

PROPERTY OVERVIEW

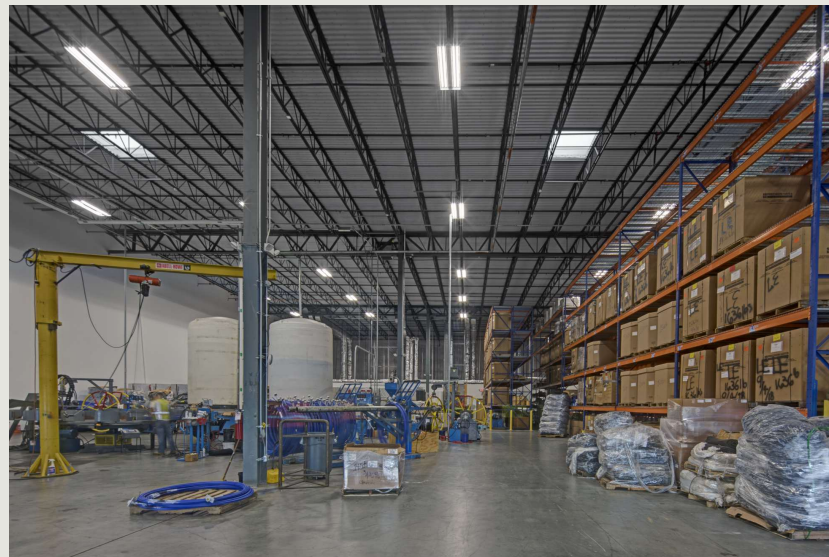
ROUTE 7 BUSINESS PARK

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

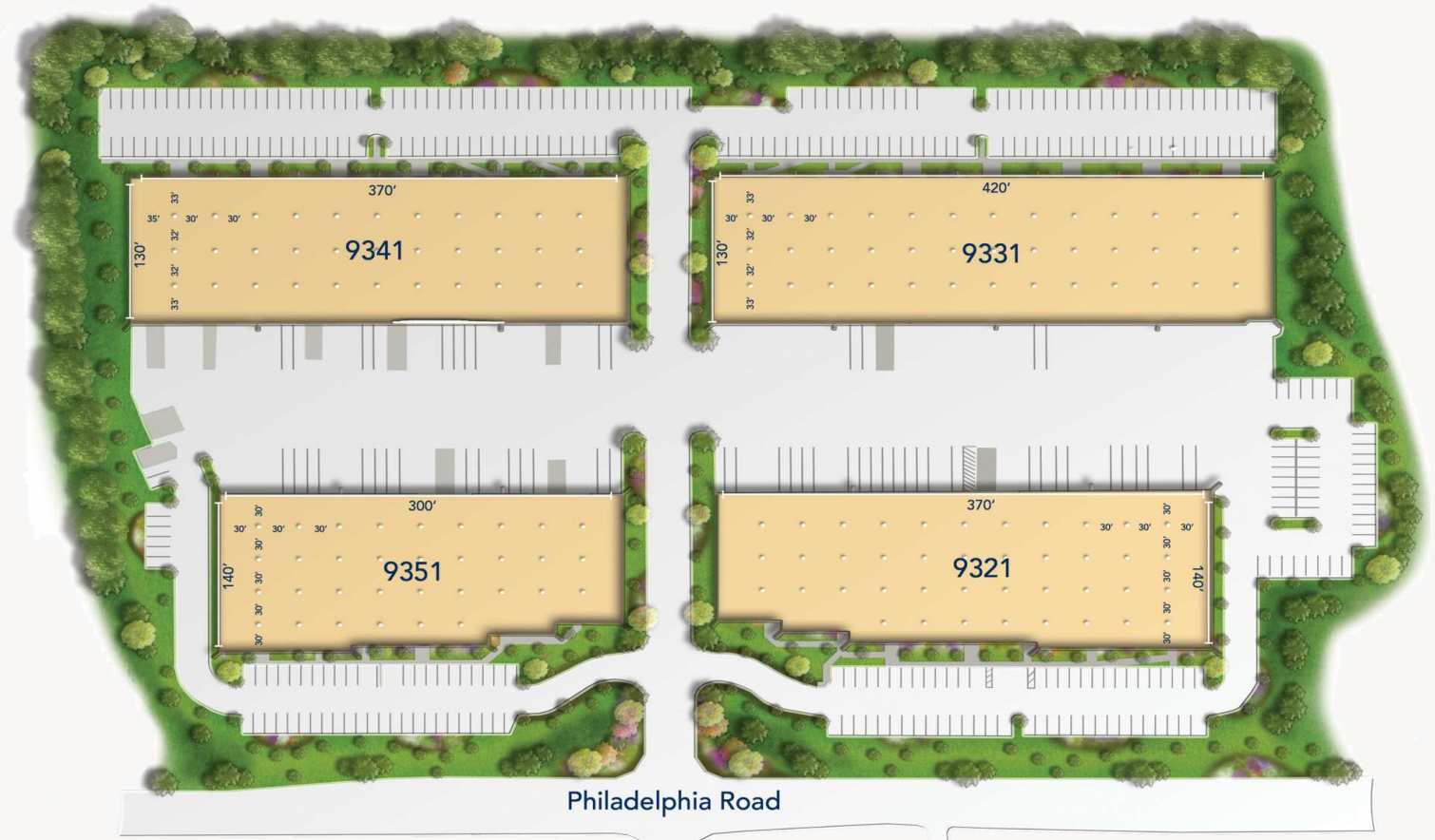
Site Plan

Route 7 Business Park

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

