

## Property Overview

# BELTWAY BUSINESS PARK

1705-1740 TWIN SPRINGS ROAD, BALTIMORE, MD 21227

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#### Driving Directions

##### From the West:

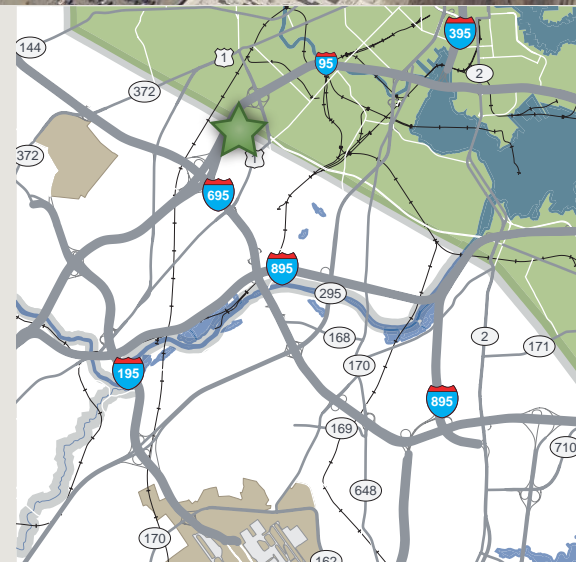
- » I-695 to I-95 south
- » Bear right at fork in ramp toward Sulphur Spring Road
- » **L** on Sulphur Spring Road
- » **L** on Washington Boulevard
- » **L** on Commerce Drive

##### From the East:

- » I-695 to exit 10, Washington Boulevard/Route 1
- » **R** onto Washington Boulevard
- » **L** on Commerce Drive

##### From the North:

- » I-95 south to exit 50A, Caton Avenue south
- » Merge onto Caton Avenue south
- » **R** on Washington Boulevard
- » **R** on Commerce Drive



#### CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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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## Site Plan

Beltway Business Park

### Existing:

1740 Twin Springs Road: 42,000 SF Flex/Light Industrial  
 1730 Twin Springs Road: 69,000 SF Flex/Light Industrial  
 1710 Twin Springs Road: 28,400 SF Flex/Light Industrial

### Under Construction:

1705 Twin Springs Road: 42,000 SF Flex/Light Industrial  
 1715 Twin Springs Road: 33,000 SF Flex/Light Industrial

### Future:

One 70,000-80,000 SF multi-story office building  
 Three retail pad sites



## Building Information

- » Located at the intersection of Washington Boulevard and Lansdowne Boulevard with quick access to I-95 & I-695
- » Located in the Southwest Enterprise Zone
- » Three existing office/flex buildings totaling 139,400 SF
  - 1740: 42,000 SF
  - 1730: 69,000 SF
  - 1710: 28,400 SF
- » Two buildings under construction totaling 75,000 SF
  - 1705: 42,000 SF
  - 1715: 33,000 SF
- » 20' clear ceiling height
- » Insulated 9' x 10' dock doors; drive-in capability
- » FiOS service available
- » 120/208 volt, 3-phase, 4-wire service
- » Gas heat/public utilities
- » Sprinklered
- » Parking ratio up to 4/1,000
- » Baltimore County, BM-IM zoning: office, retail, restaurant
- » Future buildings include:
  - One 70,000-80,000 square-foot multi-story office building
  - Three retail pad sites

*“Merritt was a partner in the project, not simply a landlord. This allowed us to remain focused on our life-saving work and for that we are extremely appreciative.”*

**CHARLIE ALEXANDER**  
 PRESIDENT AND CEO,  
 THE LIVING LEGACY FOUNDATION

