

PROPERTY OVERVIEW

# BALTIMORE COMMONS - 1321 MERCEDES

1321 MERCEDES DRIVE, HANOVER, MD 21076



## Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295 and I-695
- 60,300 SF flex-warehouse building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Docks and drive-ins
- Two miles from BWI Airport
- 1.9 miles to Amtrak and Light Rail
- 3.8 miles to Fort Meade
- 5.1 miles to National Security Agency
- Anne Arundel Co., W-2 zoning: manufacturing, warehousing, wholesaling, office



## Surrounding Amenities

- The Greene Turtle
- TGI Fridays
- Chick-fil-A
- Dunkin'
- Panera Bread
- Chipotle
- McDonald's
- United States Postal Service
- Bank of America
- Childtime of Hanover
- 7-Eleven
- Bed Bath & Beyond
- Safeway Supermarket
- Best Buy



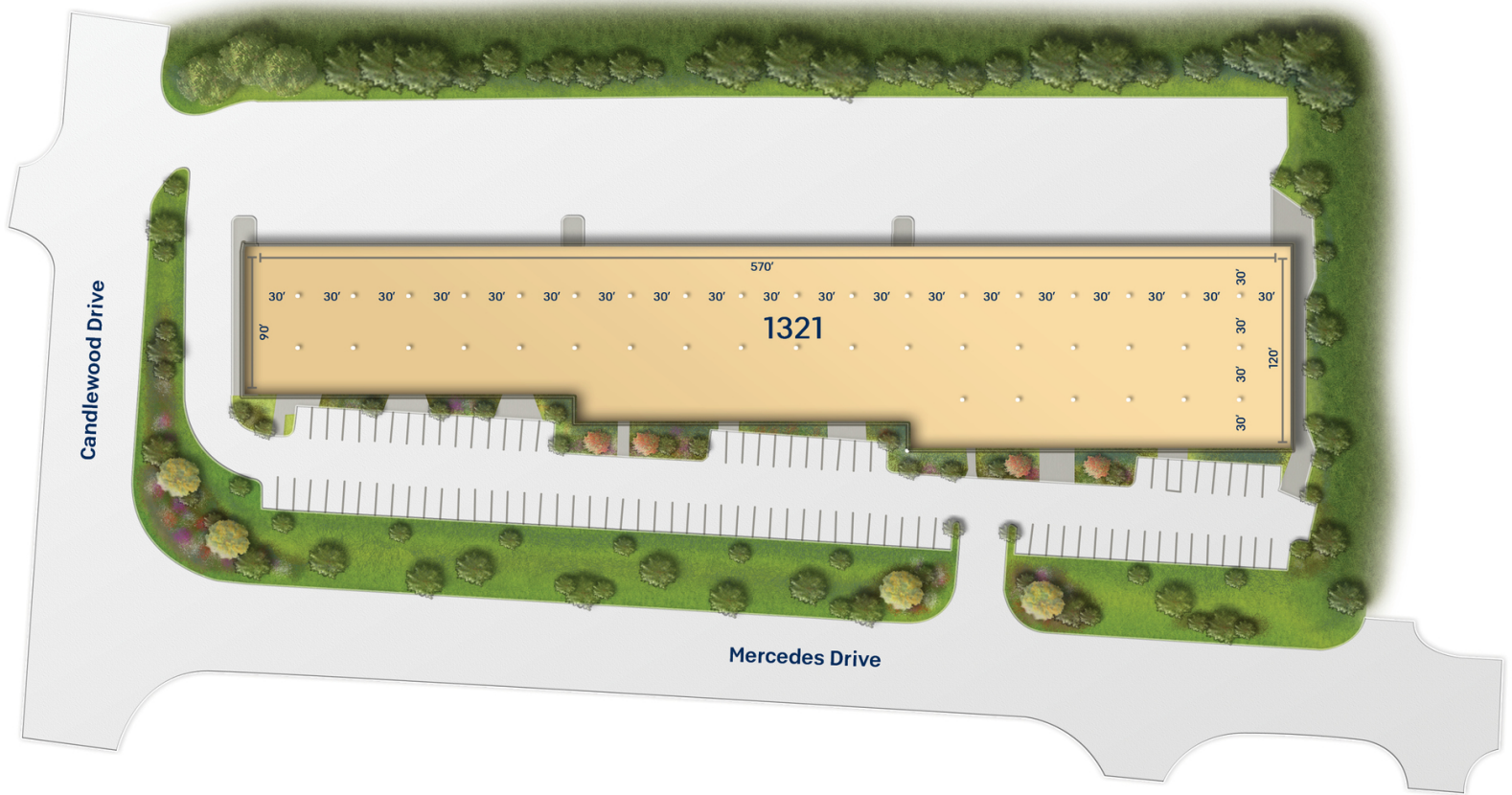
# Site Plan

Baltimore Commons - 1321 Mercedes

1321 Mercedes Drive

Industrial

60,300 SF

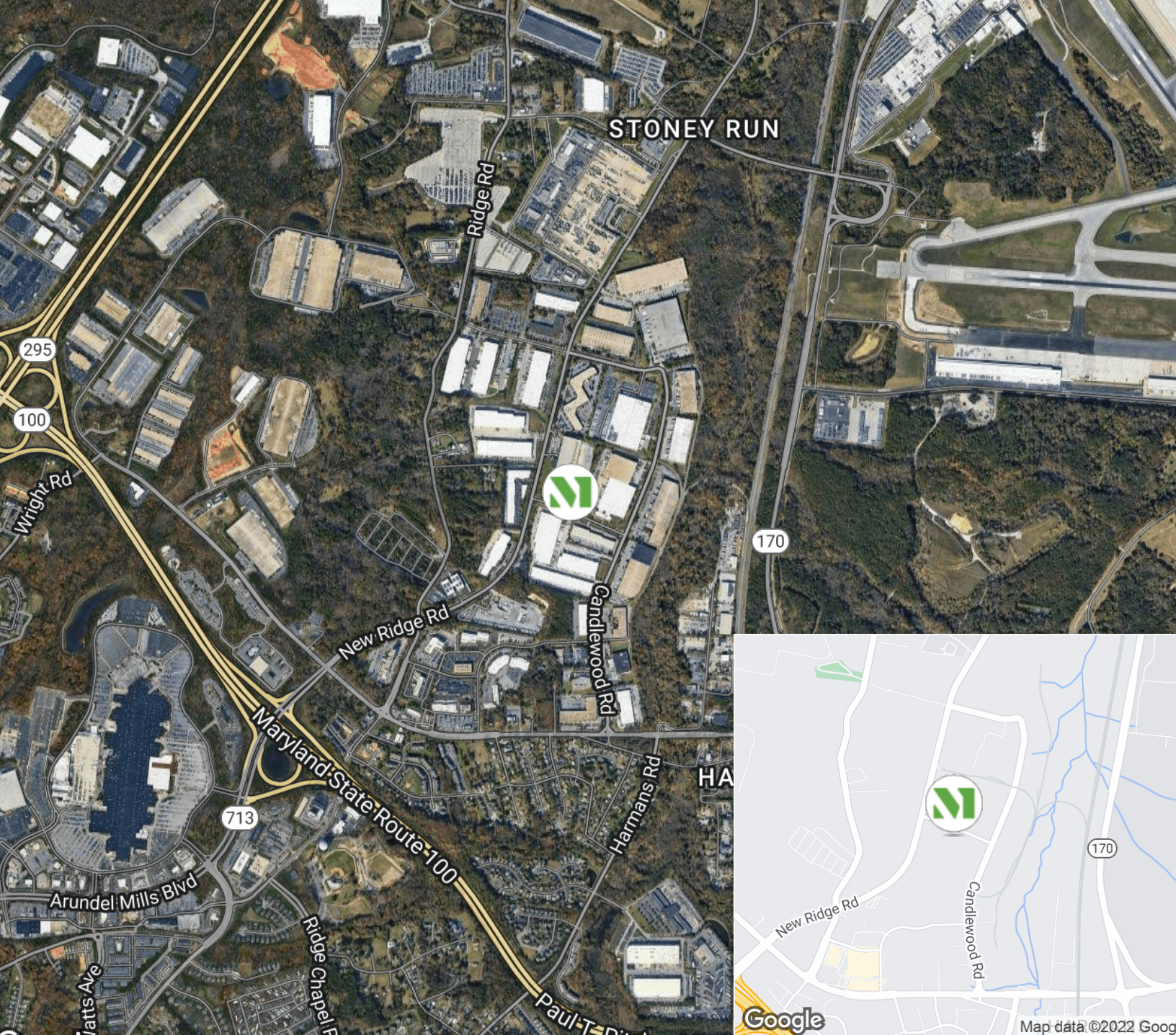


*“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”*

**GREG NALLEY**  
FOUNDER  
NALLEY FRESH







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