

PROPERTY OVERVIEW

# AYLESBURY BUSINESS CENTER 1

7 WEST AYLESBURY ROAD , TIMONIUM, MD 21093

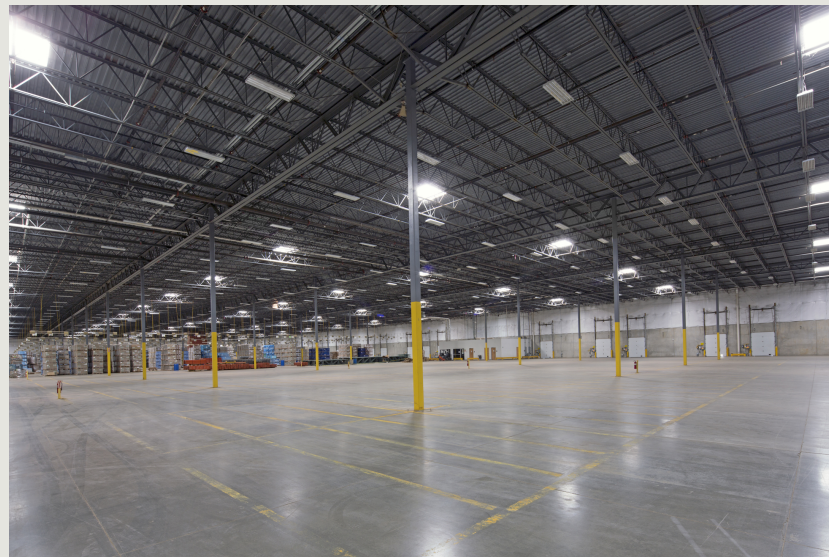


**FERGUSON**  
Bath, Kitchen, & Lighting Gallery  
A FLOOR GROUP COMPANY



## Building Information

- Minutes from I-695 and I-83
- One-story block and brick construction
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat
- Public utilities
- Public transportation route
- Baltimore County, MD zoning: manufacturing, warehouse, office, incidental retailing



## Surrounding Amenities

- Baltimore Coffee
- Bluestone Restaurant
- Chipotle Mexican Grill
- Dunkin' Donuts
- Jersey Mike's
- Jimmy John's
- Mezcal Mexican Restaurant & Bar
- Office Depot
- ShopRite
- Starbucks
- Walgreens
- Yamato Sushi



