

PROPERTY OVERVIEW

# KELSO BUSINESS CENTER 4 & 5

8805-8837 KELSO DRIVE, BALTIMORE, MD 21221



## Building Information

- Easy access to I-695 and I-95
- One-story masonry construction
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- MTA bus stop within walking distance
- Baltimore County, ML-IM zoning: light manufacturing, office, warehouse, distribution
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital



## Surrounding Amenities

- ALDI
- Arby's
- Bill Bateman's
- Checkers
- Chipotle
- Country Inn & Suites
- Domino's
- DuClaw Brewing Company
- Dunkin'
- FedEx
- Giant
- Home Depot
- Marshalls
- McDonald's
- Office Depot
- Panda Express
- Panera Bread
- Popeyes Louisiana Kitchen
- Royal Farms
- Sam's Club
- Sky Zone Trampoline Park
- Sonic
- Tropical Smoothie Cafe
- Walgreens
- Walmart
- Wawa

# Site Plan

Kelso Business Center 4 & 5

8805-8823 Kelso Drive  
8825-8837 Kelso Drive

Flex/ Light Industrial  
Flex/ Light Industrial

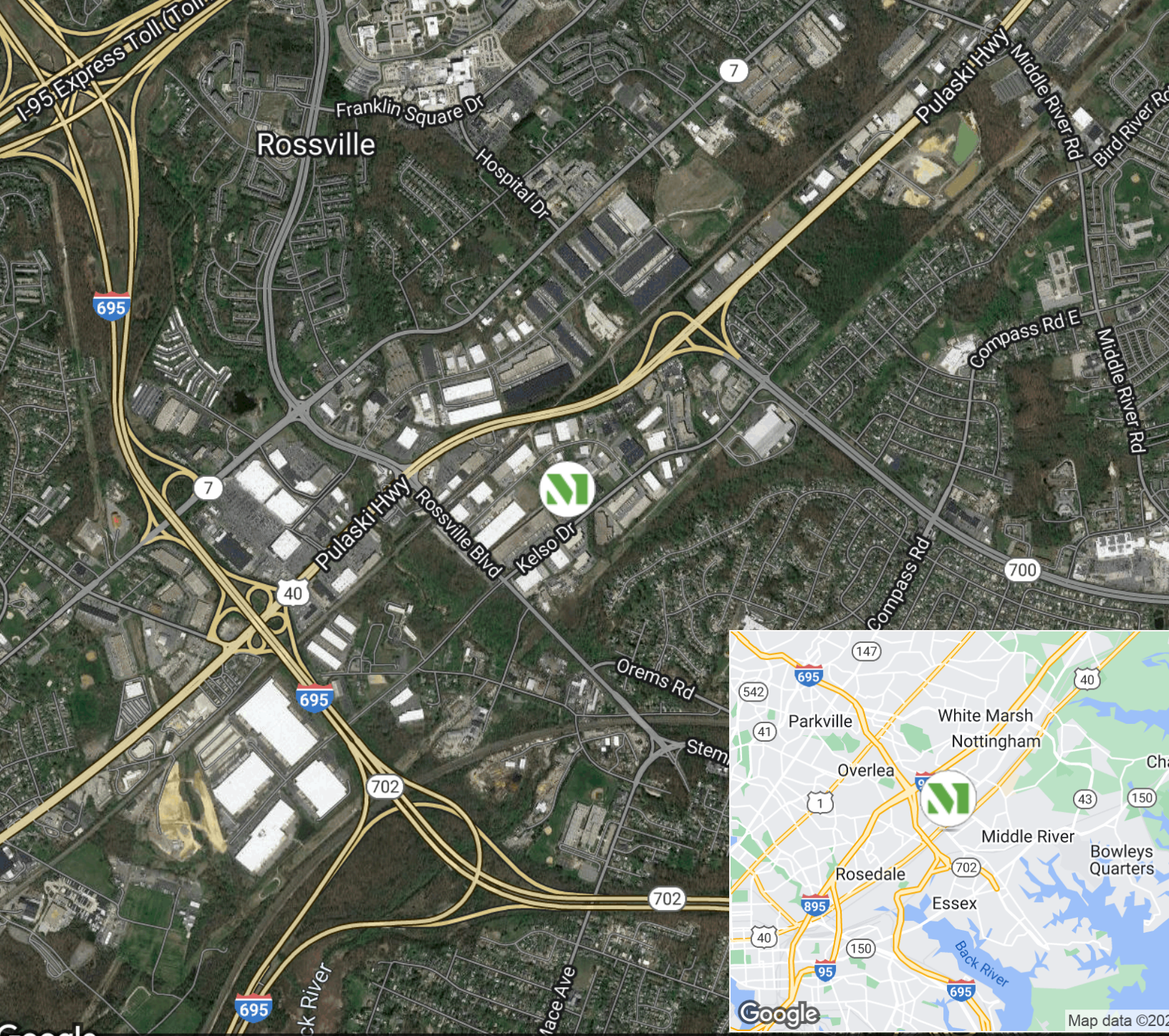
35,400 SF  
25,800 SF



*“We are thrilled with our new office space. The exceptional service and dedication of the Merritt team helped us get settled quickly during a critical time for our business.”*

**SEAN MCHALE**  
CHIEF INFORMATION OFFICER,  
CLINICAL TRIALS & SURVEYS CORP





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For additional information or to schedule a tour, contact:

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