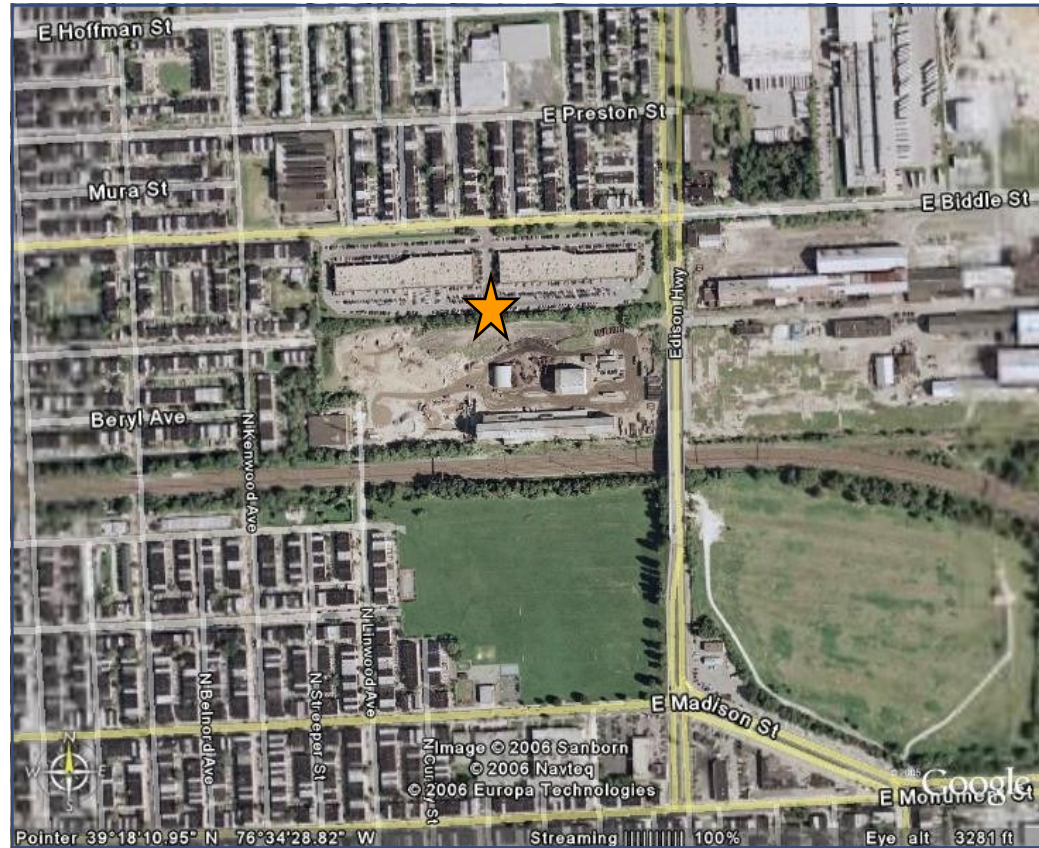


BIDDLE STREET

2901-3001 East Biddle Street
Baltimore, MD 21213



Directions:

I-695 South
I-95 North
395 North
Right on Pratt St.
Left on Washington St.
Right on Biddle St.
Proceed approximately 9-10 blocks (just before Edison Hwy.)
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 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



BIDDLE STREET

2901-3001 East Biddle Street
Baltimore, MD 21213



Access via Edison Highway, Pulaski Highway (Route 40) and Monument Street (Route 150)

- Two buildings totaling 100,000 SF
- One-story brick construction with steel trim
- 20' clear ceiling height
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Docks and drive-ins
- Sprinklered
- Zoned M3 - Baltimore City
- Industrial Manufacturing; Warehouse/Distribution; Office
- Located in the Baltimore City Enterprise Zone

Contact:

Pat Franklin, Whit Levering,
Ashley Combs or Lou Boeri
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2066 Lord Baltimore Drive, Baltimore, MD 21244



BIDDLE STREET

2901-3001 East Biddle Street
Baltimore, MD 21213

ACREAGE: 8.4
ZONED: M3 - Baltimore City
USES: Industrial Manufacturing; Warehouse
and Distribution; Office

2901 - 50,000 SF +/-
3001 - 50,000 SF +/-

BIDDLE STREET

