

PROPERTY OVERVIEW

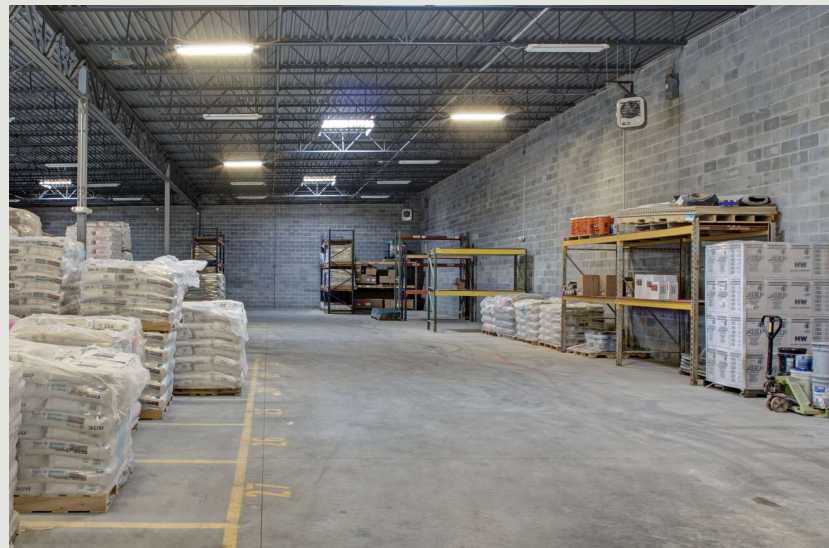
# PATAPSCO BUSINESS PARK

2652-88 WEST PATAPSCO AVENUE, BALTIMORE, MD 21230



## Building Information

- Minutes from I-695, I-95 and I-295
- Located in the Baltimore City Enterprise Zone
- One-story block & brick construction with steel trim
- 20' clear ceiling height
- 15 Docks and 8 drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Public transportation route
- Baltimore City, M-1-1 zoning: manufacturing, warehousing, wholesaling, office



## Surrounding Amenities

- Mama John's
- Taco Bell
- Walgreens
- 7-Eleven
- Sonic
- LA Mart
- Burger King
- McDonald's
- Bank of America
- Pizza Man
- Guacamole Mexican Cuisine
- Cinco De Mayo
- Bamboo House
- M&T Bank
- Walmart
- Three Brothers
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's



