



Property Overview

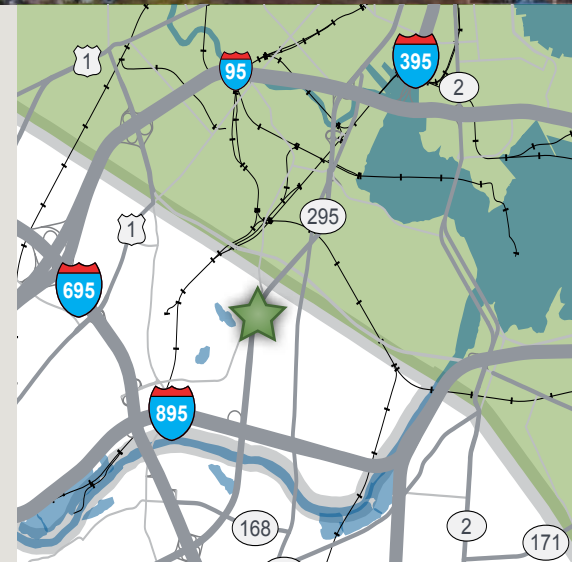
LANSDOWNE INDUSTRIAL PARK

2-194 ALCO PLACE, BALTIMORE, MD 21227

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Driving Directions:

- » I-695 to Exit 9 - Hollins Ferry Road towards Lansdowne
- » Keep right and merge onto Hollins Ferry Road
- » Proceed through intersection of Hollins Ferry Road and Lansdowne Boulevard
- » **L** on Alco Place



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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.

For additional information or to schedule a tour, contact:

Vince Bagli | Jamie Campbell | Liz Tarran-Jones | Bobby Lanigan

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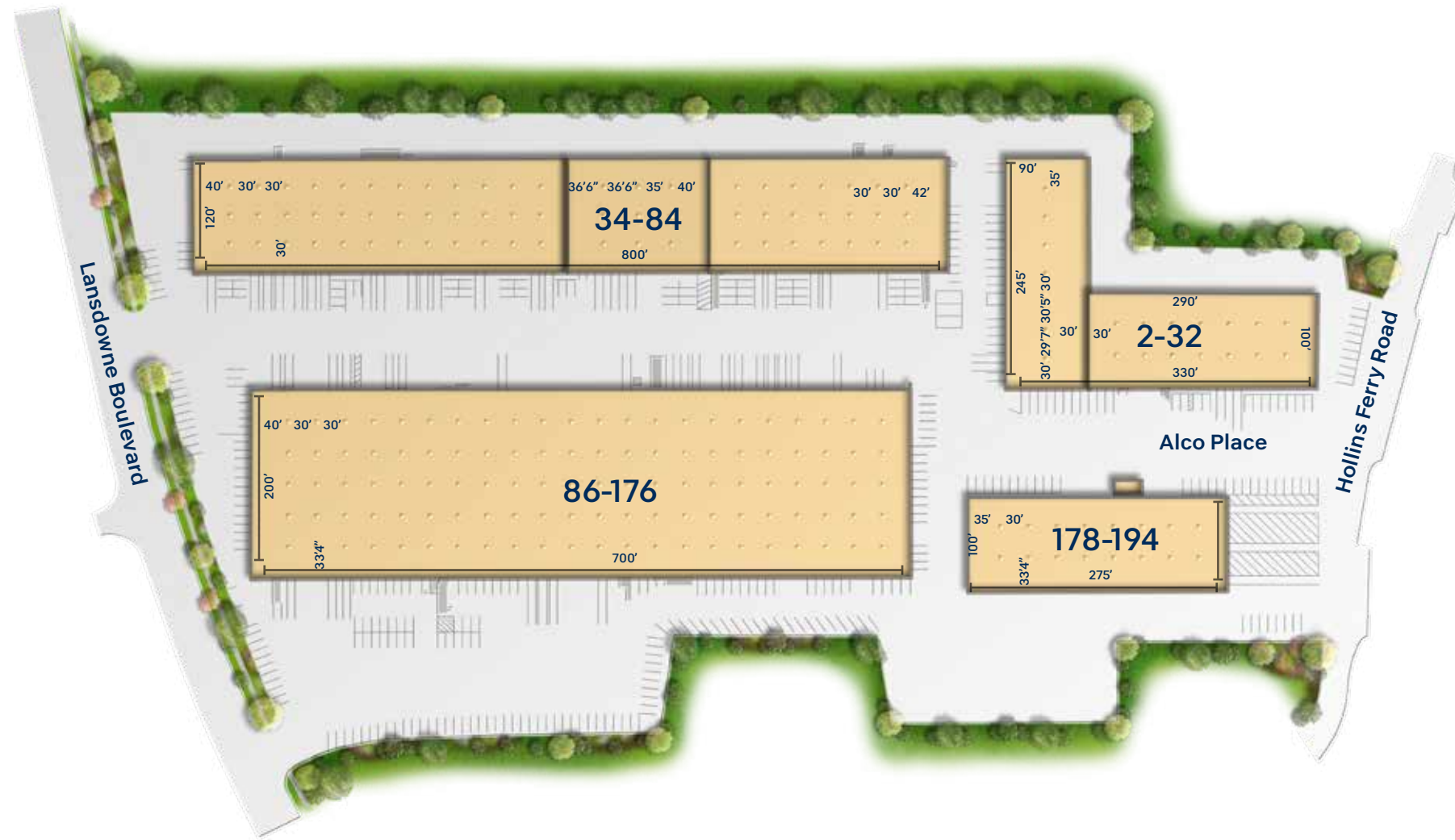
Corporate Office: 410.298.2600 | Virginia Office: 703.858.2725



Site Plan

Lansdowne Industrial Park

2-32 Alco Place: 46,050 SF	Bulk
34-84 Alco Place: 96,000 SF	Bulk
86-176 Alco Place: 140,000 SF	Flex/Light Industrial
178-194 Alco Place: 27,500 SF	Bulk



Building Information

- » Minutes from I-695, I-95 and I-295
- » Four industrial-warehouse buildings totaling 309,550 SF
 - 2-32: 46,050 SF
 - 34-84: 96,000 SF
 - 86-176: 140,000 SF
 - 178-194: 27,500 SF
- » Located in the Southwest Baltimore County Enterprise Zone
- » One-story brick construction
- » 18'-20' clear ceiling heights
- » Docks and drive-ins
- » Comcast service available
- » 120/208 volt, 3-phase, 4-wire service
- » Gas heat/public utilities
- » Ample parking
- » Baltimore County, ML zoning: manufacturing light, warehousing, office

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