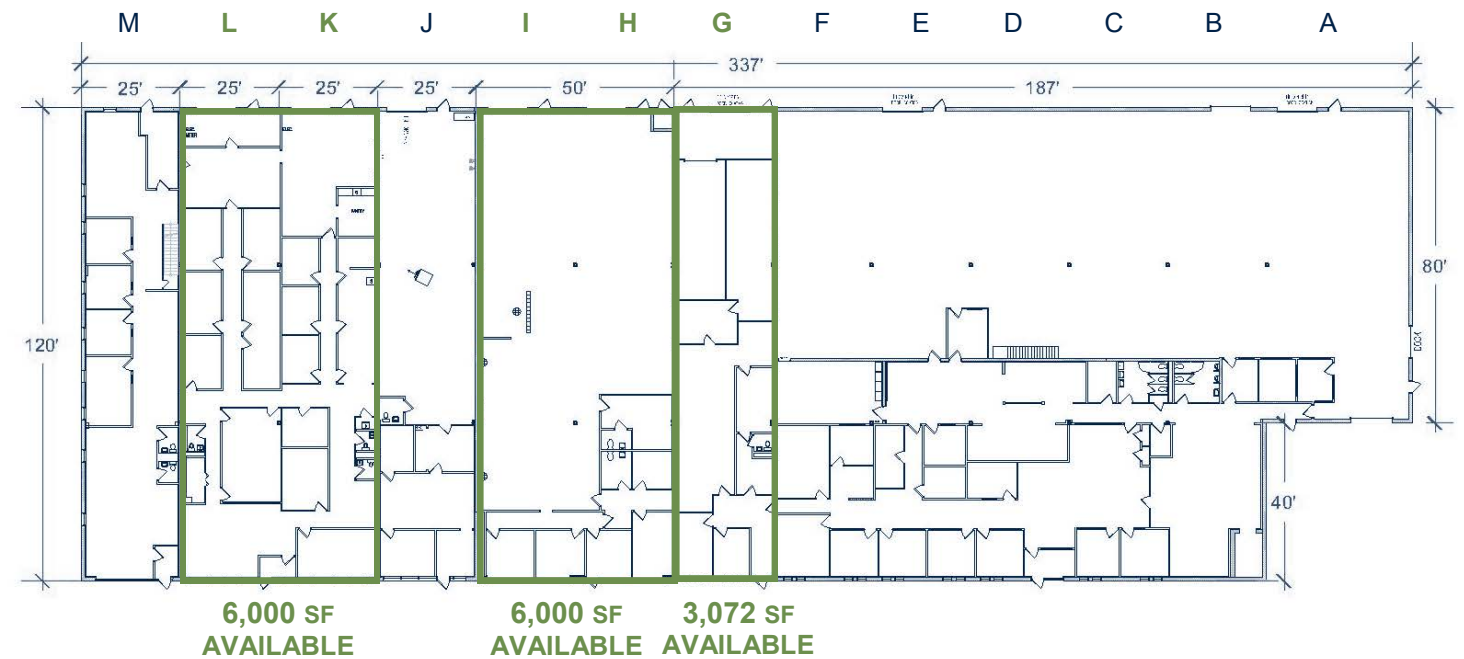
821 & 832 Oregon Avenue  
 Linthicum, MD 21090



Building 821



Building 832



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.



Plans are not to scale  
 These are not construction documents