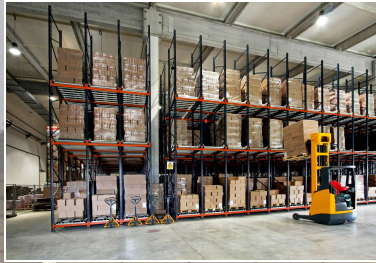


PROPERTY OVERVIEW

CURTIS BUSINESS CENTER

707-717 EAST ORDNANCE ROAD, BALTIMORE, MD 21226



Building Information

- Conveniently located on Ordinance Road with easy access to Route 10 and I-695
- Eight flex-warehouse buildings totaling 295,650 SF
- One-story block & brick construction with steel trim
- 10'-20' clear ceiling heights
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Bus stop within walking distance
- Anne Arundel Co., C4 zoning: office, flex, retail, warehouse



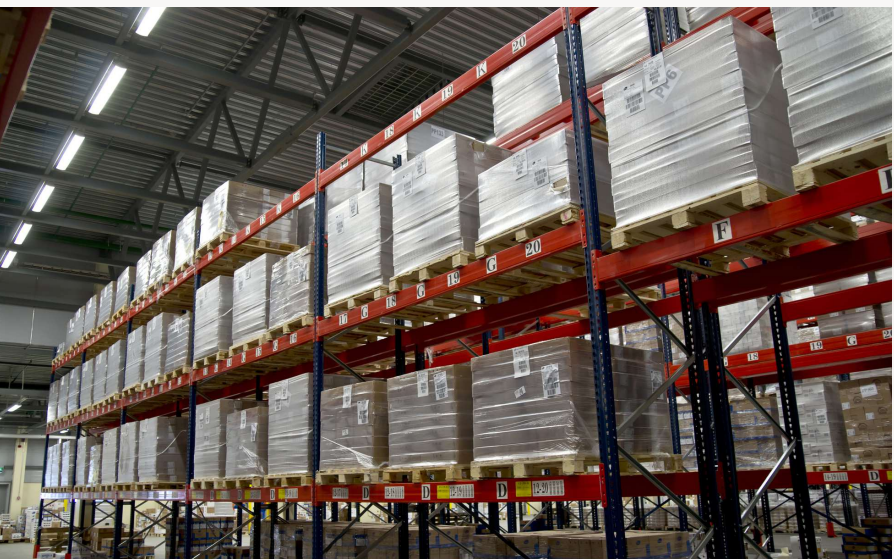
Surrounding Amenities

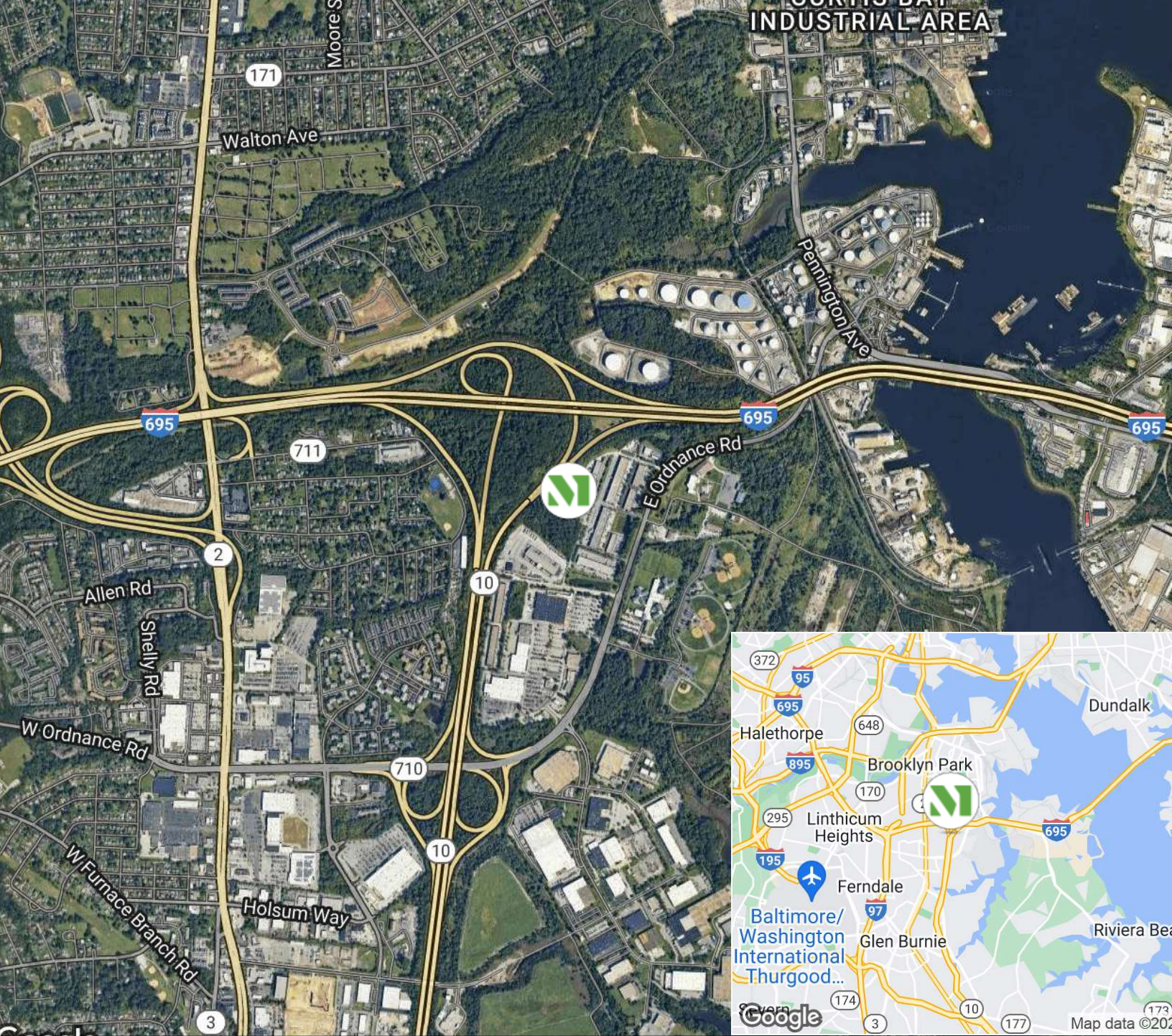
- A.C. Moore
- Arundel Plaza
- Best Buy
- Chick-fil-A
- Costco
- Dick's Sporting Goods
- Home Depot
- Lowe's
- McDonald's
- Office Depot
- Planet Fitness
- Staples
- Target
- The UPS Store
- Verizon Wireless
- Walgreens
- Walmart

Site Plan

Curtis Business Center

703 East Ordnance Road	Industrial	40,500 SF
705 East Ordnance Road	Industrial	15,000 SF
707 East Ordnance Road	Industrial	56,700 SF
709 East Ordnance Road	Industrial	30,600 SF
711 East Ordnance Road	Industrial	47,100 SF
713 East Ordnance Road	Industrial	63,000 SF
715 East Ordnance Road	Industrial	21,300 SF
717 East Ordnance Road	Industrial	21,300 SF





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

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

