

SHANNON DRIVE

4220 - 4240 Shannon Dr.
Baltimore, MD 21213



Directions:

I-695
I-95 North towards Baltimore
Exit 60 - Moravia Road
Left on Sinclair Lane
Left on Shannon 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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Baltimore, MD 21213



Access via Route 40, I-95 and Erdman Avenue

- Two buildings totaling 86,075 SF
- One-story masonry construction
- 20' clear ceiling height
- Dock and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat / public utilities
- Sprinklered
- Zoned M-1-1 Industrial - Baltimore City
- Light manufacturing; Office; Warehousing; Distribution

Contact:

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2066 Lord Baltimore Drive, Baltimore, MD 21244



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4220 - 4240 Shannon Drive
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ACREAGE: 6
ZONED: M-1-1 Industrial - Baltimore City
USES: Light manufacturing; Office; Warehousing; Distribution

4220 - 45,000 SF +/-
4240 - 41,075 SF +/-

