

# BALTIMORE COMMONS BUSINESS PARK

7459 Candlewood Road



## Directions:

I-695 South  
To I-295 South  
To the I-195 exit on the left towards BWI Airport  
To Rt. 170 South (Exit 1B - Camp Meade Rd. / Odenton)  
To slight right on Dorsey Road (Rt.176)  
To right on Candlewood Road  
Proceed on Candlewood Road for approximately 1/2 mile  
7459 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](http://www.merrittproperties.com)



# BALTIMORE COMMONS BUSINESS PARK— 7459 CANDLEWOOD RD.

7459 Candlewood Road  
Hanover, MD 21076



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

- 189,333 Square foot 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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