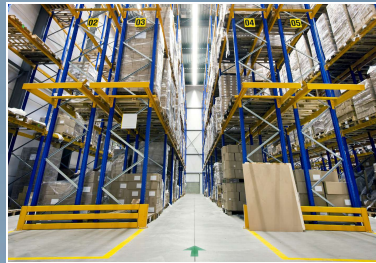


PROPERTY OVERVIEW

LANDSDOWNE INDUSTRIAL PARK

2-194 ALCO PLACE, BALTIMORE, MD 21227



Building Information

- Minutes from I-695, I-95 and I-295
- Four buildings totaling 309,500 SF
- Located in the Southwest Baltimore County Enterprise Zone
- One-story brick construction
- Comcast service available
- 18' - 20' clear ceiling heights
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Ample parking
- Baltimore County, ML zoning: manufacturing light, warehousing, office



Surrounding Amenities

- Burger King
- CVS Pharmacy
- Guacamole Mexican Cuisine
- John's Italian Deli
- M&T Bank
- Patapsco Plaza Shopping Center
- Royal Farms
- Sonic Drive-In
- Sunoco Gas
- Taco Bell
- Walgreens Pharmacy

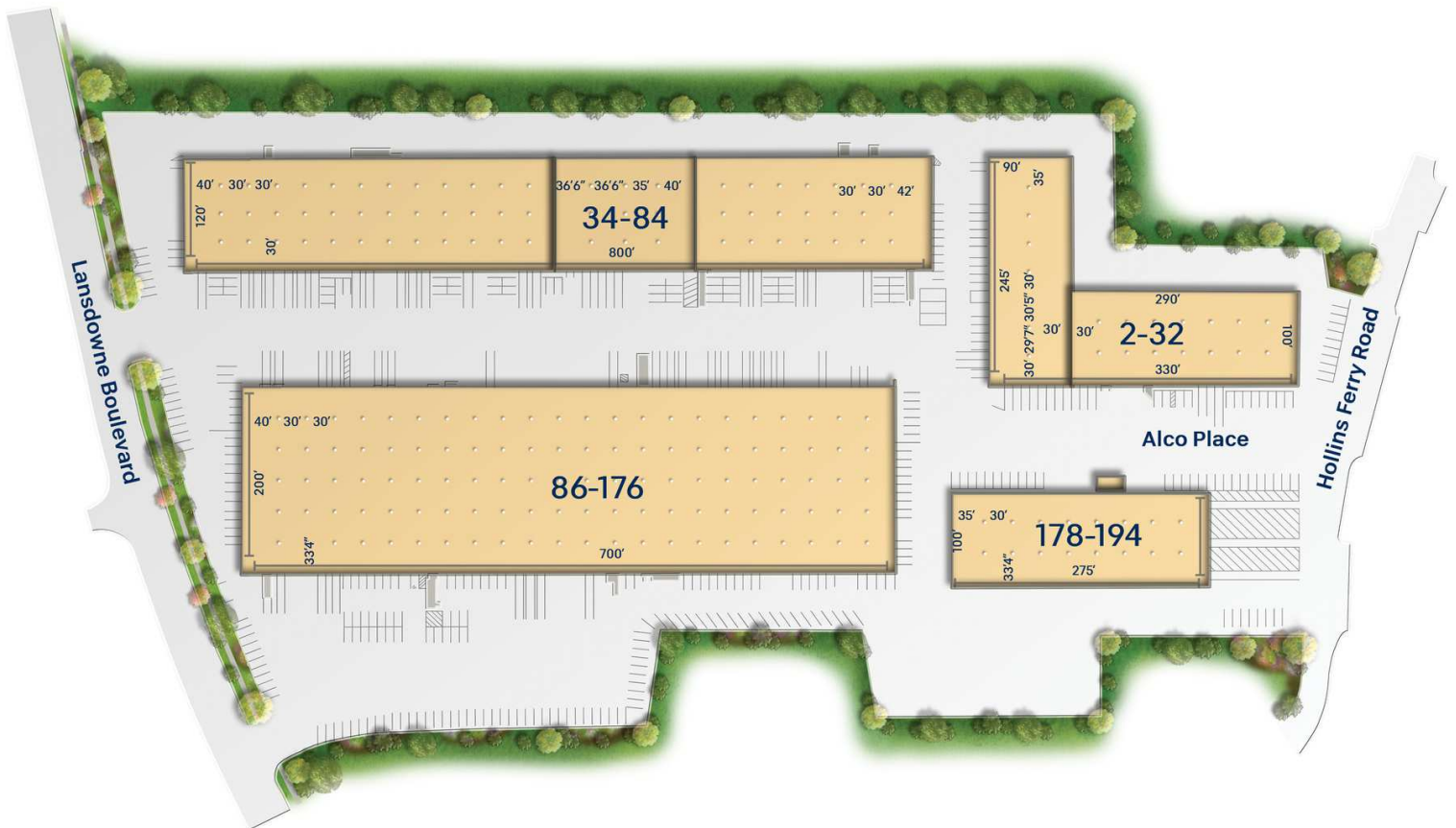
