

PROPERTY OVERVIEW

PATAPSCO VALLEY BUSINESS CENTER

7380 & 7390 COCA COLA DRIVE, HANOVER, MD 21076



Building Information

- Great location just off of Route 100, minutes to I-295, I-695 & I-95
- Single-story office/flex with brick façade and continuous ribbon glass
- Up to 16' finished ceiling height
- Individually controlled and separately metered HVAC systems
- Drive-in or dock capability
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Parking ratio up to 4.11/1,000
- Two miles to Arundel Mills Mall and 2.5 miles to BWI Airport
- Howard County, M2 zoning: manufacturing, warehousing, industrial, business



Surrounding Amenities

- Chick-fil-A
- Subway
- Taco Bell
- McDonald's
- Pizza Hut
- Dunkin'
- Red Lobster
- The Greene Turtle
- Rite Aid
- PNC Bank
- Little Eggs Child Care
- Walmart
- Costco
- Arundel Mills Mall

Site Plan

Patapsco Valley Business Center

7380 Coca Cola Drive
7390 Coca Cola Drive

Light Industrial
Light Industrial

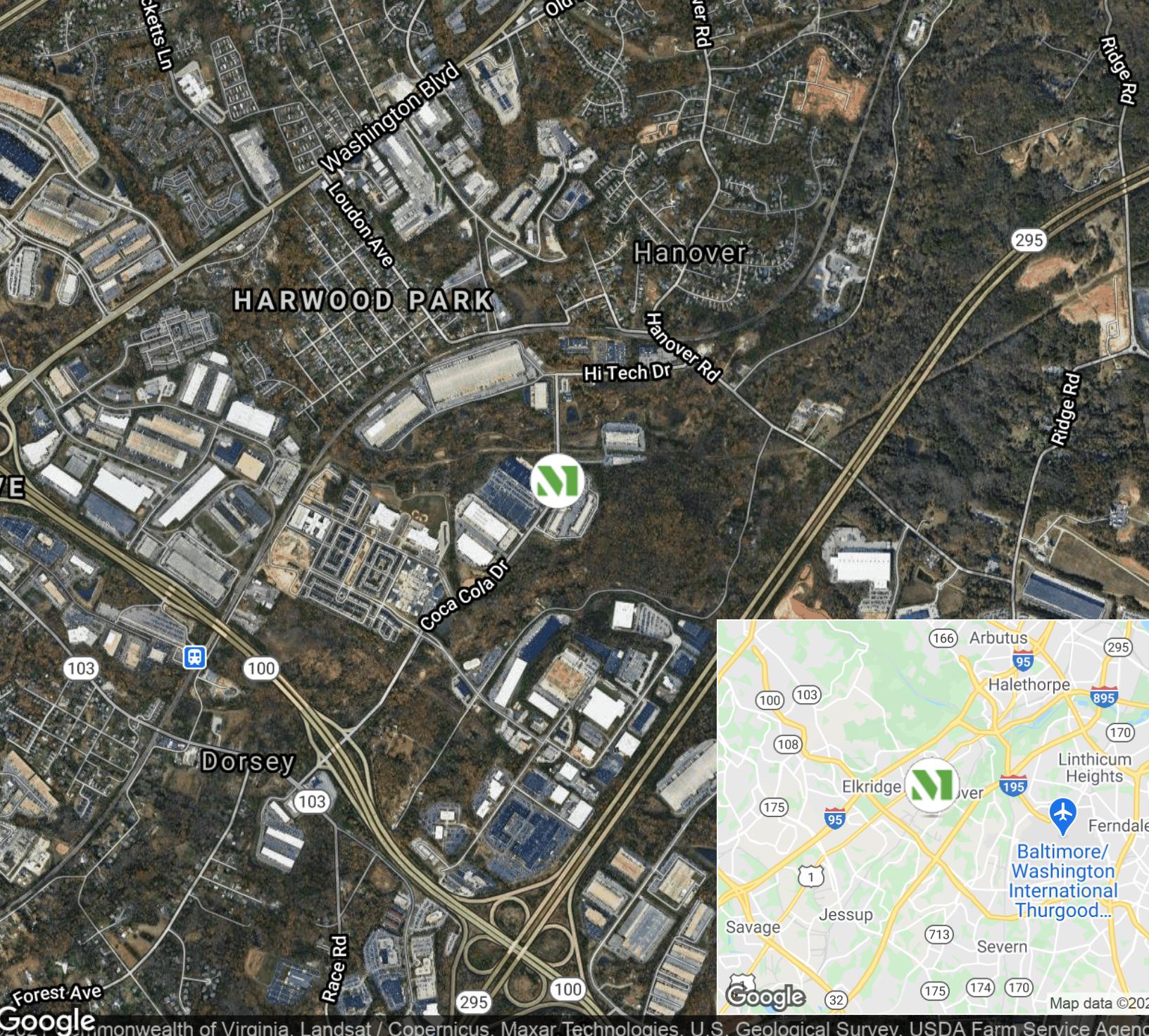
85,080 SF
54,336 SF



"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





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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PROPERTIES