

BALTIMORE COMMONS BUSINESS PARK

1321 Mercedes Drive
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)
Right on Candlewood Road
Left on Mercedes Drive
7471 is on the right

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— 1321 MERCEDES DRIVE

1321 Mercedes Drive
Hanover, MD 21076



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

- 60,300 SF building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- 120/208 3 phase – 4 wire electric service
- Gas heat / public utilities
- Sprinklered
- Docks and drive-ins
- Minutes from BWI Airport
- Zoned W - 2 - Anne Arundel County
- Manufacturing; Warehousing; Wholesaling; 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
www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244



BALTIMORE COMMONS BUSINESS PARK

1321 Mercedes Drive
Hanover, MD 21076

ACREAGE: 4.3
ZONED: W-2 - Anne Arundel County
USES: Manufacturing; Warehousing;
Wholesaling; Office

1321 - 60,300 SF +/-

