

BALTIMORE COMMONS BUSINESS PARK - LOT 9

7455 New Ridge Road
Hanover, MD 21076



Directions:

I-695 South
I-295 South
Route 100 East
Exit 10 - New Ridge Road North
Property will be on the right side at the four way stop

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 15 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



BALTIMORE COMMONS BUSINESS PARK - 7455 NEW RIDGE ROAD

7455 New Ridge Road
Hanover, MD 21076



Easy access via MD Route 176 (Dorsey Road), I-295 and I-695

- 116,250 SF building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- Docks and drive-ins
- 120/208 3 phase – 4 wire electric service
- Public water and sewer
- Sprinklered
- Well-lit parking area
- Minutes from BWI Airport
- Zoned WB1 - Industrial Development District - Anne Arundel County
- R & D; Light Manufacturing; Warehousing/Distribution; Office

Contact:

Vince Bagli, Ridgely Bowman,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
rbowman@merrittproperties.com
jbcampbell@merrittproperties.com
sshaw@merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



BALTIMORE COMMONS BUSINESS PARK - LOT 9

7455 New Ridge Road
Hanover, MD 21076

ACREAGE: 10
ZONED: W1B - Anne Arundel County
USES: R&D; Light Manufacturing;
Warehousing/Distribution; Office

7455 - 116,250 SF +/-

NEW RIDGE ROAD

CHARWOOD ROAD

