

PROPERTY OVERVIEW

ORCHARD BUSINESS PARK

8800-8855 ORCHARD TREE LANE, TOWSON, MD 21286



Building Information

- Four flex buildings totaling 108,212 SF
- Surrounded by residential neighborhoods and close to numerous shopping centers and restaurants
- Modern one-story brick construction with shopping center storefronts and covered walkways
- FiOS and Comcast service available
- 20' clear ceiling height
- Sprinklered
- Over 300 car parking on well-lit and landscaped lot
- Baltimore County, BR zoning: retail, office
- Merritt Clubs fitness facility in park; tenants receive discounted membership



Surrounding Amenities

- Dunkin'
- Royal Farms
- Wawa
- Glory Days Grill
- McDonald's
- Mo's Seafood
- Pizza Hut
- Panera Bread
- Chipotle
- Giant Food
- Walmart
- Target
- Bed Bath & Beyond
- Merritt Clubs Towson



Site Plan

Orchard Business Park

8800-8822 Orchard Tree Lane
8824-8836 Orchard Tree Lane
8838-8850 Orchard Tree Lane
8841-8855 Orchard Tree Lane

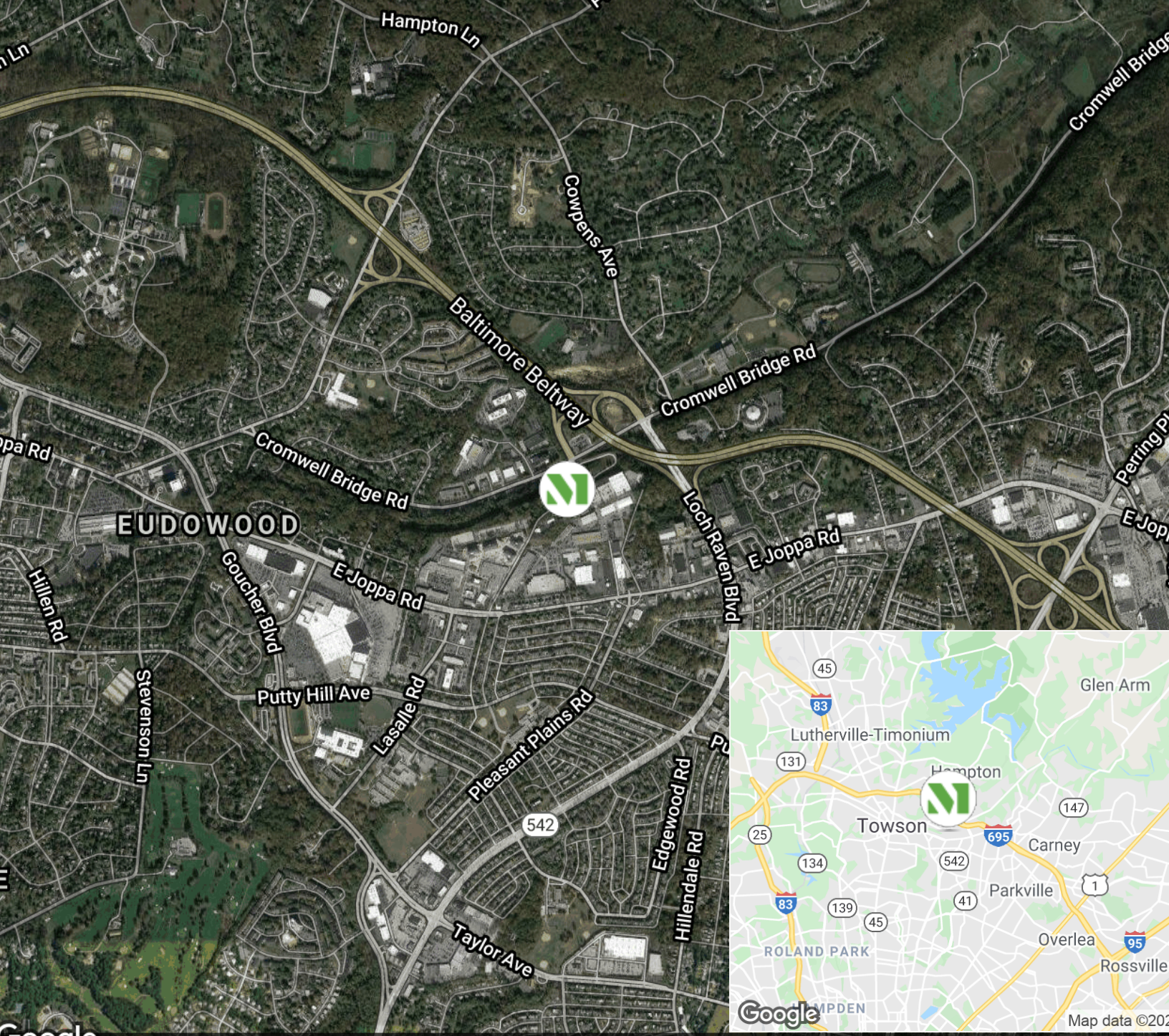
Light Industrial 32,850 SF
Light Industrial 14,400 SF
Light Industrial 18,450 SF
Light Industrial 45,512 SF



“For more than a decade, Merritt Properties has been a partner in our progress, accommodating our growth and providing us with a welcoming showroom for our members and visitors.”

ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 17 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia and North Carolina. 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:
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