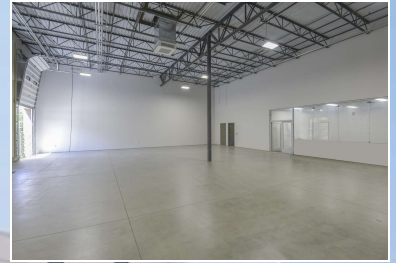


PROPERTY OVERVIEW

BELTWAY BUSINESS INTERCHANGE

1901 & 1905 SULPHUR SPRING ROAD, BALTIMORE, MD 21227



Building Information

- Two flex/light industrial buildings totaling 132,400 SF
- Building 1: 88,000 SF
- Building 2: 44,400 SF
- Situated along I-695 at the Washington Boulevard exit
- Building signage opportunities
- I-695 visibility
- Located within the Southeast Enterprise Zone, providing real property and state income tax credits
- 20'-28' clear heights
- Rear-loaded docks
- Drive-in capabilities
- Truck courts, 90' and 120' deep
- Ample parking



Surrounding Amenities

- Bank of America
- Burger King
- Chick-fil-A
- Dollar Tree
- IHOP
- Jersey Mike's Subs
- LA Fitness
- McDonald's
- Moe's Southwest Grill
- Office Depot
- Panda Express
- Phillips Seafood
- Pollo Depot
- Priority Care Clinics
- Royal Farms
- Royal Farms
- Subway
- The Home Depot
- Three Brothers Italian
- Walmart
- Wawa
- Wendy's

Site Plan

Beltway Business Interchange

1901 Sulphur Spring Road
1905 Sulphur Spring Road

Flex/Light Industrial
Flex/Light Industrial

20' clear height
28' clear height

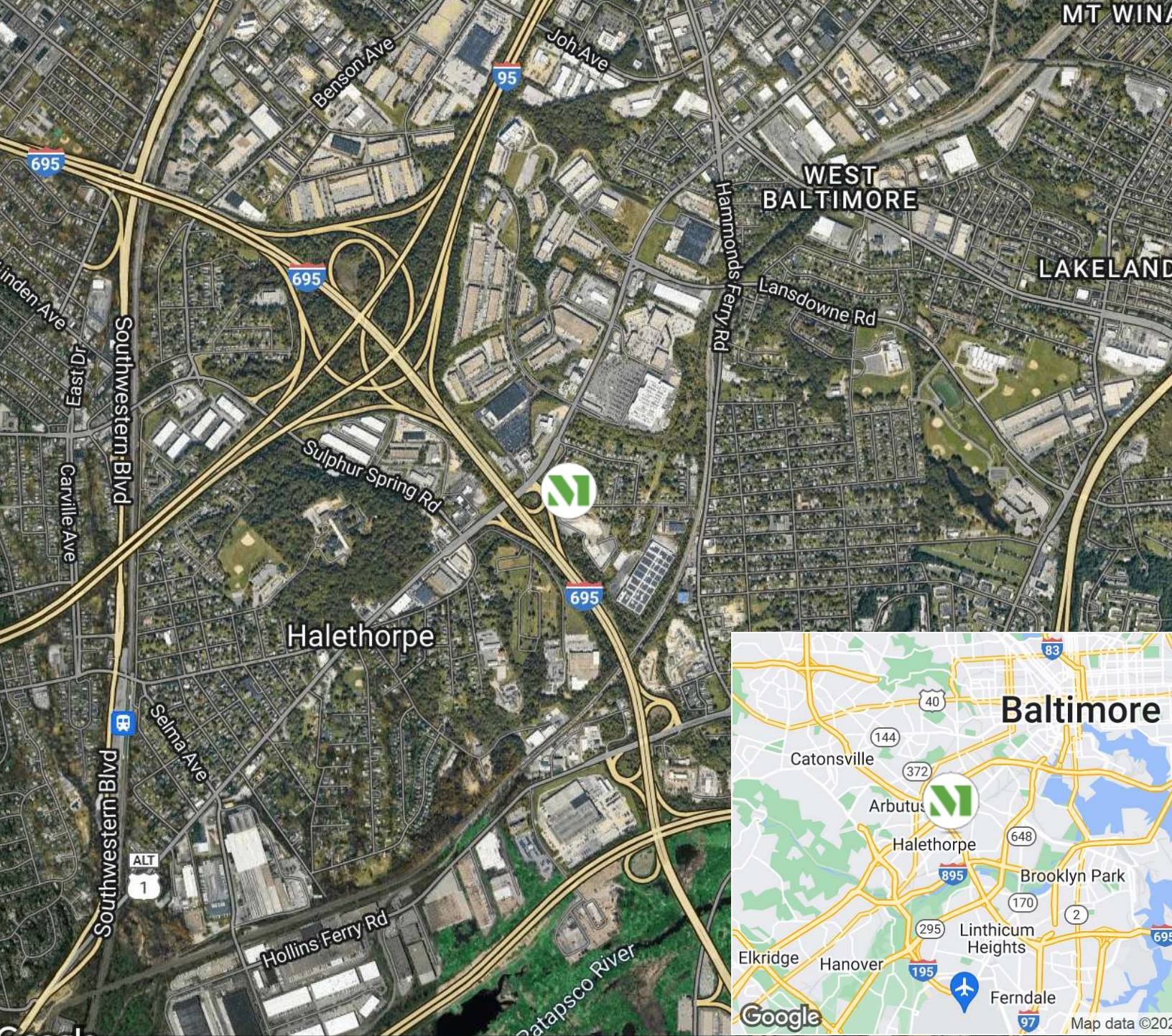
44,400 SF
88,000 SF



“Merritt has been really great as an organization. Any time we have an issue that comes up or something that we need help with, the service is immediate, and basically everything that we have ever needed since we have been here has been handled in an efficient manner and we couldn’t be any happier.”

ADAM WEINRUB
VICE PRESIDENT
VYTEX WINDOWS





CREATING HOMES FOR BUSINESSES

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