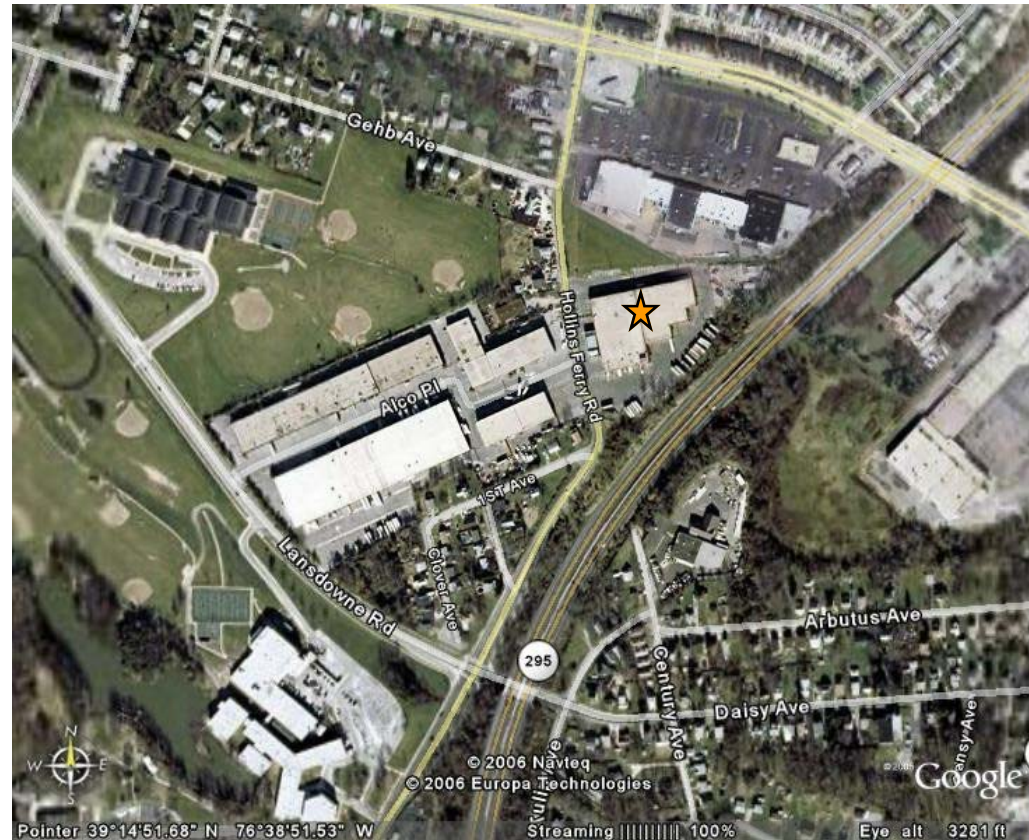


HOLLINS FERRY THREE

3327-69 Hollins Ferry Rd.
Baltimore, MD 21227



Directions:

I-695 South
Exit 9 - Hollins Ferry Road towards Lansdowne
Keep right and merge onto Hollins Ferry Road
Proceed through intersection of Hollins Ferry Road and Lansdowne Blvd.
Property will be 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



HOLLINS FERRY THREE

3327-69 Hollins Ferry Road
Baltimore, MD 21227



Minutes from I-695, I-95 and I-295

- 80,400 SF building
- One-story brick construction
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 3 phase-4 wire electric service
- Gas heat / public utilities
- Public transportation route
- Zoned BM - Business Major
- Manufacturing; Warehousing; Office; Incidental Retail

Contact:

Vince Bagli, Ridgely Bowman,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
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2066 Lord Baltimore Drive, Baltimore, MD 21244



HOLLINS FERRY THREE

3327-69 Hollins Ferry Rd.
Baltimore, MD 21227

ACREAGE: 4.1
ZONED: BM - Business Major
USES: Manufacturing Light; Warehousing, Office;
Incidental Retailing

3327-69 — 80,400 SF +/-

