

PROPERTY OVERVIEW

# MERRITT ON BIDDLE STREET

## 2

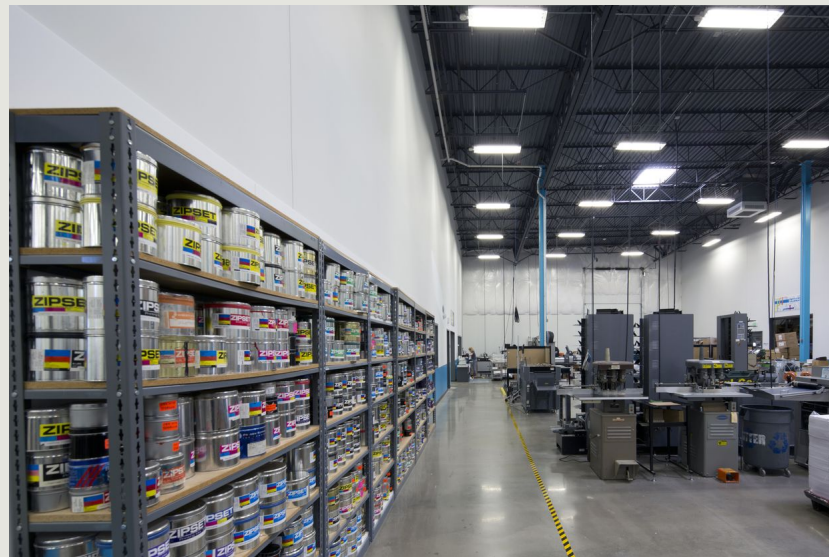
3001-31 BIDDLE STREET , BALTIMORE, MD 21213





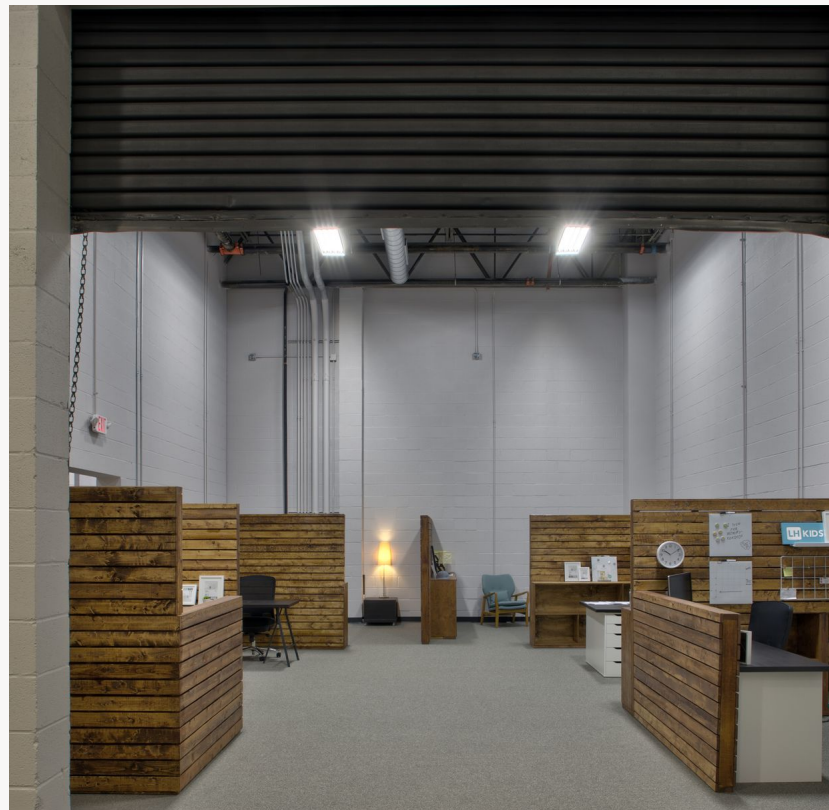
## Building Information

- Two office buildings totaling 100,000 SF
- Access via Edison Highway, Pulaski Highway (Route 40) and Monument Street (Route 150)
- Located in the Baltimore City Enterprise Zone and in a federal HUBZone
- One-story brick construction with steel trim
- MTA bus stop one block away
- 20' clear ceiling height
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Docks and drive-ins
- Sprinklered
- Baltimore City, M3 zoning: industrial manufacturing, warehouse/distribution, office



