KELSO BUSINESS CENTER 1 & 2

8841-88897 KELSO DRIVE, BALTIMORE, MD 21221

merritt
PROPERTIES

Building Information

- Easy access to I-695 and I-95

- One-story masonry construction with steel trim

- 20' clear ceiling height

- Docks and drive-ins

- 120/208 volt, 3-phase, 4-wire service

- FiOS and Comcast service available

- Gas heat/public utilities

- Sprinklered

- Public transportation route

- Baltimore County, ML-IM zoning: manufacturing, warehousing, wholesaling, office

- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital

Surrounding Amenities

- ALDI
- Arby's
- Bill Bateman's
- Checkers
- Chipotle
- Country Inn & Suites
- Domino's
- DuClaw Brewing Company
- Dunkin'
- FedEx
- Giant
- Home Depot
- Marshalls

- McDonald's
- Office Depot
- Panda Express
- Panera Bread
- Popeyes Louisiana Kitchen
- Royal Farms
- Sam's Club
- Sky Zone Trampoline Park
- Sonic
- Tropical Smoothie Cafe
- Walgreens
- Walmart
- Wawa

Site Plan

Kelso Business Center 1 & 2

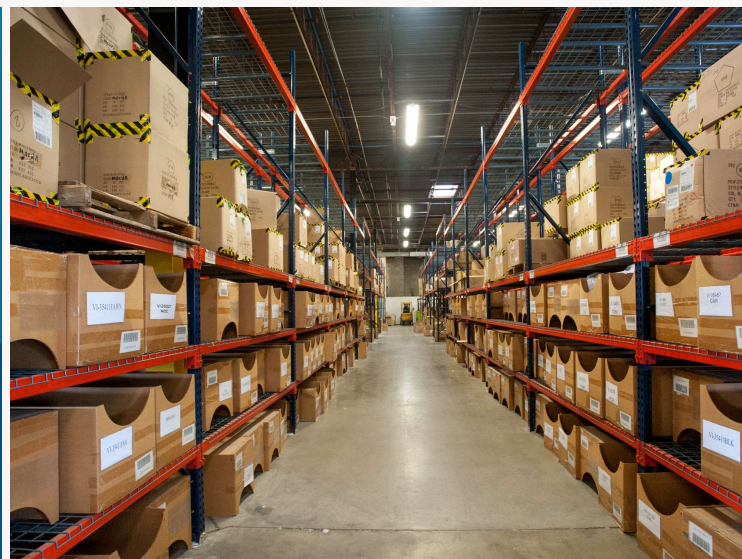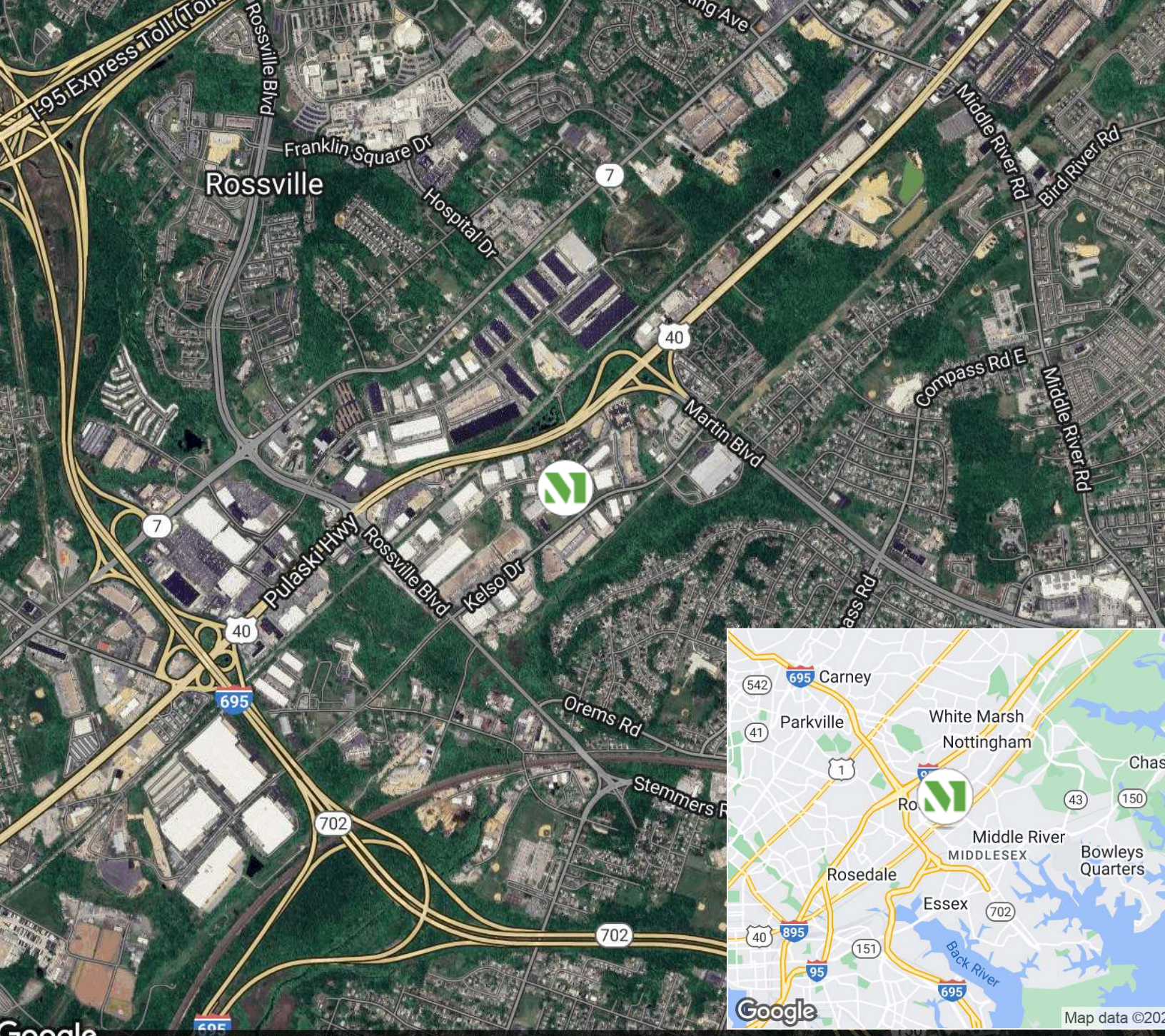|		
8841-8867 Kelso Drive	Light Industrial	41,800 SF
8869-8899 Kelso Drive	Flex/Light Industrial	58,200 SF

"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY

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:

Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

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

merritt
PROPERTIES