

PROPERTY OVERVIEW

CURTIS BUSINESS CENTER 3

709 EAST ORDNANCE ROAD, BALTIMORE, MD 21226



Building Information

- Conveniently located on Ordnance Road with easy access to Route 10 and I-695
- Eight flex-warehouse buildings totaling 295,650 SF
- One-story block & brick construction with steel trim
- 10'-20' clear ceiling heights
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Bus stop within walking distance
- Anne Arundel Co., C4 zoning: office, flex, retail, warehouse



Surrounding Amenities

- A.C. Moore
- Arundel Plaza
- Best Buy
- Chick-fil-A
- Costco
- Dick's Sporting Goods
- Home Depot
- Lowe's
- McDonald's
- Office Depot
- Planet Fitness
- Staples
- Target
- The UPS Store
- Verizon Wireless
- Walgreens
- Walmart

Site Plan

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709 East Ordnance Road

Industrial

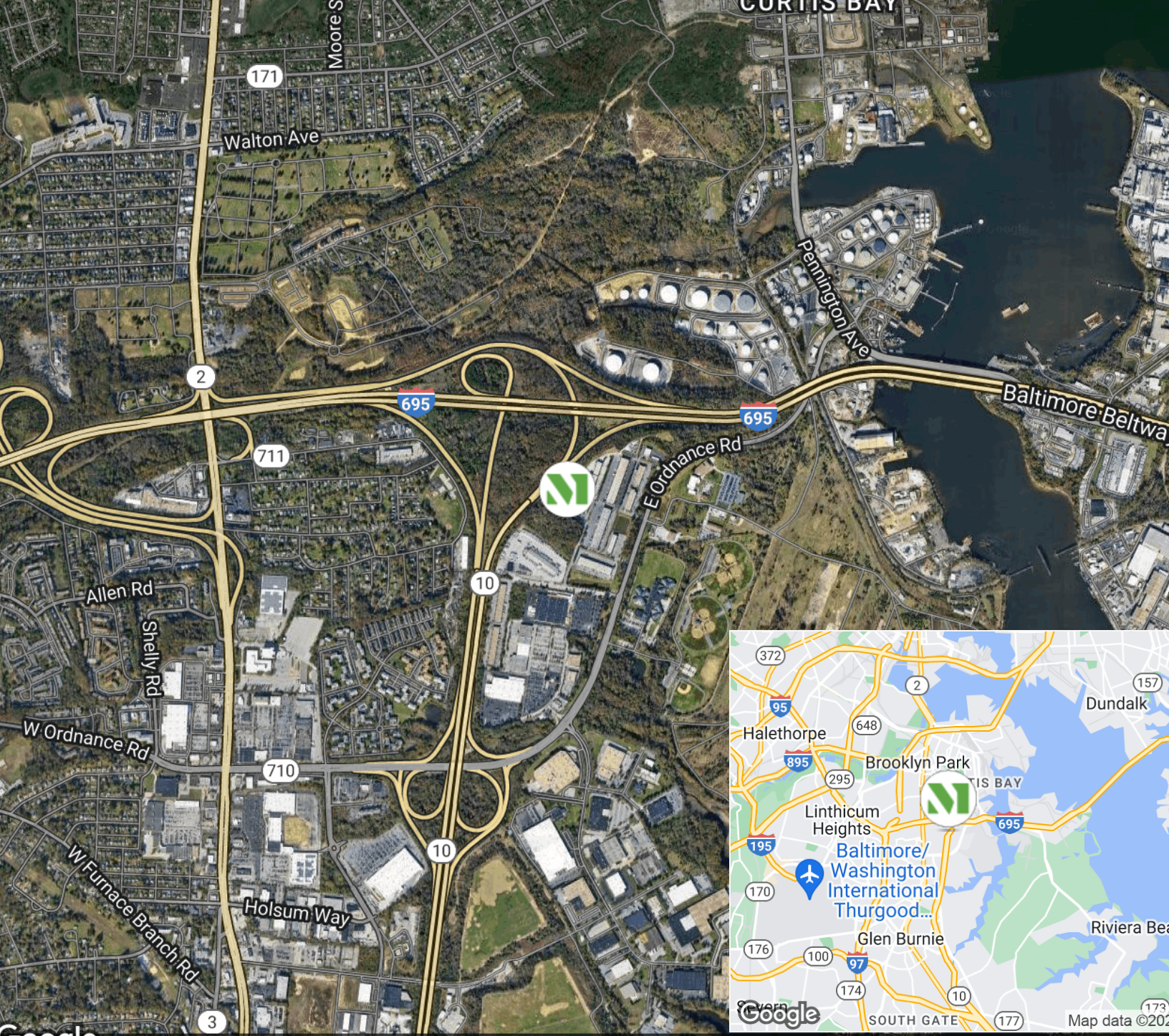
30,600 SF



“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”

JUDITH E. ANTISDEL
PRESIDENT
ANNE-TISDALE DIRECT





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. 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:
Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

