

# 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 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](http://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 volt, 3-phase, 4-wire 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:

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2066 Lord Baltimore Drive, Baltimore, MD 21244



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1321 Mercedes Drive  
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ACREAGE: 4.3  
ZONED: W-2 - Anne Arundel County  
USES: Manufacturing; Warehousing;  
Wholesaling; Office

1321 - 60,300 SF +/-

