

PROPERTY OVERVIEW

MERCHANT INDUSTRIAL CENTER PARK

2601-2729 MERCHANT DRIVE, BALTIMORE, MD 21230



Building Information

- Minutes from I-695, I-95 & I-295
- Located in the Baltimore City Enterprise Zone
- Two buildings totaling 372,385 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling height
- Docks and drive-ins
- B&O rail served
- Comcast service available
- 277/480 amp service
- Gas heat/public utilities
- Large paved area providing ample parking
- Public transportation route
- Baltimore City, M-1-1 zoning: manufacturing, warehousing, wholesaling, office



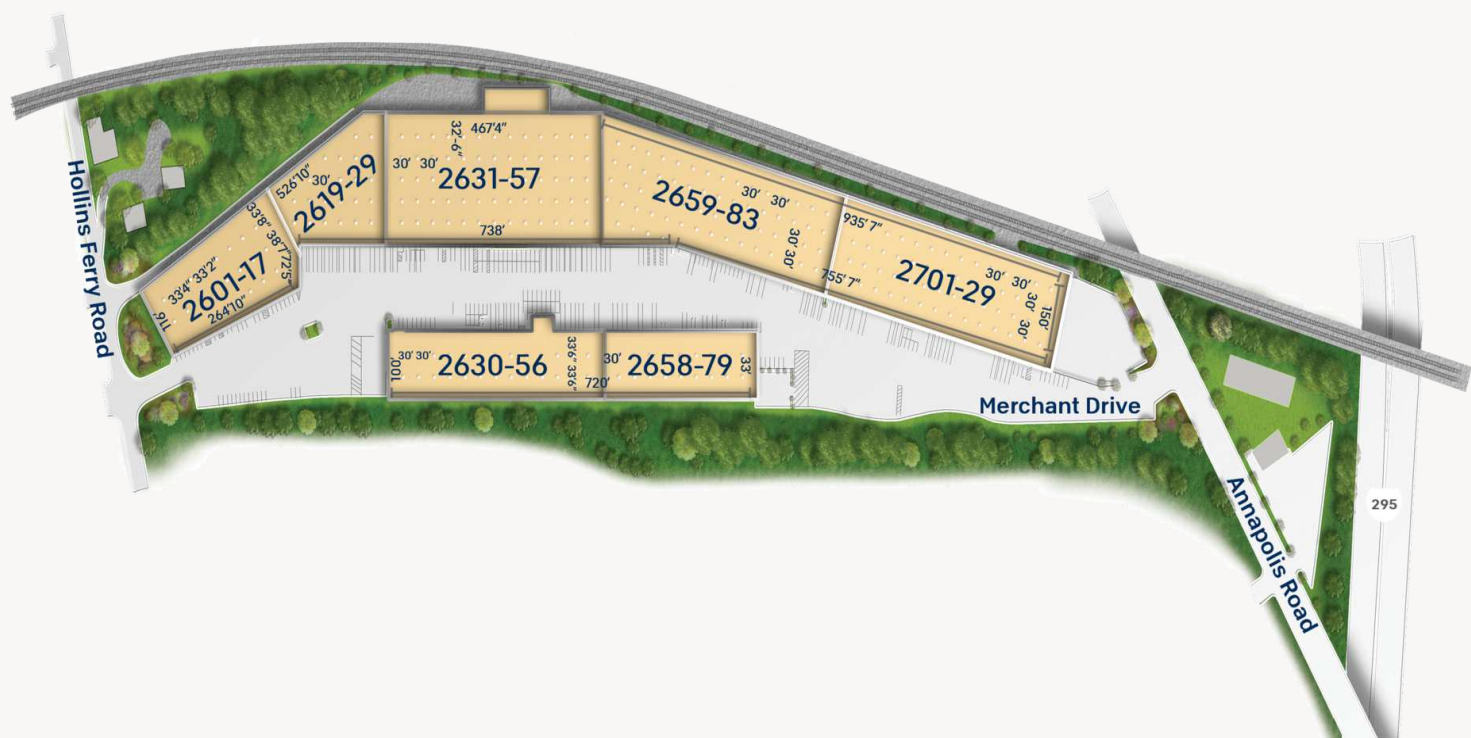
Surrounding Amenities

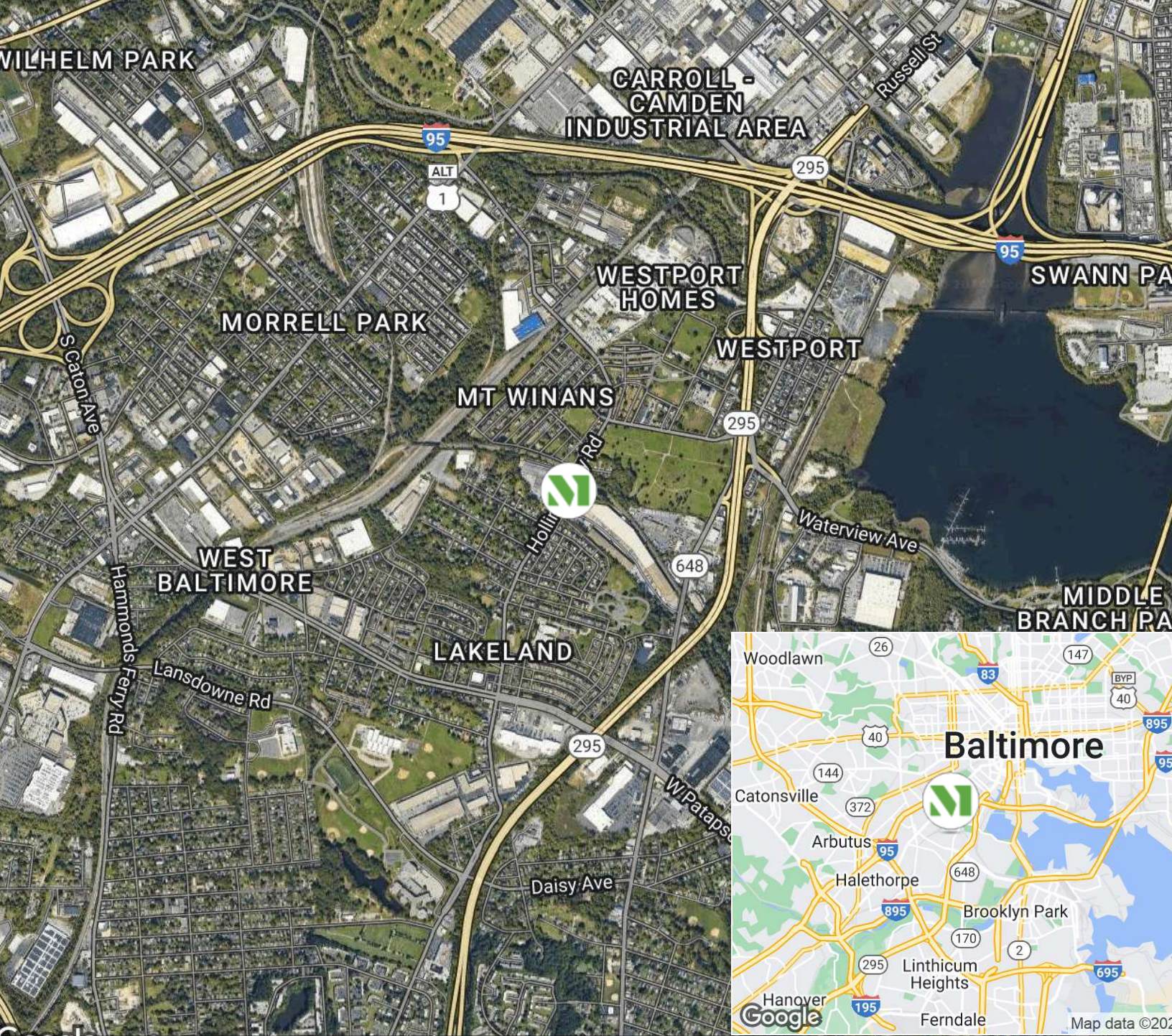
- 7-Eleven
- Aldi
- Bank of America
- Burger King
- BWI International Airport
- Chick-fil-A
- Costco
- Dunkin'
- Giant Food
- Guinness Open Gate Brewery
- Holiday Inn Express
- Hollywood Cinema 4
- LA Mart International Food
- M&T Bank
- Medstar Harbor Hospital
- Panda Express
- Ritchie Highway Shopping Center
- Sonic Drive-In
- Taco Bell
- The Home Depot
- United States Postal Service
- Walgreens
- Walmart Supercenter

Site Plan

Merchant Industrial Center Park

2601-17 Merchant Drive	Light Industrial	84,000 SF
2619-29 Merchant Drive	Bulk	33,000 SF
2630-56 Merchant Drive	Light Industrial	43,000 SF
263076 Merchant Drive	Bulk	84,000 SF
2658-57 Merchant Drive	Bulk	30,000 SF
2659-83 Merchant Drive	Bulk	73,400 SF





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For additional information or to schedule a tour, contact:

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