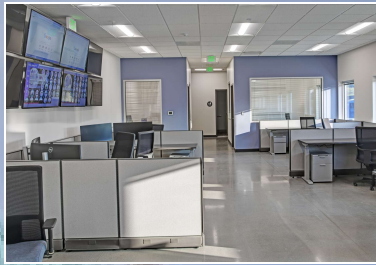


PROPERTY OVERVIEW

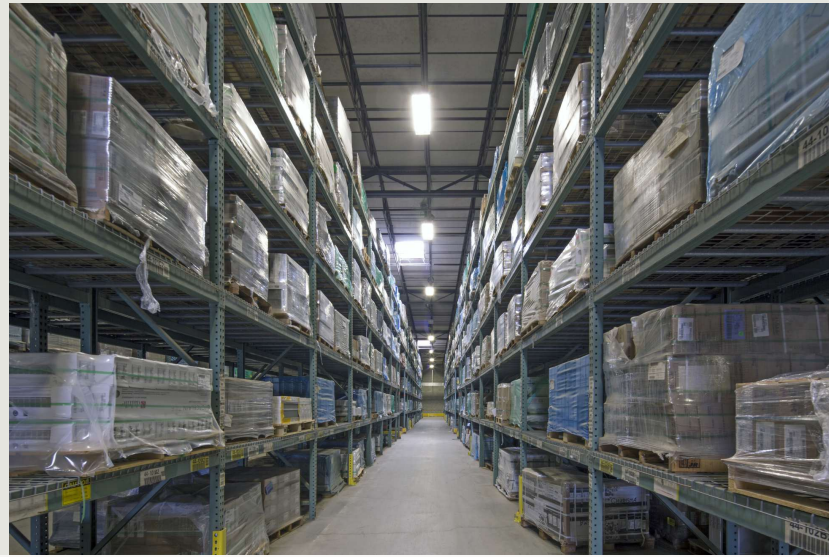
AYLESBURY BUSINESS CENTER

7 & 9 WEST AYLESBURY ROAD, TIMONIUM, MD 21093



Building Information

- Minutes from I-695 and I-83
- One-story block and brick construction
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat
- Public utilities
- Public transportation route
- Baltimore County, ML zoning: manufacturing, warehouse, office, incidental retailing



Surrounding Amenities

- Baja Fresh
- Baltimore Coffee & Tea
- Basta Pasta
- Bertucci's
- BlueStone Restaurant
- Burger King
- Chili's
- Chipotle
- Dunkin Donuts
- Einstein Bros Bagels
- Hightopps Backstage Grille
- Jersey Mike's Subs
- Jimmy John's
- Maryland State Fairgrounds
- Michael's Cafe
- Mom's Organic Market
- Mother's North Grille
- Nautilus Diner
- Office Depot
- Panera Bread
- Pasta Blitz
- Qdoba Mexican Eats
- Radisson Hotel
- Red Roof Inn
- Ryleigh's Oyster
- Smoothie King
- Sonic Drive-In
- Starbucks
- Subway
- THB Bagels & Deli
- Yamato Sushi
- Zoe's Kitchen

Site Plan

Aylesbury Business Center

7 West Aylesbury Road
9 West Aylesbury Road

Light Industrial
Light Industrial

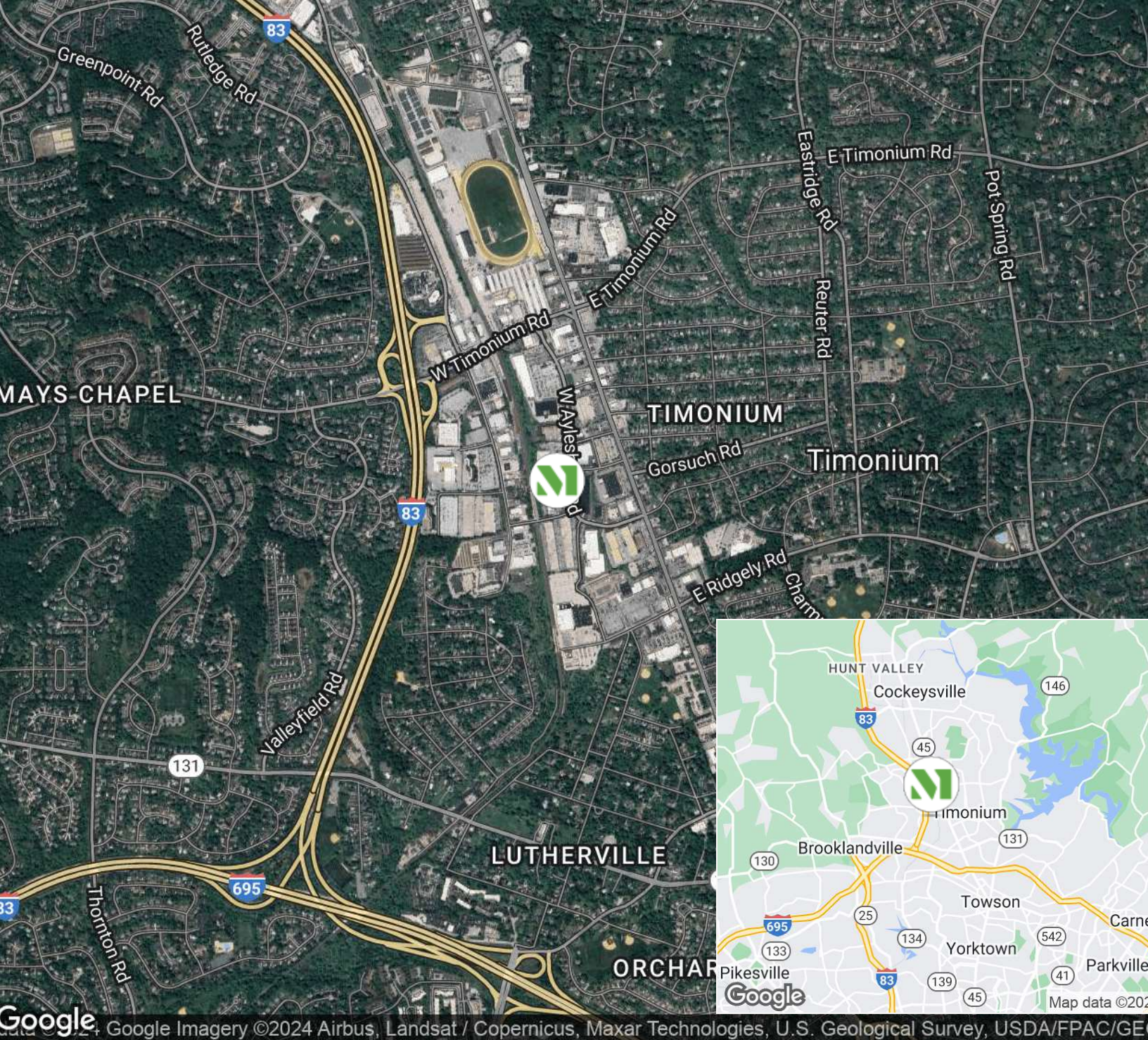
77,430 SF
71,755 SF



“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”

GREG NALLEY
FOUNDER
NALLEY FRESH





CREATING HOMES FOR BUSINESSES

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Whit Levering | Ashley Reimer | Lauren Lindsay

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