

PROPERTY OVERVIEW

# ROUTE 7 BUSINESS PARK

9321, 9331, 9341 & 9351 PHILADELPHIA ROAD, BALTIMORE, MD 21237



## Building Information

- Easy access via U.S. Route 40, I-695, I-95 and I-895
- Less than 1 mile from Franklin Square Medical Center
- One-story block & brick construction with steel trim
- Docks and drive-ins
- 20' clear ceiling height
- 120/208 volt, 3-phase, 4-wire service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Baltimore County, ML-IM zoning: light manufacturing, warehousing, distribution, office



## Surrounding Amenities

- Applebee's
- Bank of America
- Best Buy
- Burger King
- CAVA
- Chick-fil-A
- Chili's Grill & Bar
- Chipotle
- Costco Wholesale
- CVS
- Dunkin'
- Giant Supermarket
- Hampton Inn
- Hilton Garden Inn
- Jersey Mike's Subs
- Lowe's Home Improvement
- MedStar Franklin Square Medical Center
- Middle River Pizzeria
- Mo's Seafood Restaurant
- Olive Garden
- P.F. Chang's
- Panera Bread
- Pizza Hut
- Planet Fitness
- Popeye's
- QDOBA Mexican Eats
- Red Lobster
- Royal Farms
- Silver Moon Diner
- Staples
- Starbucks
- Target
- Texas Roadhouse
- TGI Friday's
- THE AVENUE at White Marsh
- The Home Depot
- The Home Depot
- Wayward Smokehouse
- White Marsh Mall

# Site Plan

Route 7 Business Park

9321 Philadelphia Road  
9331 Philadelphia Road  
9341 Philadelphia Road  
9351 Philadelphia Road

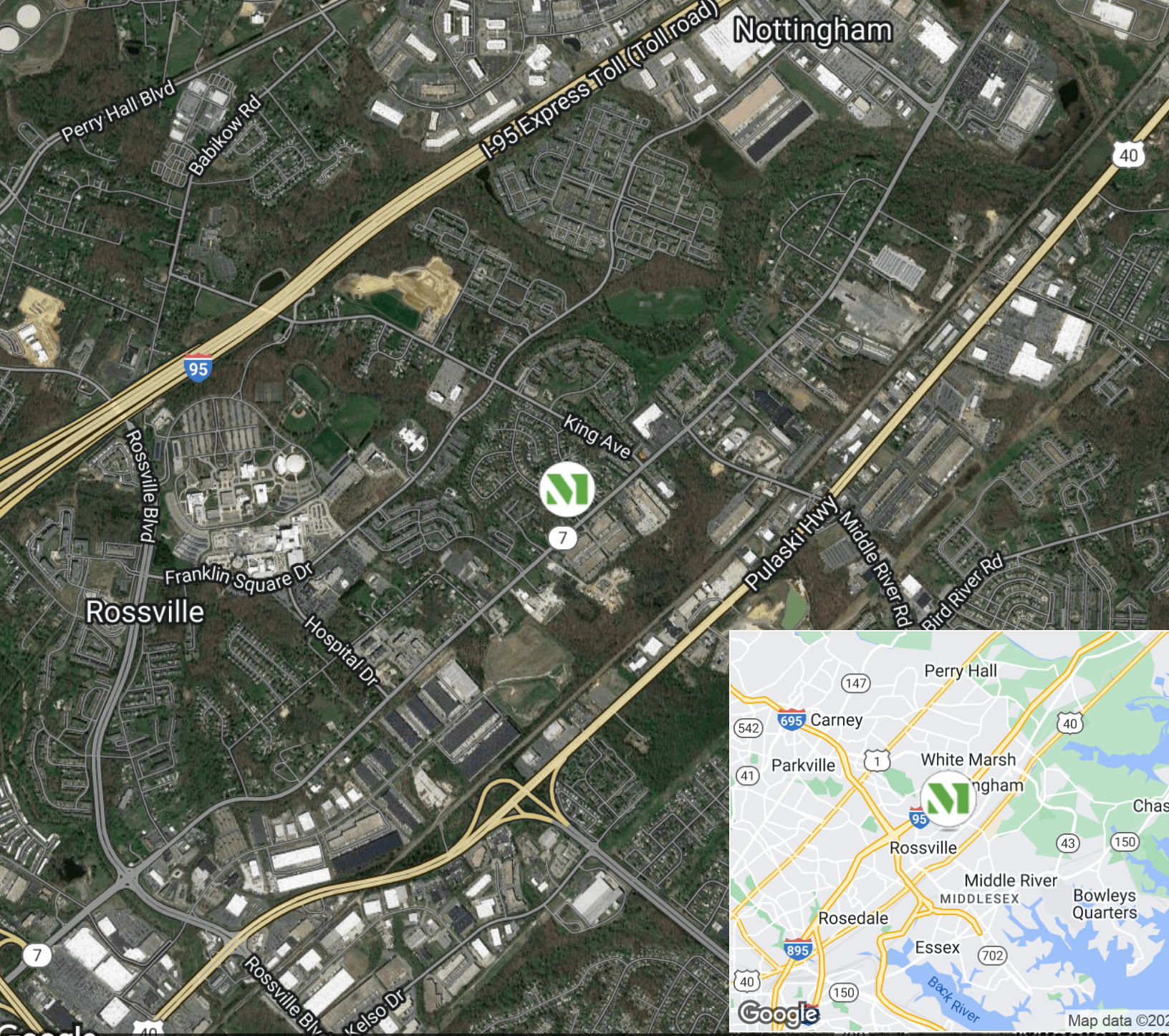
Industrial 49,100 SF  
Industrial 54,600 SF  
Industrial 48,100 SF  
Industrial 39,500 SF



*“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





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**For additional information or to schedule a tour, contact:**

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