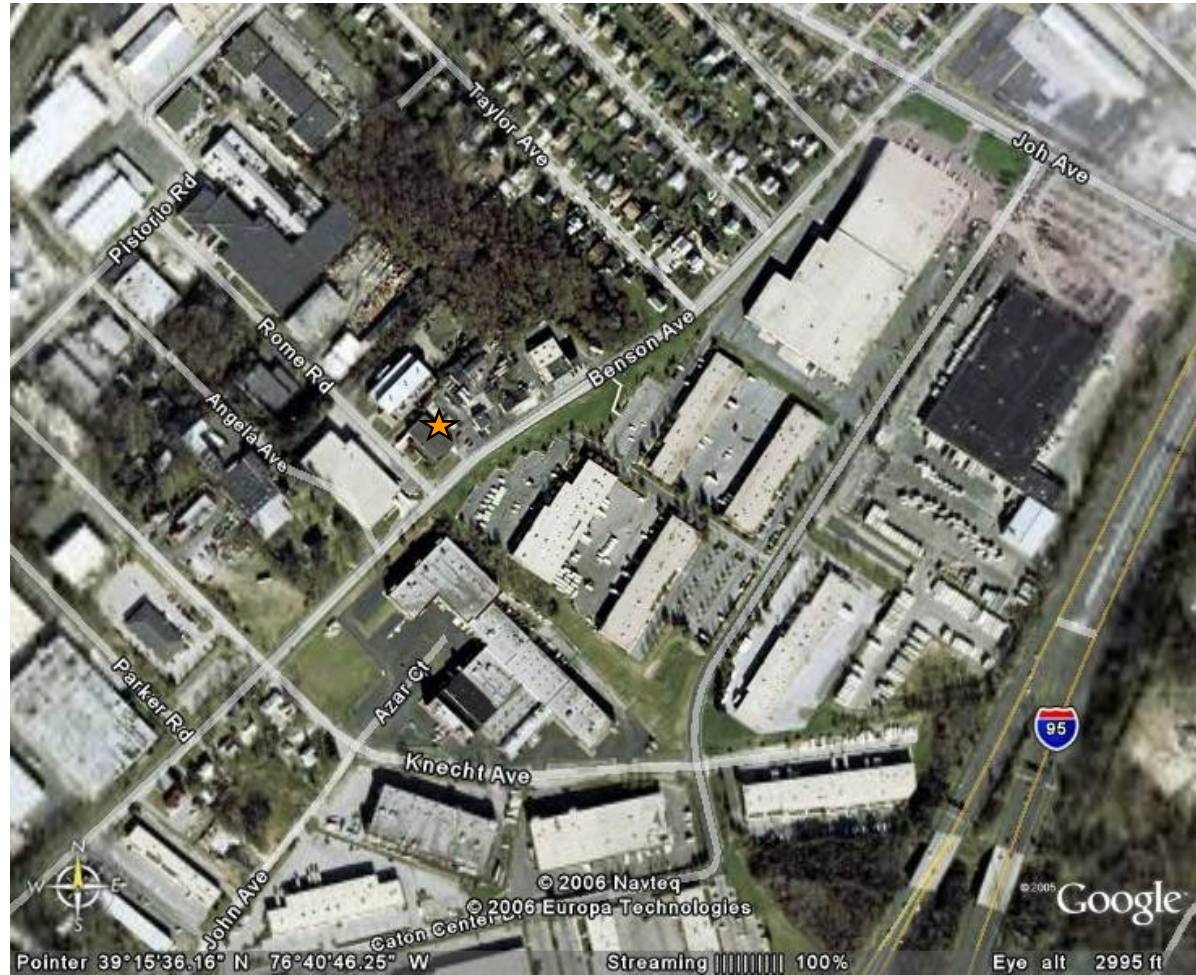


BENSON AVENUE

4030 Benson Avenue
Baltimore, MD 21227



Directions:

I-695 South
I-95 South
Right at fork in ramp towards Sulphur Spring Rd.
Right on Sulphur Spring Rd.
Right on Benson Ave.
Property will be on the left

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



BENSON AVENUE - 4030

4030 Benson Avenue
Baltimore, MD 21227



Quick access to Baltimore Beltway I-695 and Interstate I-95

- 40,660 SF building
- One-story brick construction
- 20' clear ceiling heights
- 277/480 volt electric service
- 3,000 SF yard adjacent to building
- Gas heat / public utilities
- Well-lit parking area
- Zoned ML - Baltimore County
- Manufacturing; Warehousing; Office; Incidental Retail