Site Plan

Lansdowne Industrial Park

2-32 Alco Place
34-84 Alco Place
86-176 Alco Place
178-194 Alco Place

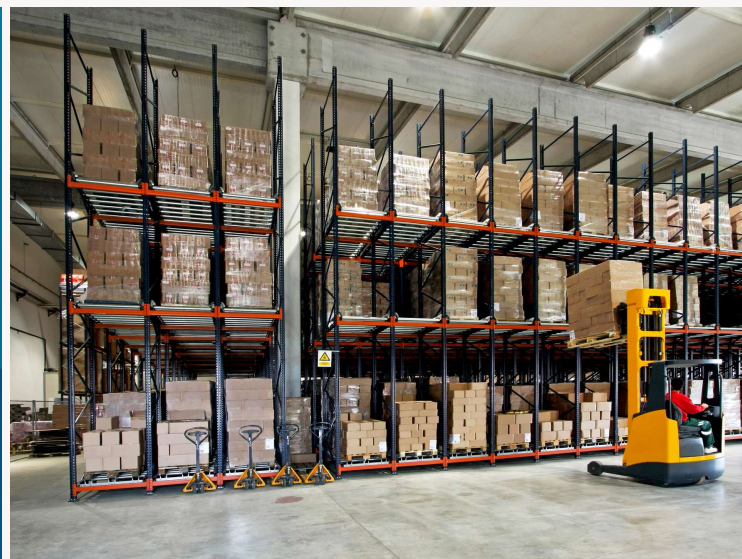
Light Industrial
Light Industrial
Light Industrial
Light Industrial

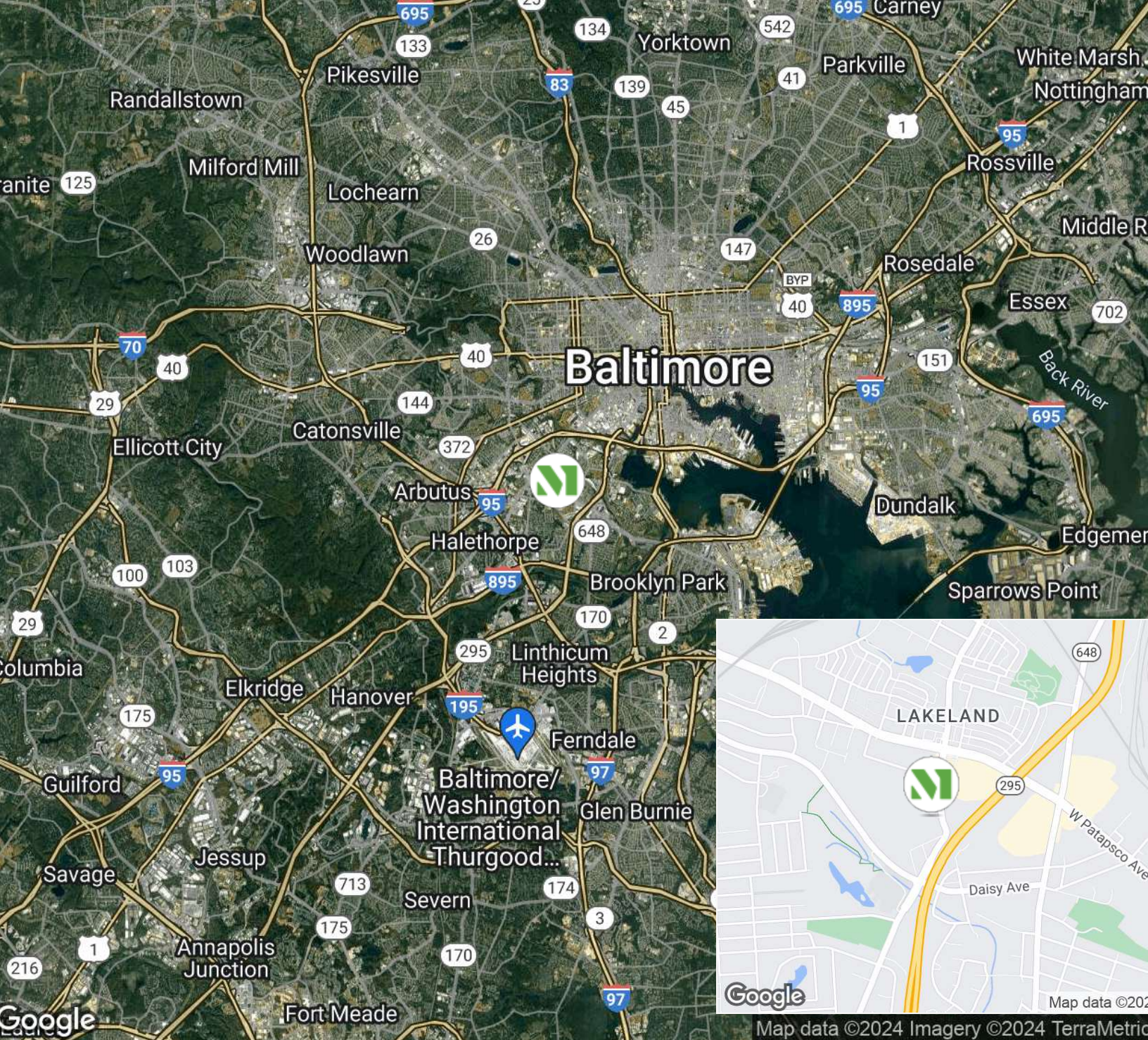
46,050 SF
96,000 SF
139,538 SF
27,500 SF



“Merritt had the character that we really wanted in order to build our company and the most important thing is we wanted a place that we could see ourselves growing and the staff that we met at Merritt was very accommodating and understood where we wanted to go and they didn’t flinch when we told them about our growth plans.”

SAAD ALAM & LEE JOKL
CO-FOUNDERS
CITELIGHTER





CREATING HOMES FOR BUSINESSES

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