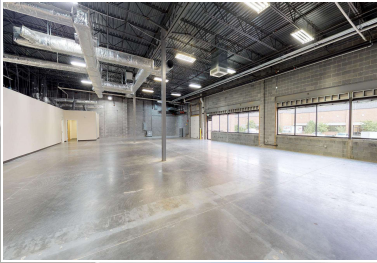


PROPERTY OVERVIEW

PATAPSCO VALLEY BUSINESS CENTER

7380 & 7390 COCA COLA DRIVE, HANOVER, MD 21076



Building Information

- Great location just off of Route 100, minutes to I-295, I-695 & I-95
- Single-story office/light industrial with brick façade and continuous ribbon glass
- Up to 16' finished ceiling height
- Individually controlled and separately metered HVAC systems
- Drive-in or dock capability
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Parking ratio up to 4.11/1,000
- Two miles to Arundel Mills Mall and 2.5 miles to BWI Airport
- Howard County, M2 zoning: manufacturing, warehousing, industrial, business



Surrounding Amenities

- Chick-fil-A
- Subway
- Taco Bell
- McDonald's
- Pizza Hut
- Dunkin'
- Red Lobster
- The Greene Turtle
- Rite Aid
- PNC Bank
- Little Eggs Child Care
- Walmart
- Costco
- Arundel Mills Mall