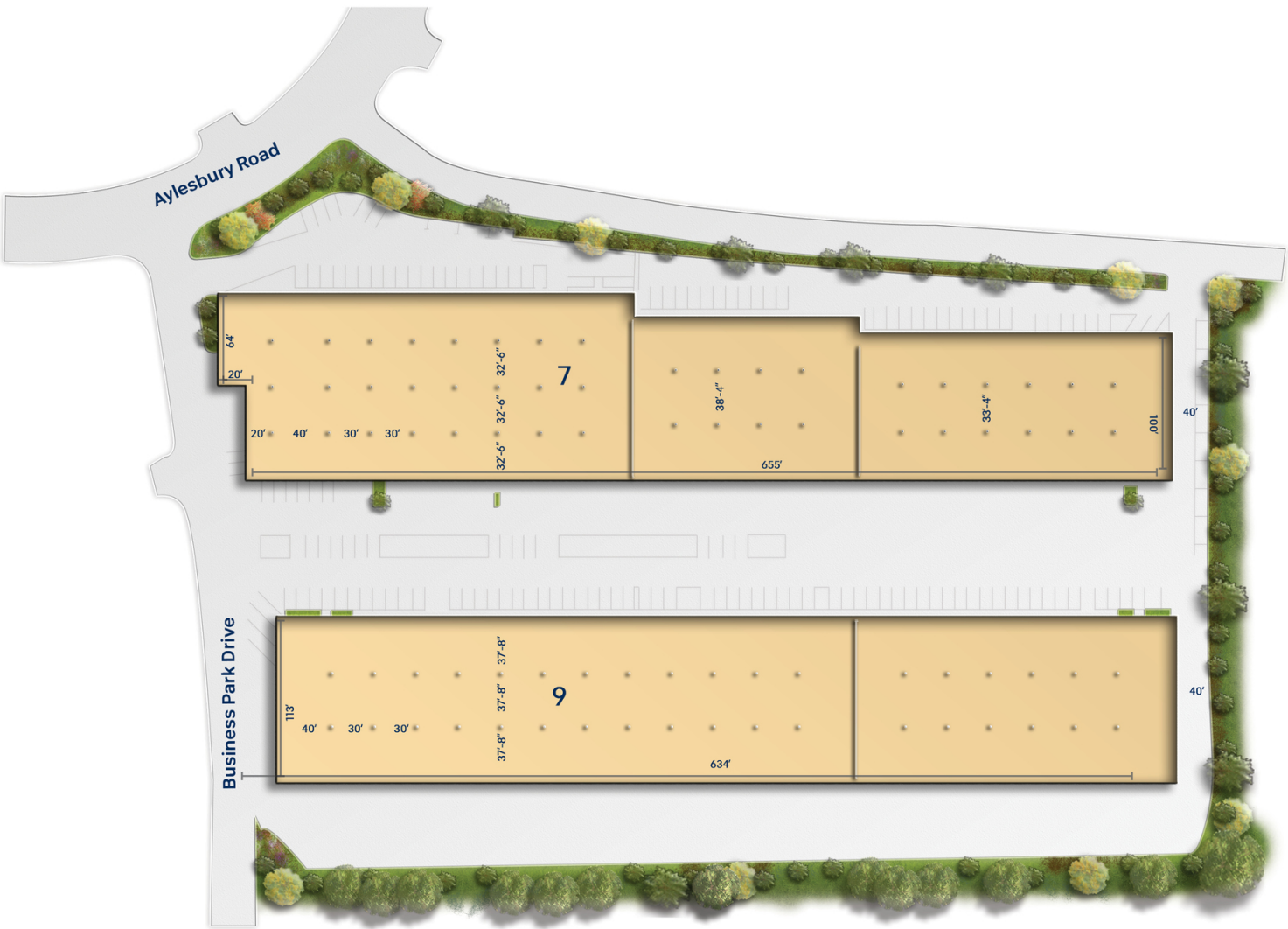
# Site Plan

Aylesbury Business Center 1

7 West Aylesbury Road

Industrial

77,430 SF

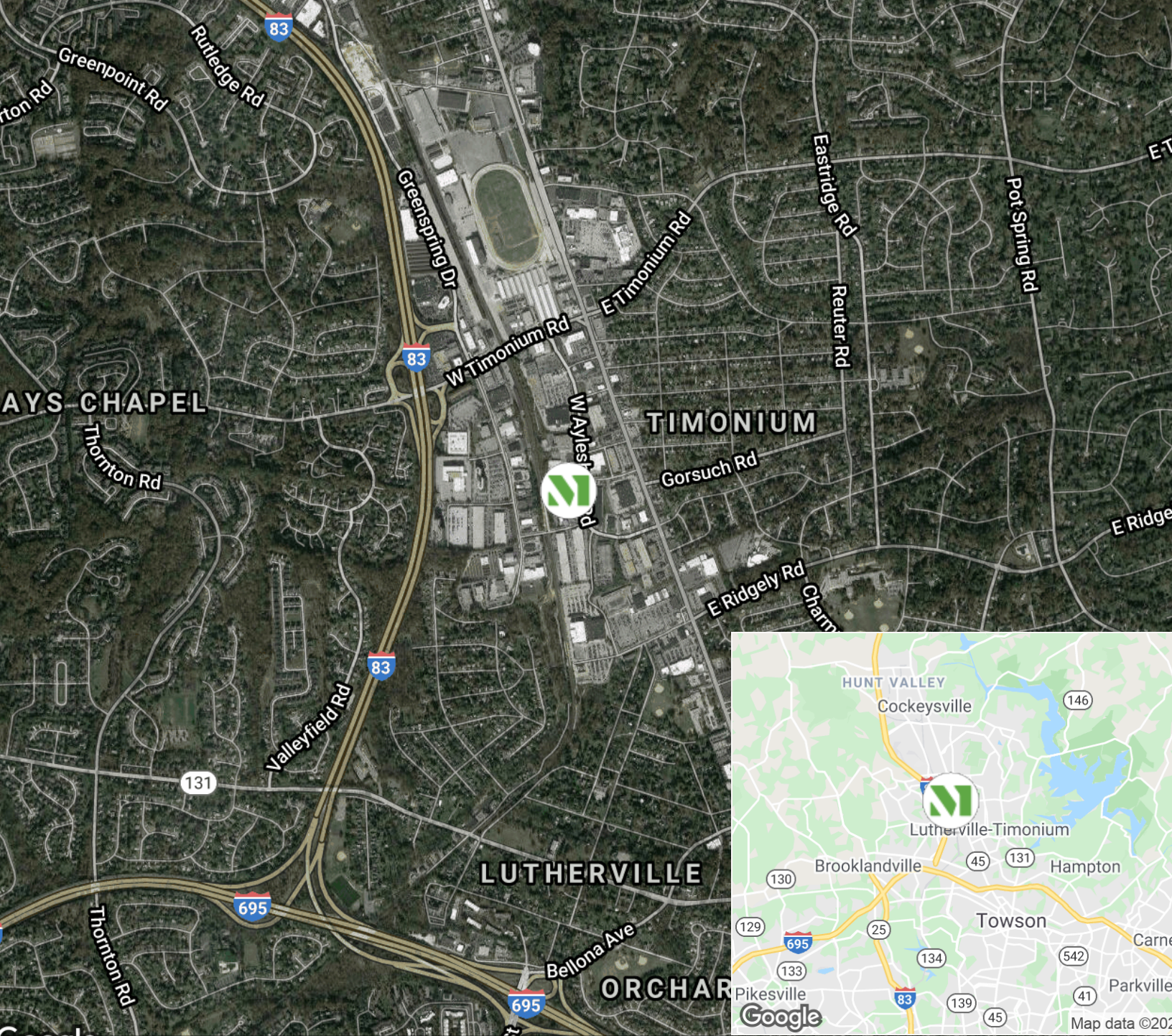


*“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”*

**GREG NALLEY**  
FOUNDER  
NALLEY FRESH







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**For additional information or to schedule a tour, contact:**

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