

PROPERTY OVERVIEW

BELTWAY BUSINESS PARK

1705-1740 TWIN SPRINGS ROAD, BALTIMORE, MD 21227



Building Information

- Located at the intersection of Washington Boulevard and Lansdowne Boulevard with quick access to I-95 & I-695
- Located in the Southwest Enterprise Zone
- 20' clear ceiling heights
- Insulated 9' x 10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio up to 4/1,000
- Baltimore County, BM-IM zoning: office, retail, restaurant
- Future buildings include:
- One 70,000-80,000 square-foot multi-story office building
- Three retail pad sites



Surrounding Amenities

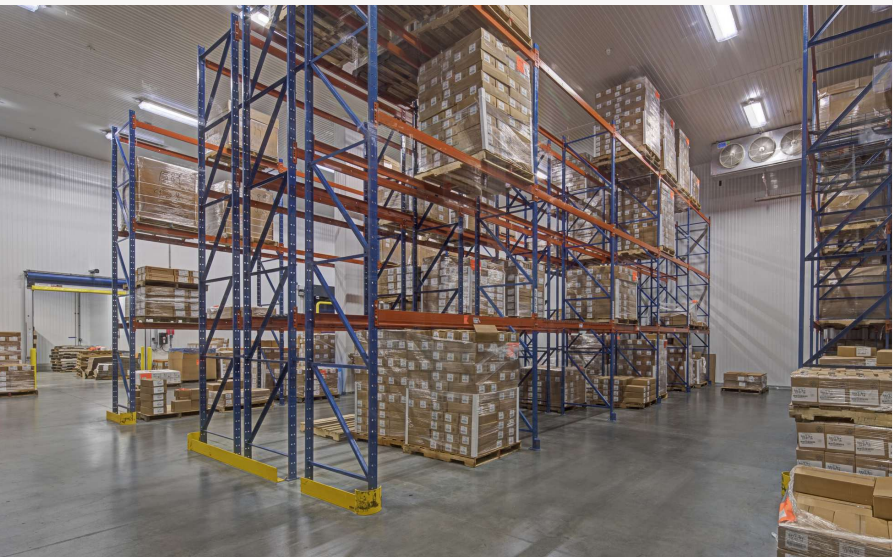
- 7-Eleven
- Aldi
- Bank of America
- Chick-fil-A
- Five Guys
- Giant Food
- Horseshoe Casino Baltimore
- IHOP
- LA Fitness
- LA Mart International Food
- McDonald's
- Moe's Southwest Grill
- Office Depot
- Panda Express
- Royal Farms
- Saint Agnes Hospital
- Sonic Drive-In
- Taco Bell
- The Home Depot
- Three Brothers Italian
- UMBC University Center
- Walmart Supercenter
- Wawa
- Weis Markets
- Wendy's

Site Plan

Beltway Business Park

1705 Twin Springs Road
1710 Twin Spring Road
1715 Twin Springs Road
1730 Twin Springs Road
1740 Twin Springs Road

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| Light Industrial | 42,000 SF |
| Light Industrial | 28,400 SF |
| Light Industrial | 33,300 SF |
| Light Industrial | 69,000 SF |
| Light Industrial | 42,000 SF |





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For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

