

PROPERTY OVERVIEW

# WINDSOR CORPORATE PARK 1

2601 NORTH ROLLING ROAD , BALTIMORE, MD 21244



# Building Information

Easy access to I-695 via Security Boulevard or Windsor Mill Road

Located in the Woodlawn Enterprise Zone

One-story brick construction

20' & 22' clear ceiling heights

Docks and drive-ins

Comcast service available

120/208 volt, 3-phase, 4-wire service

Gas heat/public utilities

Sprinklered

Well-lit parking with 425 spaces

Bus stop located at park entrance

Baltimore County, ML-IM zoning: manufacturing light, industry major

Close proximity to restaurants, post office, retail and business services



# Surrounding Amenities

- Bonsai Japanese Express
- Buongiorno Restaurant
- Festival Eatery
- Subway

- Walgreens
- Wawa
- Wendy's



# Site Plan

Windsor Corporate Park 1

2601 North Rolling Road

Industrial

31,050 SF

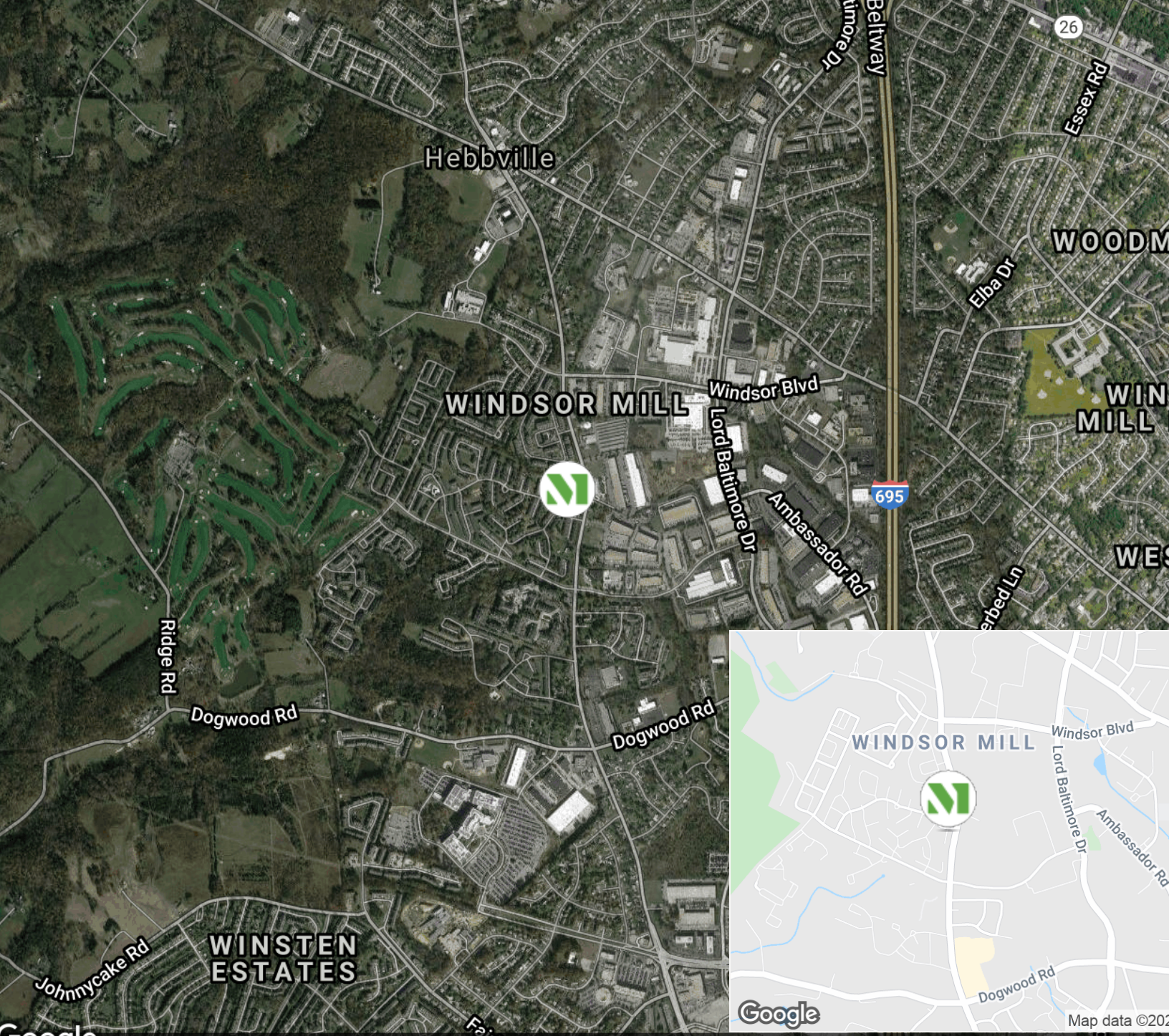


*“CareFirst considers Merritt Properties one of its top landlords for many reasons, but primarily it is their flexibility and personal relationships that make them a pleasure to do business with. Merritt Properties holds themselves to the highest levels of excellence and trustworthiness that we find as important qualities in a landlord. They are innovative and responsive which provides value to CareFirst in solving the real estate challenges that we encounter in our market.”*

**DONNA POTTER**  
SENIOR DIRECTOR OF REAL ESTATE & CORPORATE SERVICES  
CAREFIRST BLUE CROSS BLUE SHIELD







### 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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