# Site Plan

Patapsco Business Park

2652-2664 West Patapsco Avenue  
2666-2688 West Patapsco Avenue

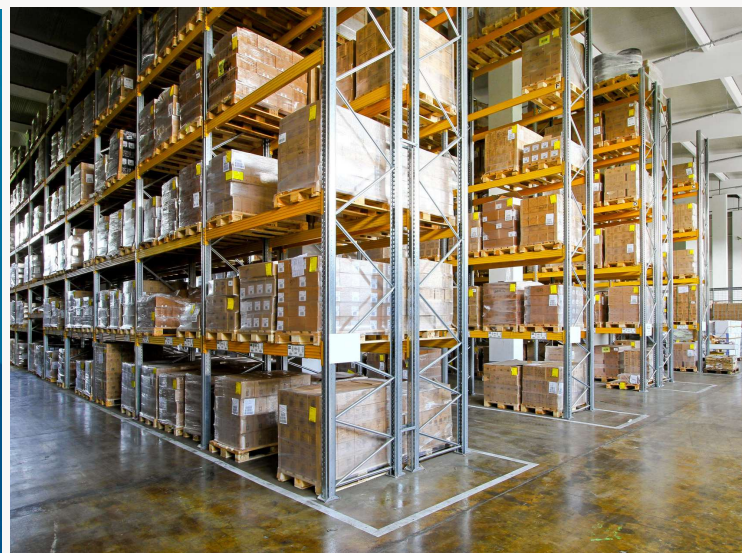
Light Industrial  
Light Industrial

45,000 SF  
60,750 SF

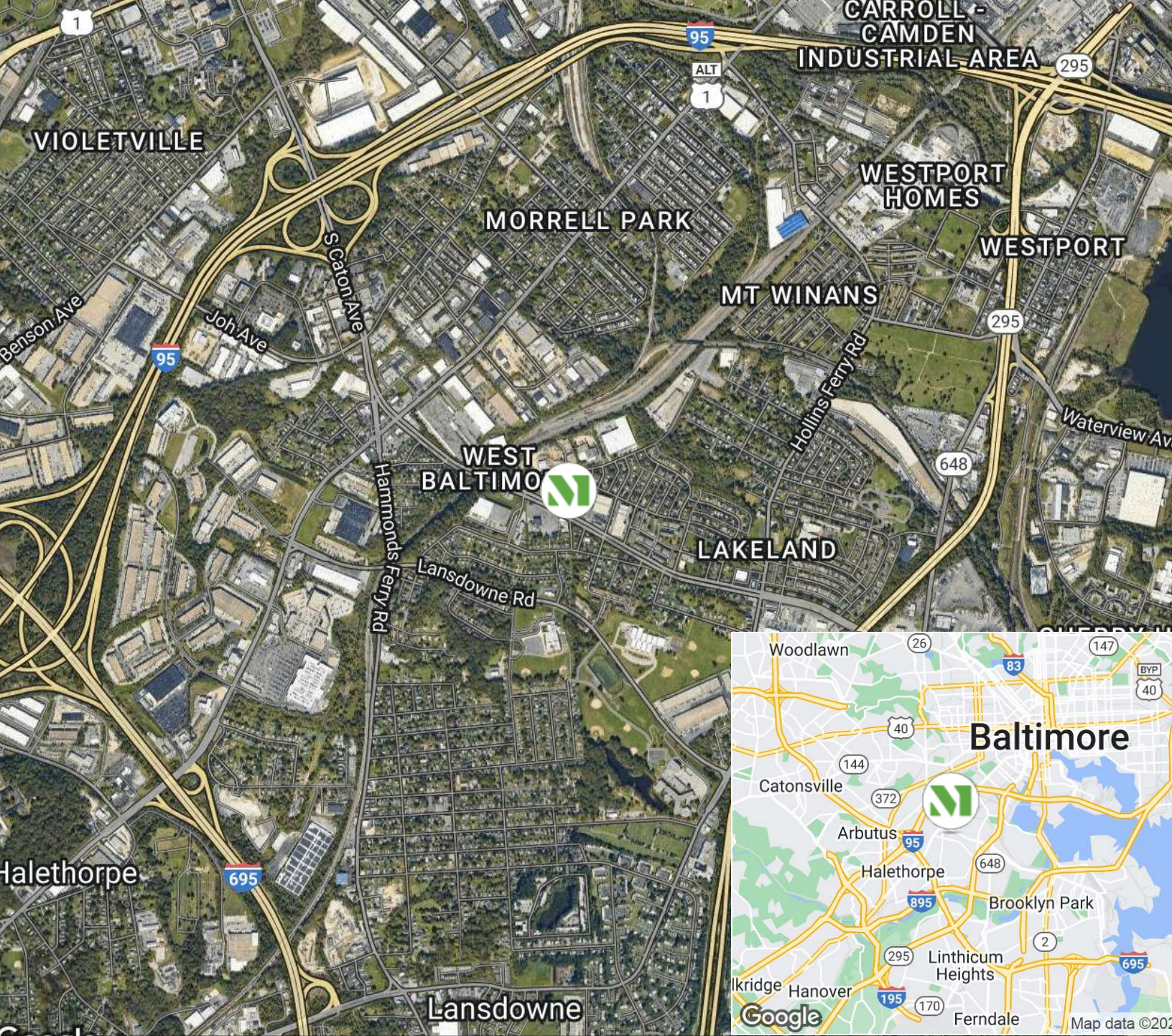


*"I was on a short time frame to get my project done of moving into a new headquarters. I selected Merritt due to my confidence in them delivering a quality product in the timeframe required. Not only did they deliver - they over delivered - and I now have a world class facility to house my growing enterprise."*

**RICH LAPERCH**  
CEO  
AEGIS MOBILE







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**For additional information or to schedule a tour, contact:**

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