

BELTWAY BUSINESS COMMUNITY - PHASE III

3700-3730 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



BELTWAY BUSINESS COMMUNITY - PHASE III

3700-3730 Commerce Drive
Baltimore, MD 21227



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

- Four buildings totaling 140,400 SF
- One-story block & brick construction with steel trim
- 20' clear ceiling heights *except* #3730: 16' clear
- Insulated 9' x 10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-phase service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio of 3.3/1000 SF
- Zoned ML-IM - Baltimore County

Contact:

Vince Bagli, Liz Tarran-Jones,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
LTJ@merrittproperties.com
jcampbell@merrittproperties.com
sshaw@merrittproperties.com
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



BELTWAY BUSINESS COMMUNITY - PHASE III

3700-3730 Commerce Drive
Baltimore, MD 21227

ACREAGE: 18.8

ZONED: ML-IM - Baltimore County - Manufacturing Light - Industry Major

USES: Light Manufacturing; Warehousing/Distribution; Office

3700 - 28,800 SF +/-

3710 - 42,900 SF +/-

3720 - 36,000 SF +/-

3730 - 32,700 SF +/-

