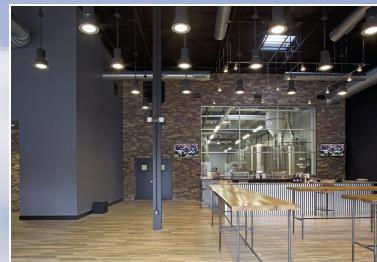


PROPERTY OVERVIEW

SAVAGE BUSINESS PARK 1

9435 U.S. ROUTE 1, LAUREL, MD 20723



Building Information

- Located on U.S. Route 1 with easy access to Route 32 and I-95
- One-story masonry construction
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- 120/208, 3-phase, 4-wire electric service
- FiOs service available
- Gas heat/public utilities
- Sprinklered
- Howard County, M2 zoning: manufacturing, W&D, office
- On public transportation route



Surrounding Amenities

- Pizza Hut
- 7-Eleven
- Papa John's
- Wendy's
- Weis Markets
- McDonald's
- Asian One Restaurant
- Taqueria Los Primos
- Team Irving Fitness
- Enterprise Rent-A-Car
- Kids Kingdom Child Care and Learning Center

Site Plan

Savage Business Park 1

9435 U.S. Route 1

Industrial

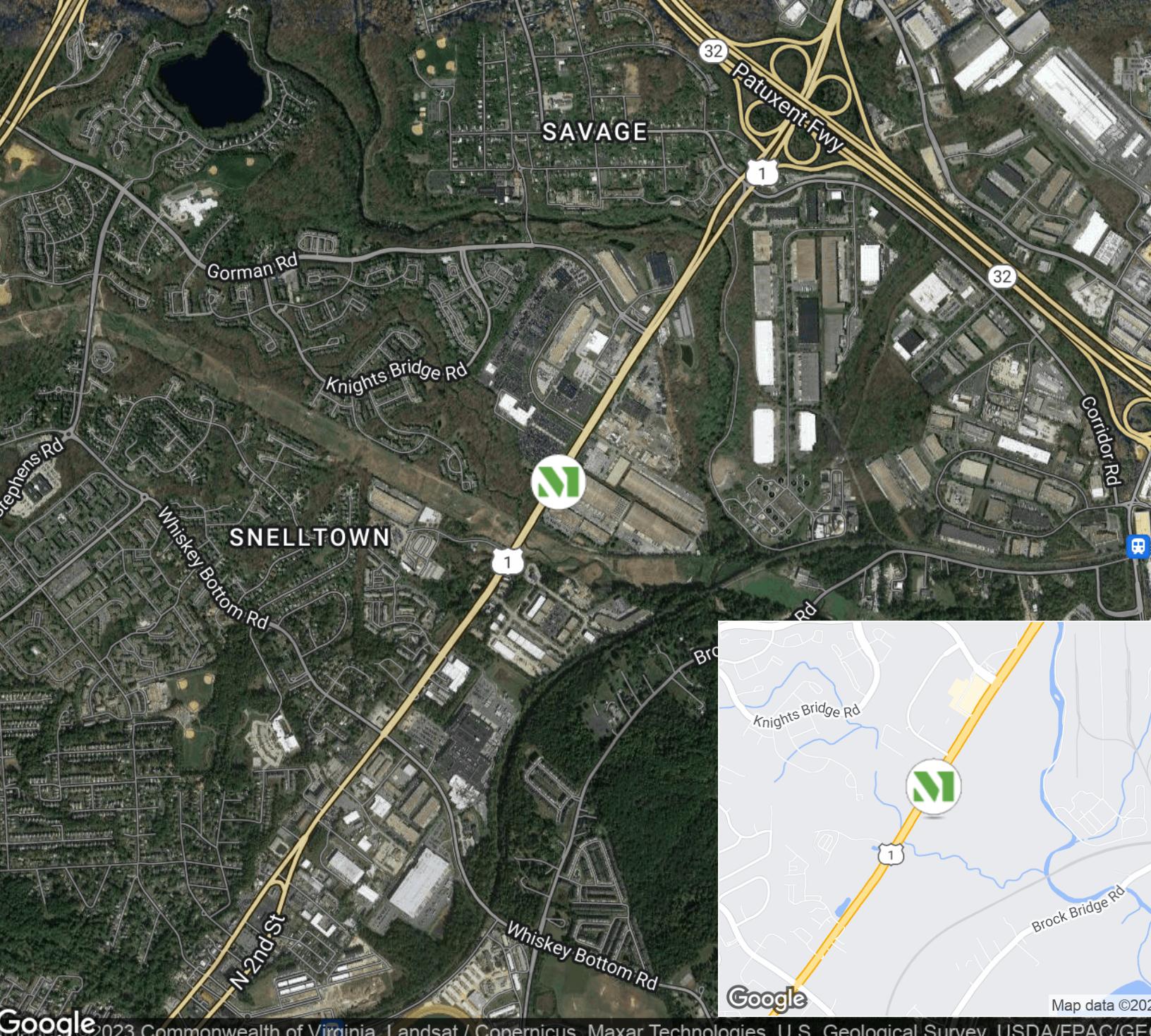
48,000 SF



"In working with Merritt, what really stands out is they are invested in our success, which makes this a really great relationship."

JENNIFER THORPE
OPERATIONS DIRECTOR,
JELLYFISH





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2023 Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

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PROPERTIES