

BALTIMORE COMMONS BUSINESS PARK

7465 Candlewood Road
Hanover, MD 21076



Directions:

I-695 South
I-295 South
I-195 exit on the left towards BWI Airport
Route 170 South (Exit 1B - Camp Meade Rd. / Odenton)
Slight right on Dorsey Road (Rt.176)

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— 7465 CANDLEWOOD ROAD

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Hanover, MD 21076



Quick access to MD Route 176 (Dorsey Road), I-295 and I-695

- 182,700 SF building
- One-story block & brick construction with steel trim
- 24' clear ceiling heights
- 120/208 3 phase – 4 wire electric service
- Gas heat / public utilities
- Sprinklered
- Well-lit parking area
- Minutes from BWI Airport
- Zoned W - 2 - Anne Arundel County
- Manufacturing; Warehousing; Wholesaling; Office

Contact:

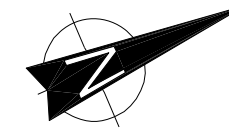
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ACREAGE: 9.9
ZONED: W-2 - Anne Arundel County
USES: Manufacturing; Warehousing;
Wholesaling; Office

7465 - 182,700 SF +/-

CANDLEWOOD ROAD

