

PROPERTY OVERVIEW

ORCHARD BUSINESS PARK

8800-8855 ORCHARD TREE LANE, TOWSON, MD 21286



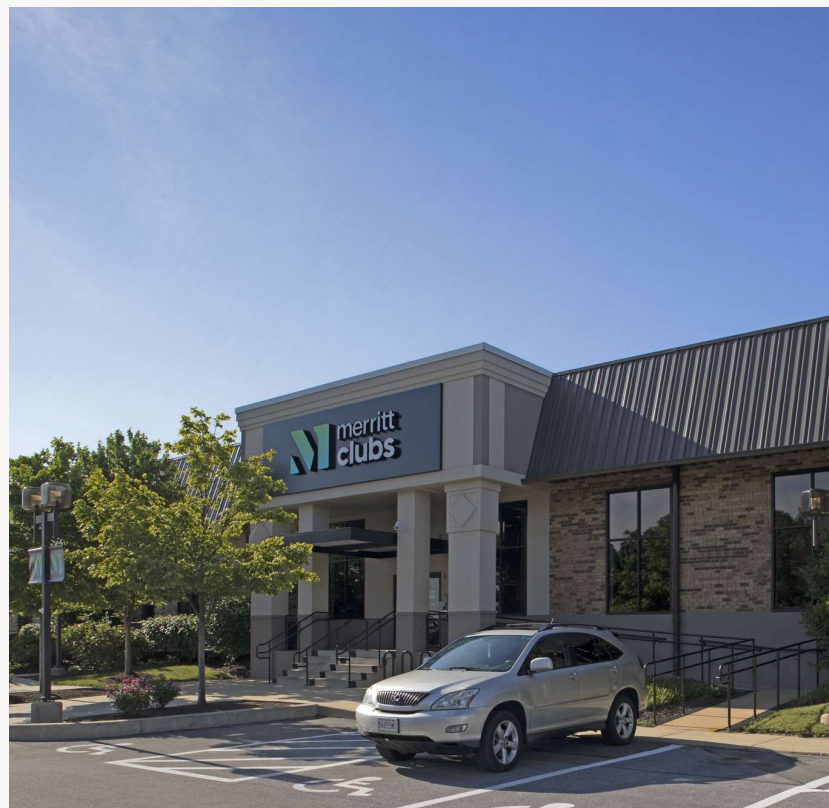
Building Information

- Four flex buildings totaling 108,212 SF
- Surrounded by residential neighborhoods and close to numerous shopping centers and restaurants
- Modern one-story brick construction with shopping center storefronts and covered walkways
- FiOS and Comcast service available
- 20' clear ceiling height
- Sprinklered
- Over 300 car parking on well-lit and landscaped lot
- Baltimore County, BR zoning: retail, office
- Merritt Clubs fitness facility in park; tenants receive discounted membership



Surrounding Amenities

- Dunkin'
- Royal Farms
- Wawa
- Glory Days Grill
- McDonald's
- Mo's Seafood
- Pizza Hut
- Panera Bread
- Chipotle
- Giant Food
- Walmart
- Target
- Bed Bath & Beyond
- Merritt Clubs Towson



Site Plan

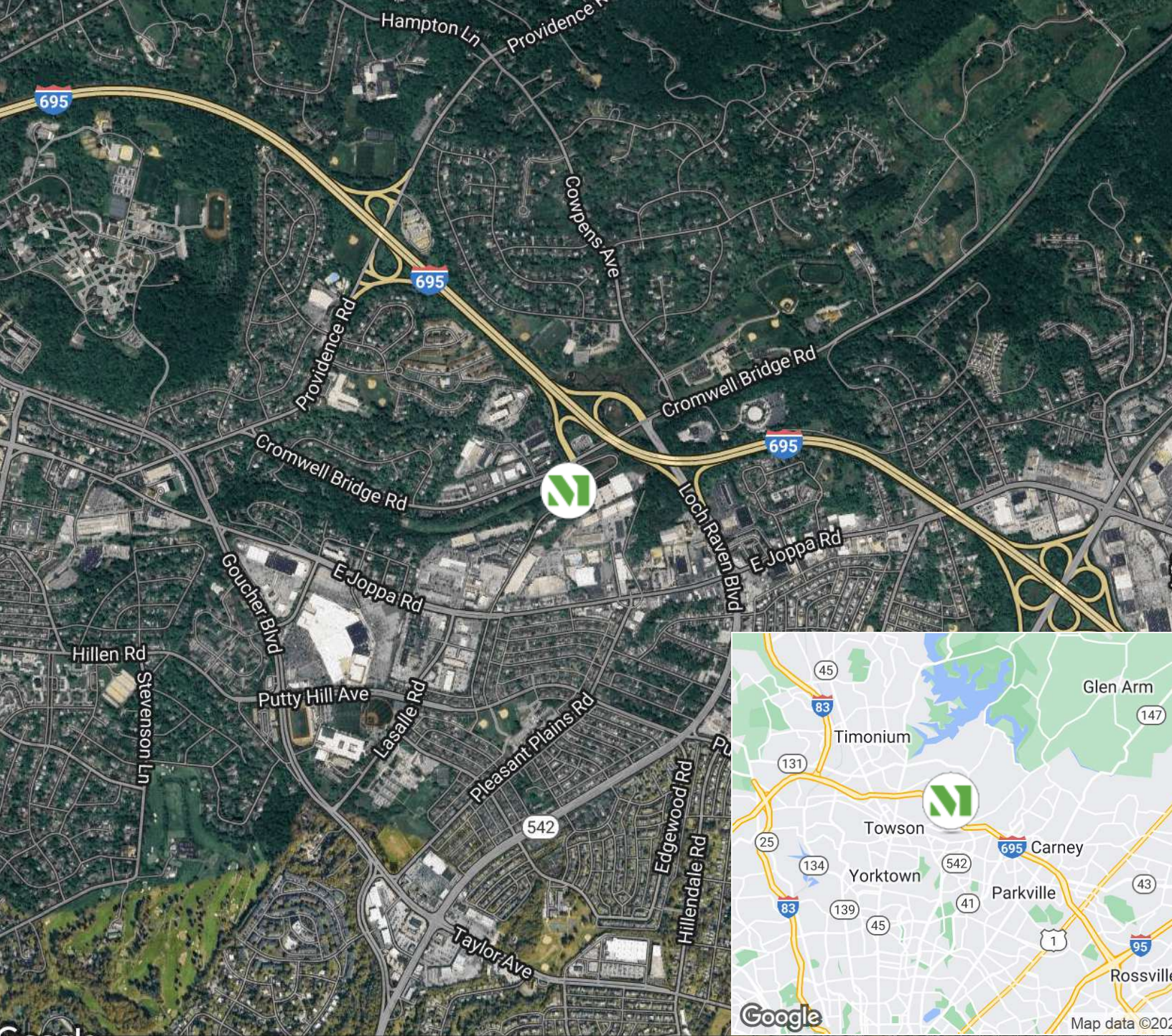
Orchard Business Park	8800-8822 Orchard Tree Lane	Light Industrial	32,850 SF
	8824-8836 Orchard Tree Lane	Light Industrial	14,400 SF
	8838-8850 Orchard Tree Lane	Light Industrial	18,450 SF
	8841-8855 Orchard Tree Lane	Light Industrial	45,512 SF



“For more than a decade, Merritt Properties has been a partner in our progress, accommodating our growth and providing us with a welcoming showroom for our members and visitors.”

ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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:

Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

