PROPERTY OVERVIEW

SINCLAIR BUSINESS CENTER 1

4220 SHANNON DRIVE, BALTIMORE, MD 21213









Building Information

- Access via Route 40, I-95 and Erdman Avenue or Moravia Road
- One-story masonry construction with steel trim
- 20' clear ceiling height
- Dock and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore City, M-1-1 zoning: light manufacturing, office, warehousing, distribution
- Located in a federal HUBZone
- MTA bus stop within walking distance
- Four miles to marine terminals





Surrounding Amenities

- United States Postal Service
- McDonald's
- Red Rooster Restaurant
- Popeyes Louisiana Kitchen
- Wells Fargo

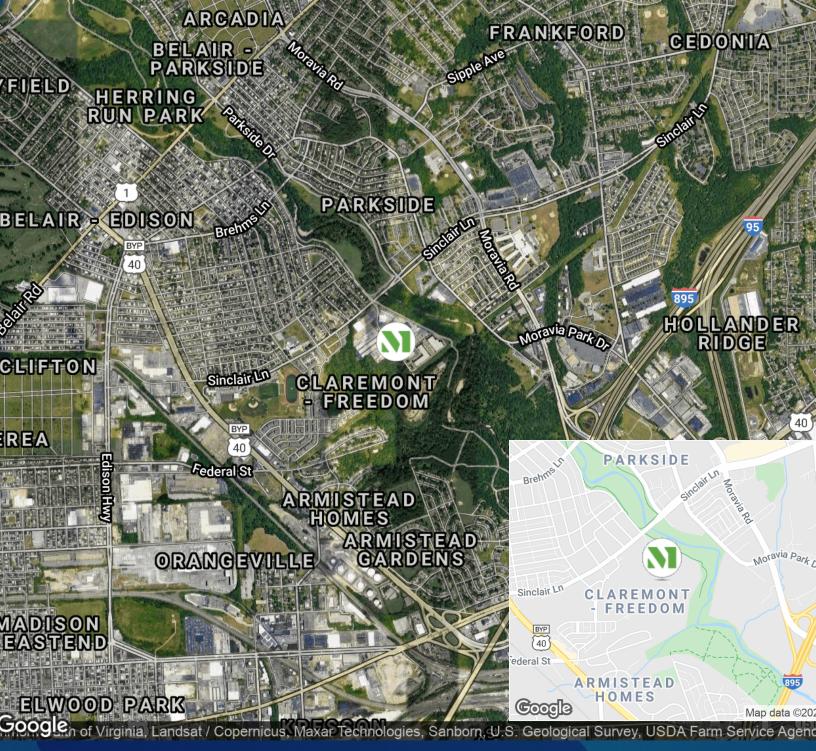
- Long John Silver's
- Lung Wah Chinese
- Giant Supermarket
- Family Dollar
- Public Storage



"The dedication to meeting our needs has been evident in each and every project...the end result has been nothing short of spectacular."

BRIAN HUDKINS PRESIDENT GRAMOPHONE





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:

Pat Franklin | Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