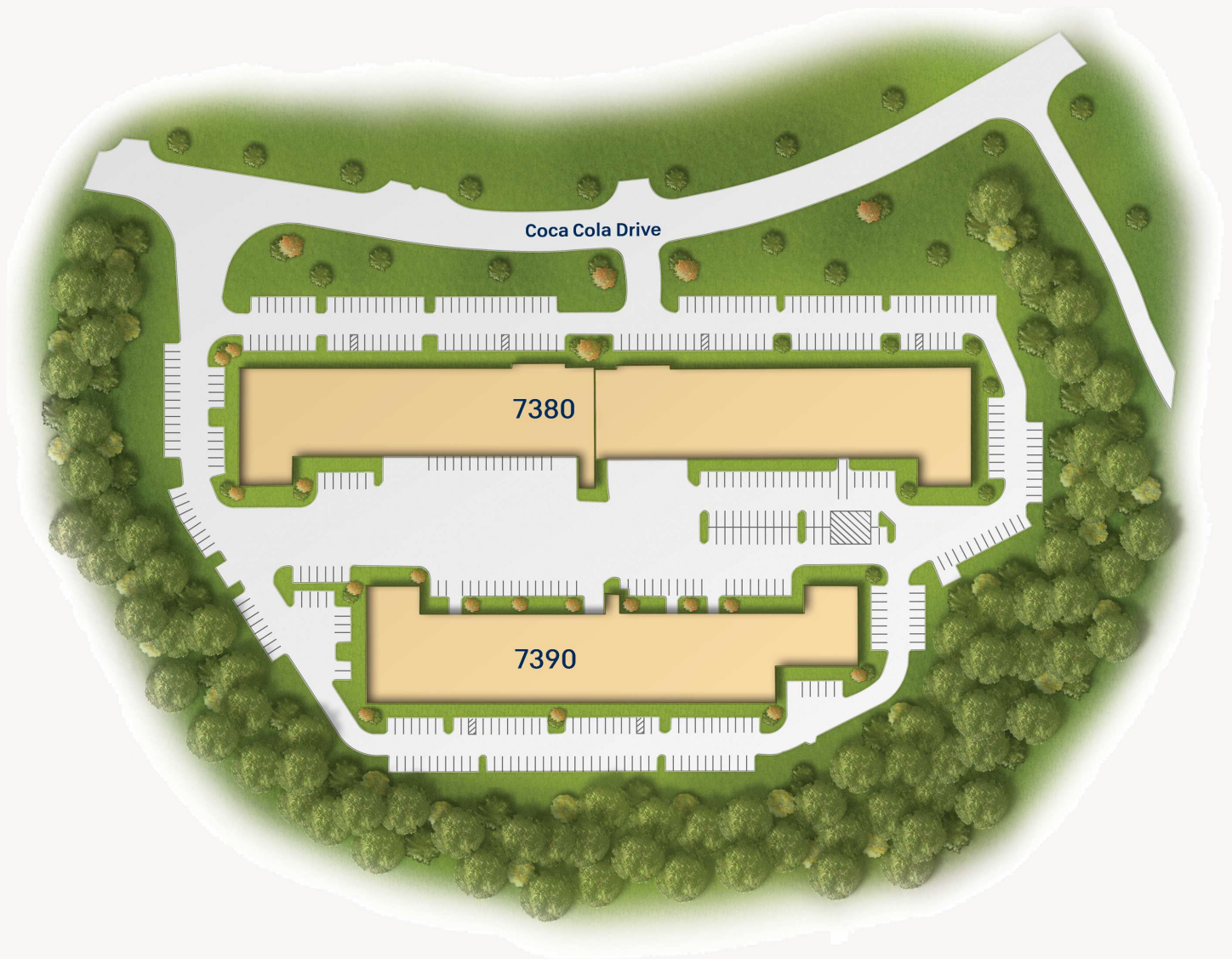
Site Plan

Patapsco Valley Business Center

7380 Coca Cola Drive
7390 Coca Cola Drive

Light Industrial
Light Industrial

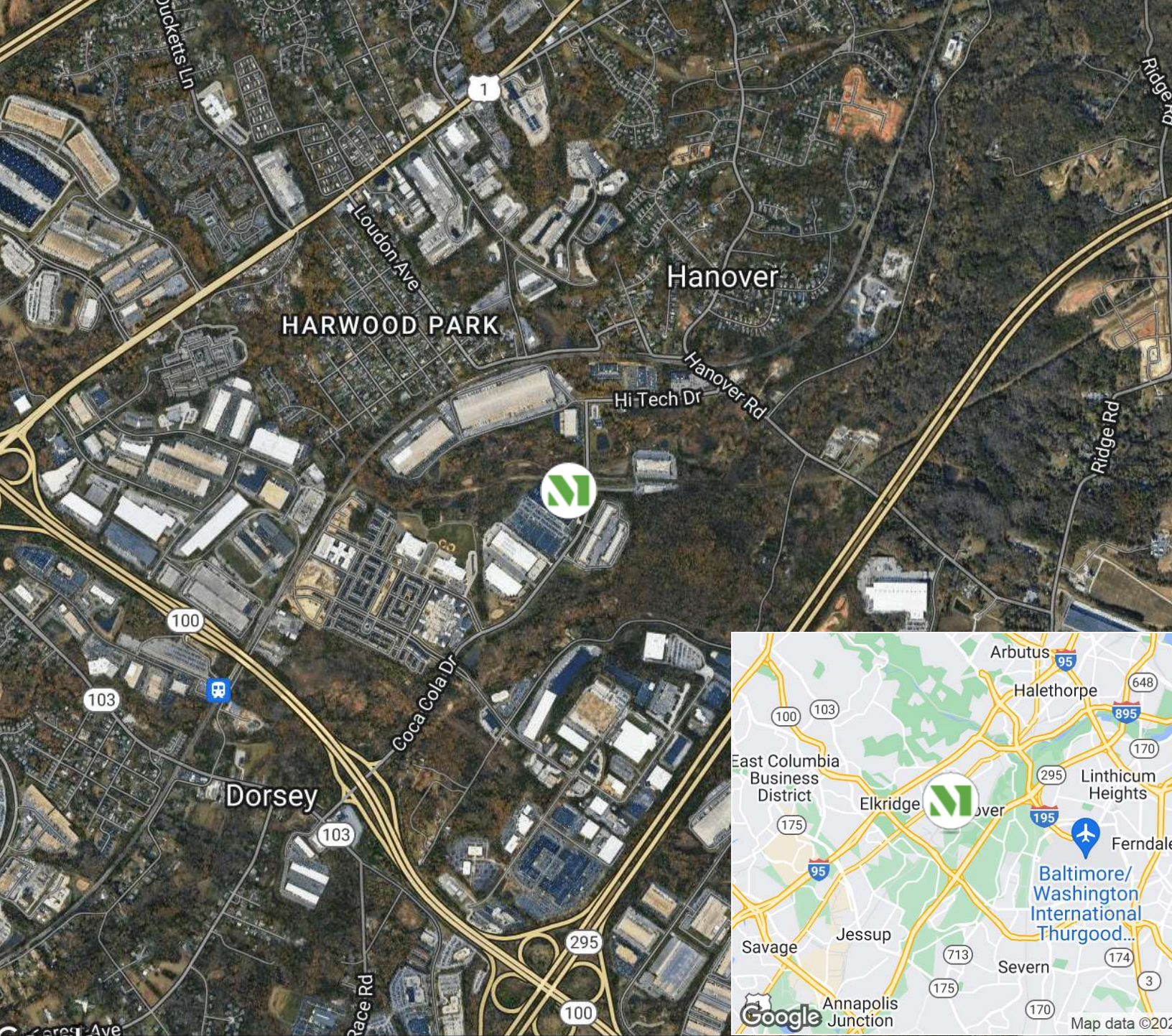
85,080 SF
54,336 SF



"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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