## Surrounding Amenities

- Subway
- The Pizzeria
- Taco Bell
- McDonald's
- Burger King
- Dunkin'
- KFC
- Aldi
- Royal Farms
- M&T Bank
- Walgreens
- 7-Eleven



# Site Plan

Merritt on Biddle Street 2

3001-31 Biddle Street

Industrial

4,400 SF

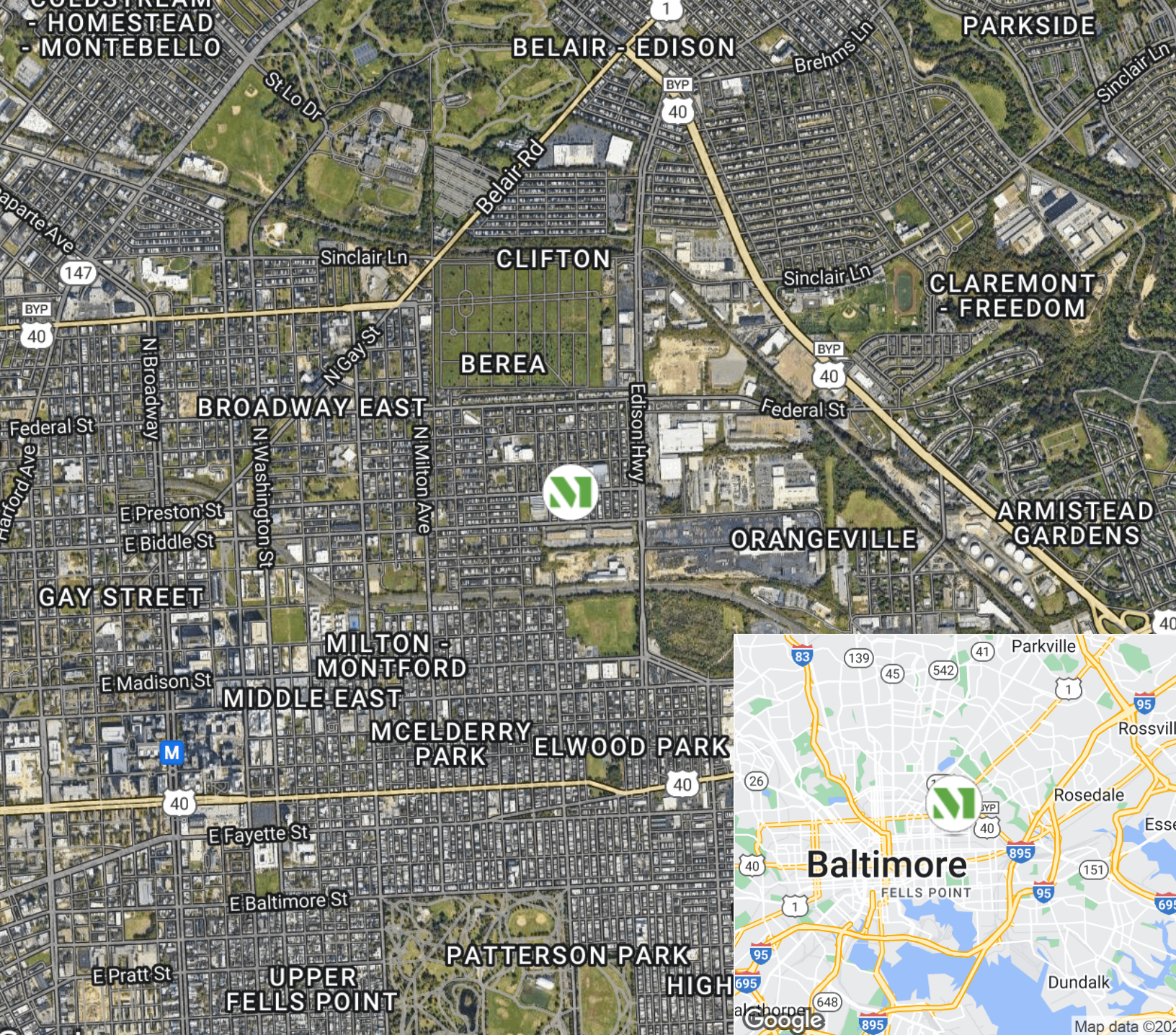


*“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”*

**JUDITH E. ANTISDEL**  
PRESIDENT  
ANNE-TISDALE DIRECT







## CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. 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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