

Property Overview

BELTWAY BUSINESS INTERCHANGE

1901 & 1905 SULPHUR SPRING ROAD
BALTIMORE, MD 21227



SITE PLAN

Beltway Business Interchange

Baltimore, MD 21227

1901 Sulphur Spring Road	Light Industrial	20' clear	44,400 SF
1905 Sulphur Spring Road	Light Industrial	28' clear	88,000 SF





BELTWAY BUSINESS INTERCHANGE

BUILDING HIGHLIGHTS



- Two light industrial buildings, totaling 132,400 SF
- Building signage opportunities
- 20'-28' clear heights
- Rear-loaded docks
- Drive-in capabilities
- Truck courts, 90' and 120' deep
- Ample parking

LOCATION FEATURES

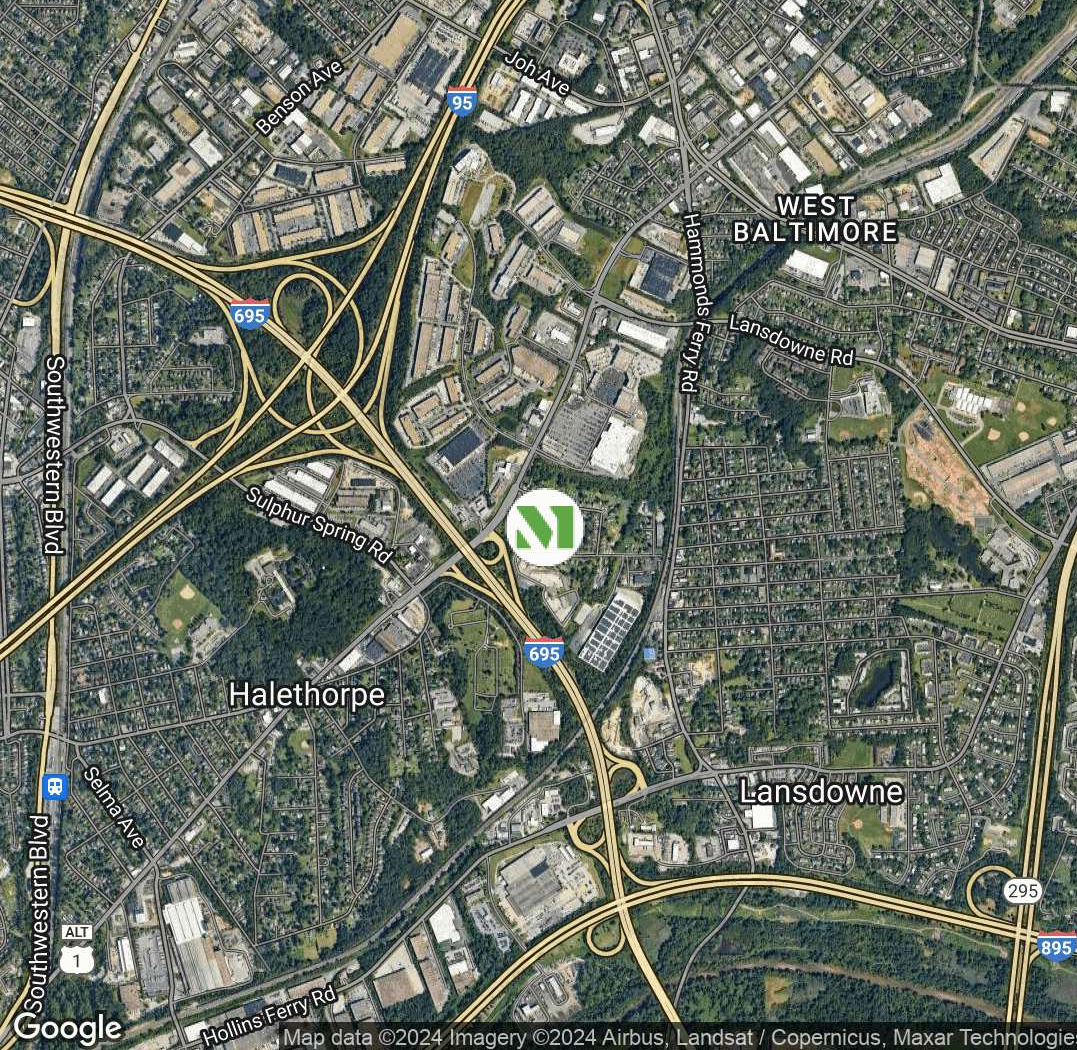
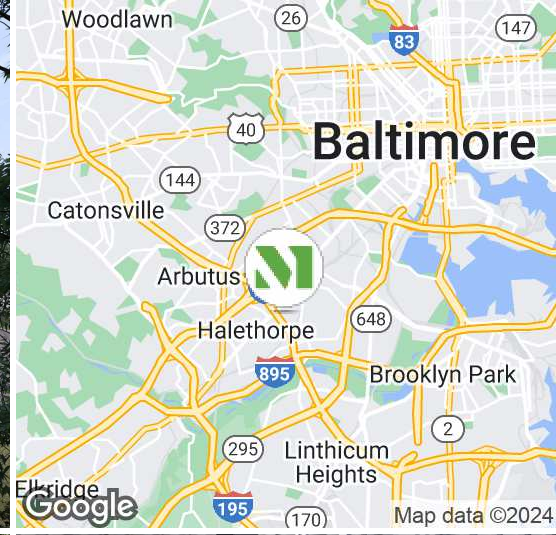


- Situated along I-695 at the Washington Boulevard exit
- Visibility from I-695
- Located within the Southeast Enterprise Zone, providing real property and state income tax credits

SURROUNDING AMENITIES

- Bank of America
- Burger King
- Chick-fil-A
- Dollar Tree
- IHOP
- Jersey Mike's Subs
- LA Fitness
- McDonald's
- Moe's Southwest Grill
- Office Depot
- Panda Express
- Phillips Seafood
- Pollo Depot
- Priority Care Clinics
- Royal Farms
- Royal Farms
- Subway
- The Home Depot
- Three Brothers Italian
- Walmart
- Wawa
- Wendy's





CREATING HOMES FOR BUSINESSES SINCE 1967

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia, North Carolina and Florida. 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.

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