

# BELTWAY BUSINESS PARK

1705 & 1715 TWIN SPRINGS RD. BALTIMORE, MD 21227

## BUILDING FEATURES

- » Two, new-construction, single-story light-industrial buildings totaling 75,300 SF now under construction
- » **1705 Twin Springs Road** (45% pre-leased) 23,000 SF available
- » **1715 Twin Springs Road** 33,300 SF, whole building available
- » Spaces can be demised into smaller units
- » Delivering Spring 2018

## PARK FEATURES

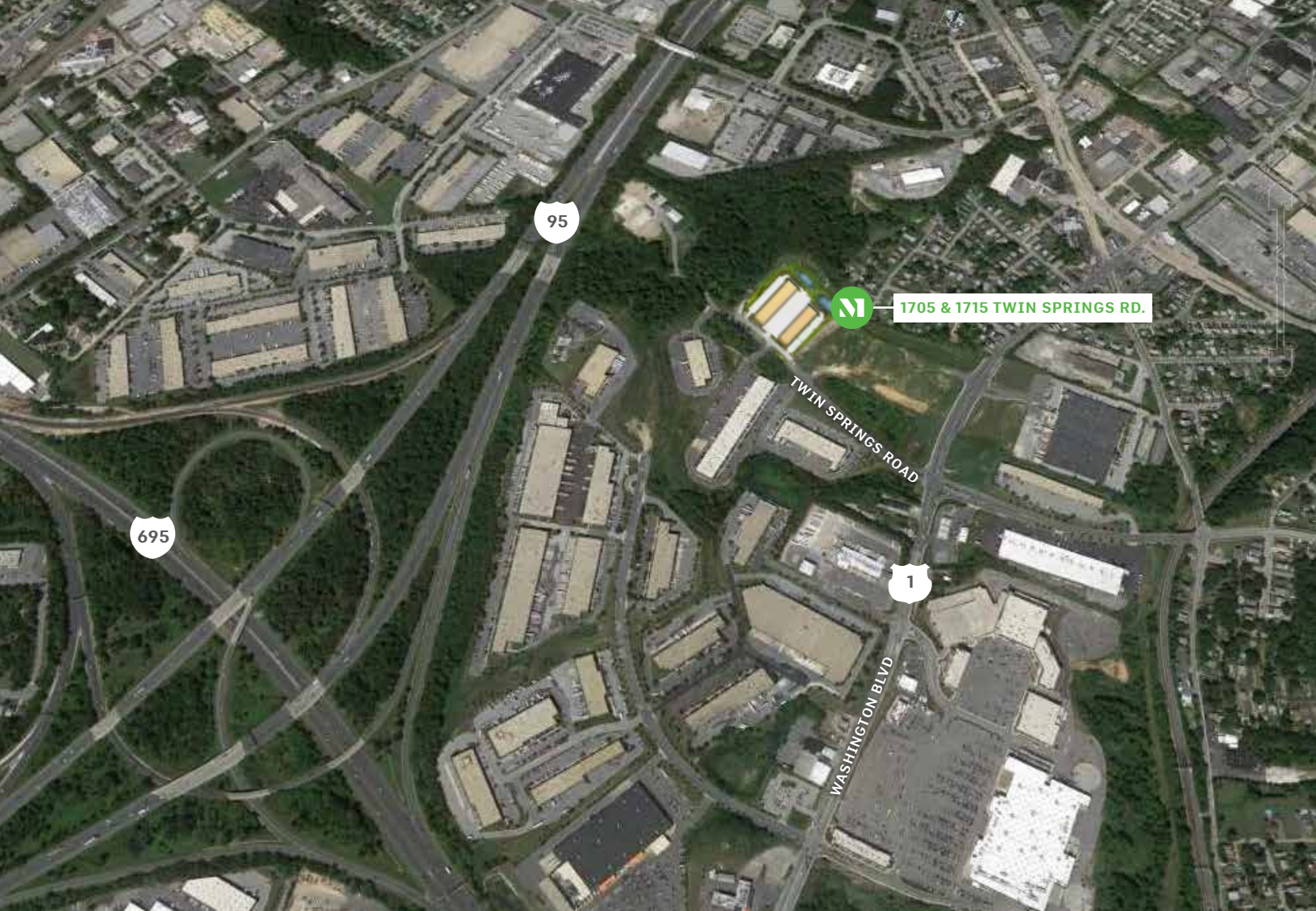
- » Conveniently located at the intersection of Washington Boulevard and Lansdowne Boulevard with quick access to I-95 & I-695
- » Located in the Southwest Enterprise Zone
- » Business park includes three existing buildings totaling 139,400 SF
- » Nearby amenities include: Walmart, The Home Depot, Office Depot, Chick-fil-A, Wawa, LA Fitness & more



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Corporate Office: 410.298.2600

Virginia Office: 703.858.2725



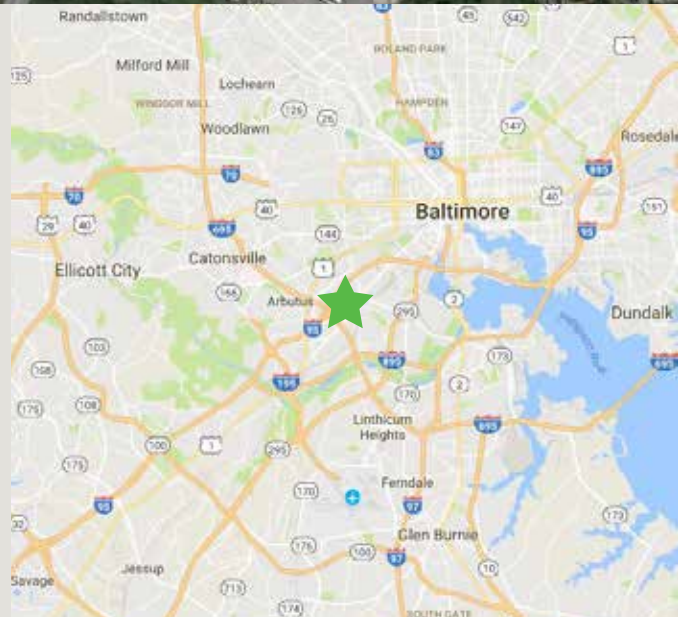
1705 & 1715 TWIN SPRINGS RD.

### Surrounding Amenities:

- » Chick-fil-A
- » Dollar Tree
- » IHOP
- » LA Fitness
- » McDonalds
- » Office Depot
- » Royal Farms
- » The Home Depot
- » Walmart Super Center
- » Wawa
- » Wendys

### Driving Directions:

- » From 95 North take exit 50A-B to merge onto S Caton Ave
- » Slight **R** to stay on S Caton Ave
- » **R** onto Washington Blvd
- » **R** onto Twin Springs Rd
- » **R** to stay on Twin Springs Rd
- » Destination will be on your right



For additional information or to schedule a tour, contact:

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