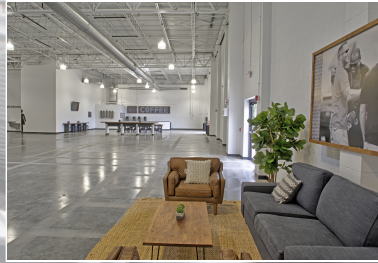


PROPERTY OVERVIEW

# BELTWAY BUSINESS COMMUNITY PHASE II BULK-1

3610 COMMERCE DRIVE, BALTIMORE, MD 21227





## Building Information

- Five flex-warehouse buildings totaling 242,625 SF
- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- FiOS and Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County: ML-IM zoning: light manufacturing, warehouse/distribution, office



## Surrounding Amenities

- Walmart
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's
- The Home Depot
- Phillips Seafood
- LA Fitness
- Royal Farms
- Bank of America
- McDonald's
- Office Depot



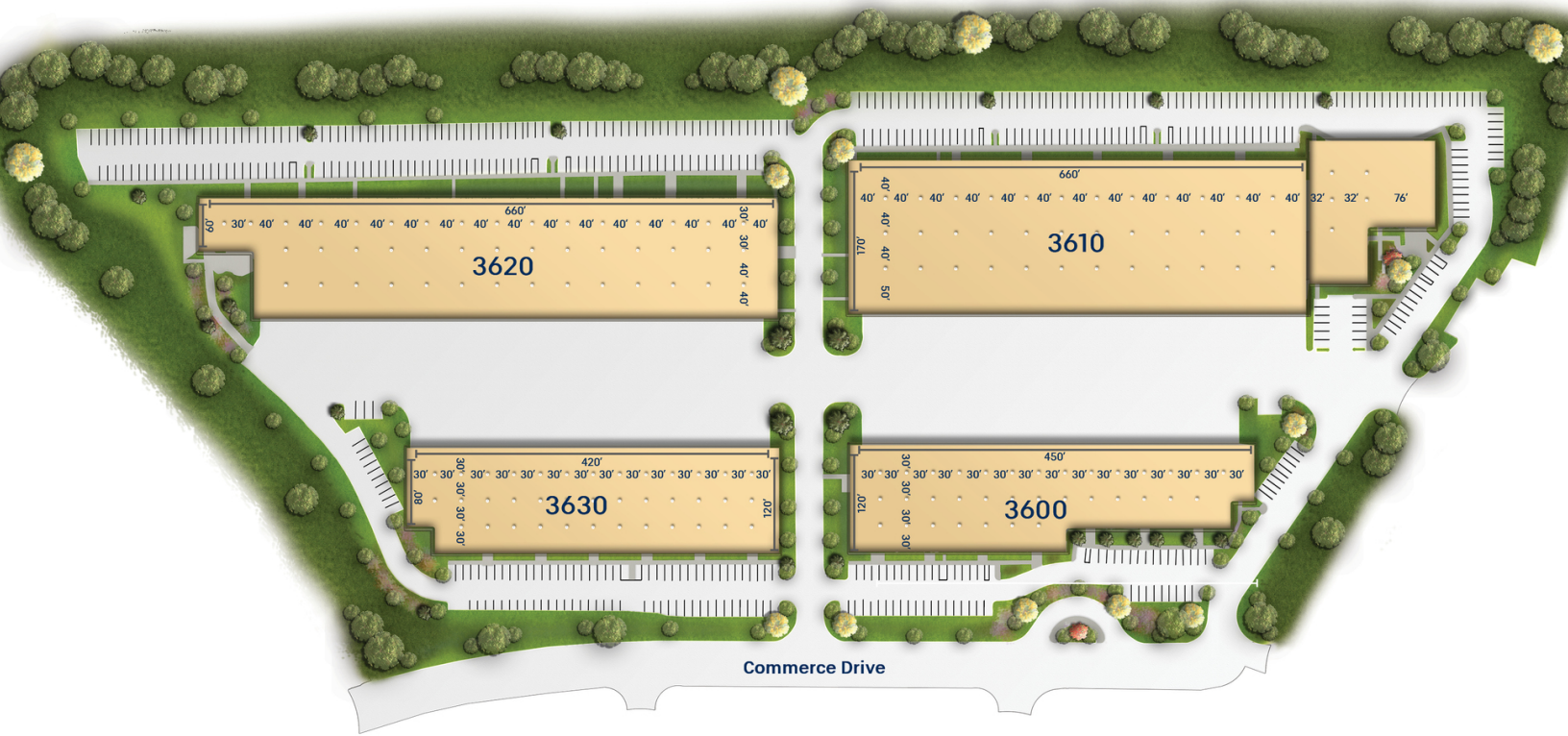
# Site Plan

Beltway Business Community Phase II BULK-1

3610 Commerce Drive

Industrial

105,940 SF

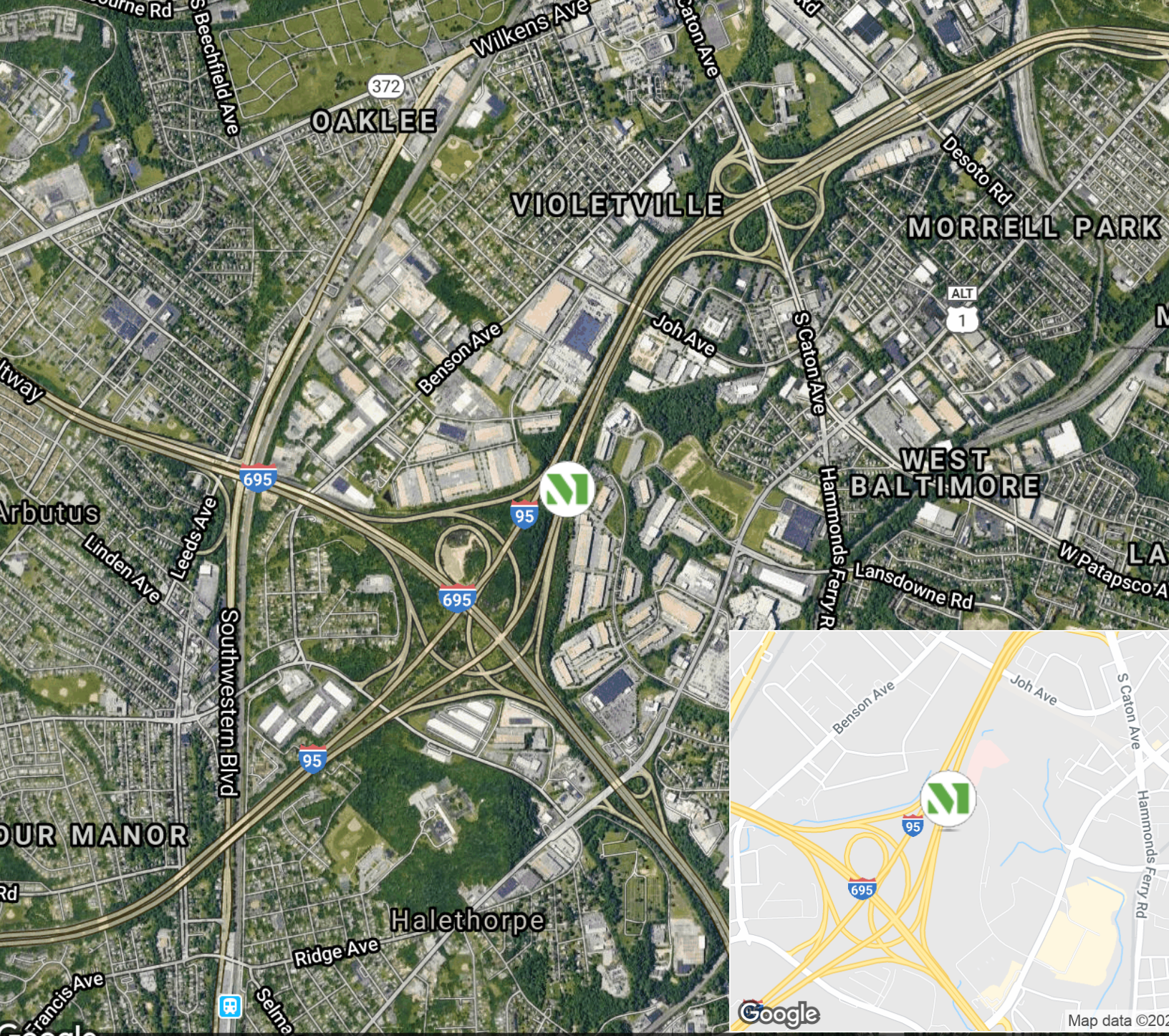


*“Merritt really minimized our risk and gave us an opportunity to make an investment in a big warehouse space that will allow us to grow”*

**GREG & MIKE KENNEALLY**  
CO-FOUNDERS,  
EAST COAST DYES







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For additional information or to schedule a tour, contact:  
Vince Bagli | Liz Tarran-Jones | Jamie Campbell | Remy Fradkin

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