Light Industrial
Light Industrial
Light Industrial
Light Industrial

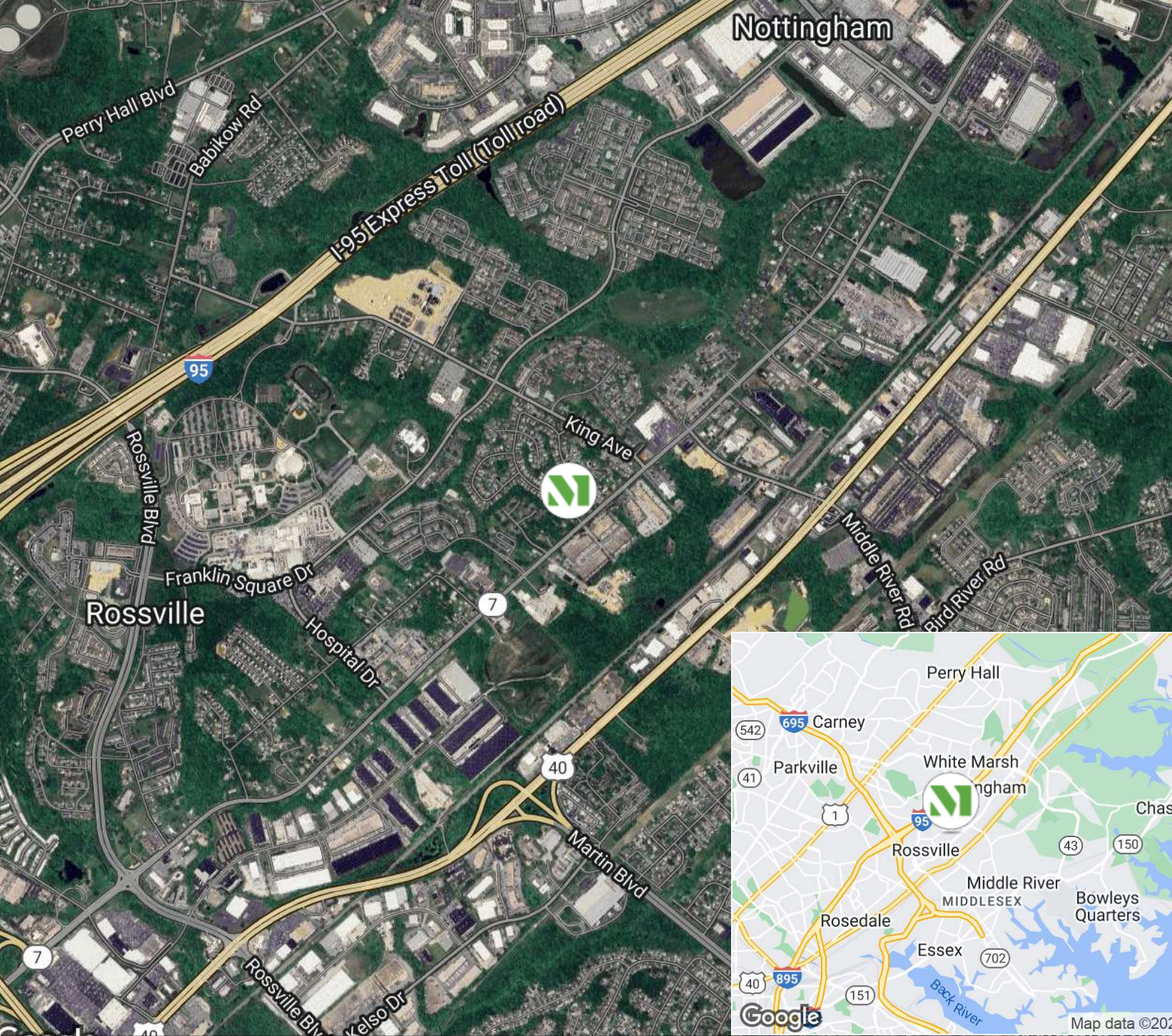
49,100 SF
54,600 SF
48,100 SF
39,500 SF



“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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