Contact:

Vince Bagli, Jamie Campbell,
Liz Tarran-Jones or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
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2066 Lord Baltimore Drive, Baltimore, MD 21244

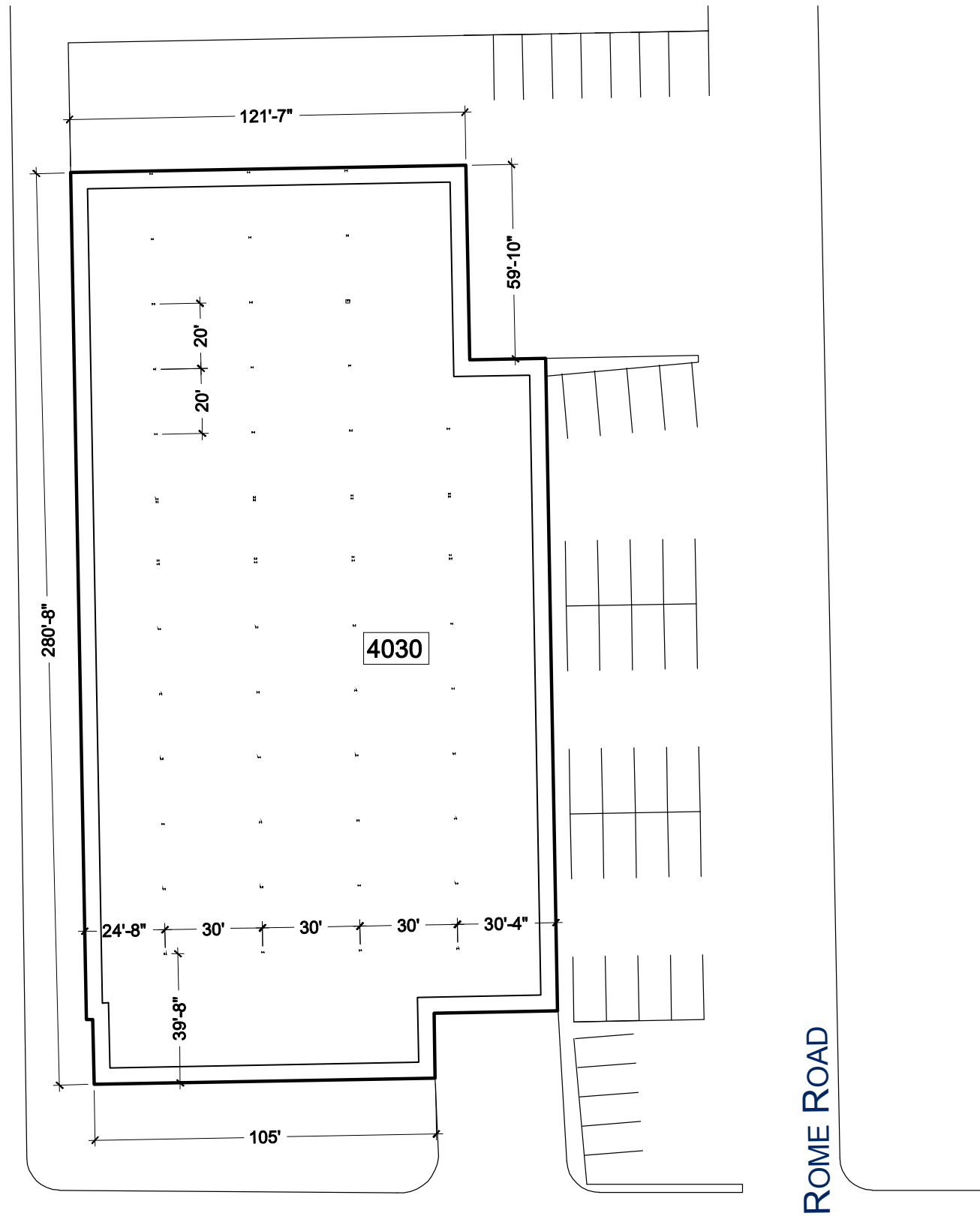


BENSON AVENUE

4030 Benson Avenue
Baltimore, MD 21227

ACREAGE: 1.98
ZONED: M.L. - Baltimore County
USES: Manufacturing; Warehousing;
Office; Incidental Retail

4030 - 40,660 SF +/-



BENSON AVENUE

ROME ROAD

