PROPERTY OVERVIEW

KELSO BUSINESS CENTER 4 & 5

8805-8837 KELSO DRIVE, BALTIMORE, MD 21221







merritt PROPERTIES

Building Information

- Easy access to I-695 and I-95
- One-story masonry construction
- 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
- MTA bus stop within walking distance
- Baltimore County, ML-IM zoning: light manufacturing, office, warehouse, distribution
- 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

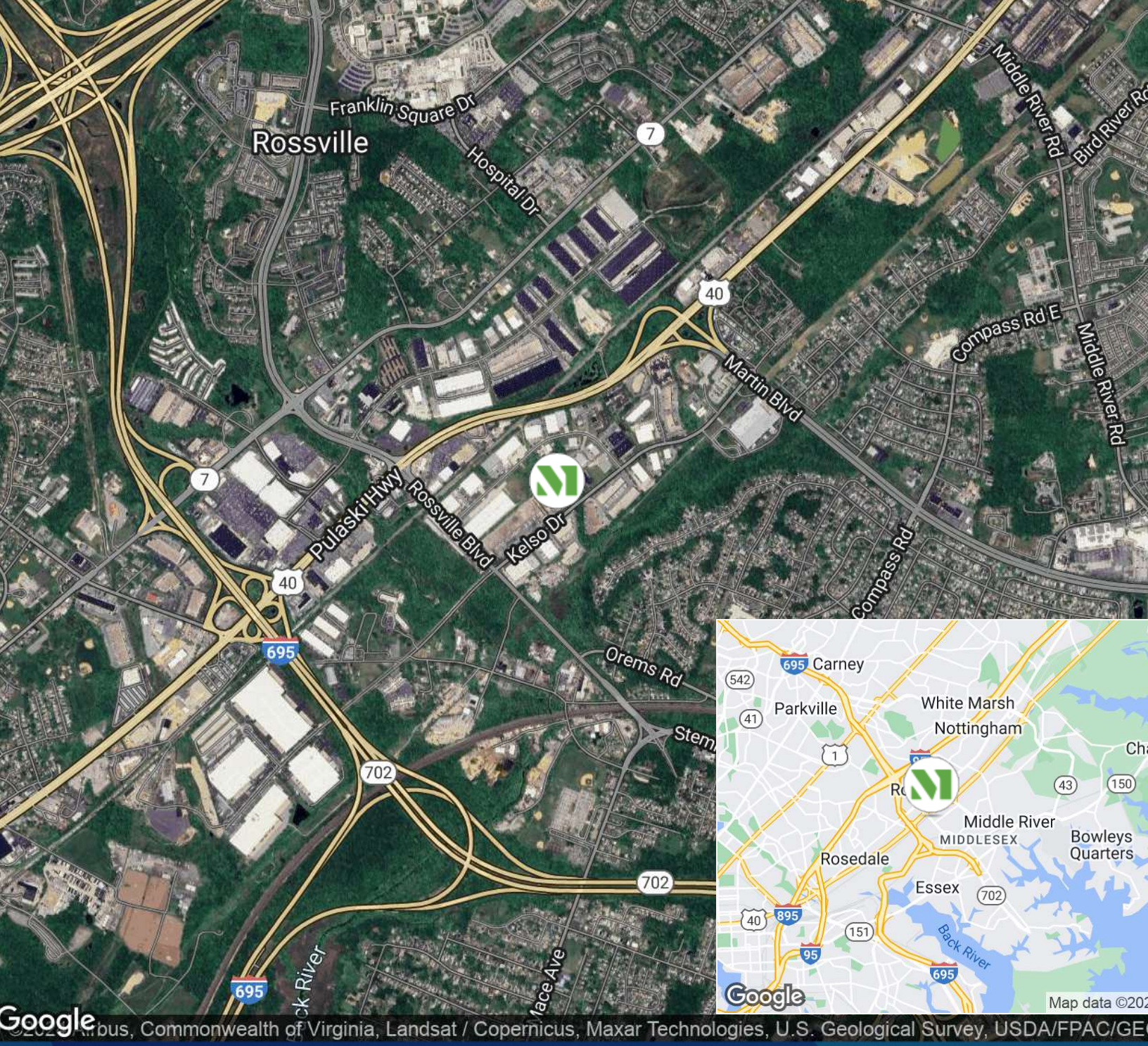
Kelso Business Center 4 & 5	8805-8823 Kelso Drive	Flex/ Light Industrial	35,400 SF
	8825-8837 Kelso Drive	Flex/ Light Industrial	25,800 SF



"We are thrilled with our new office space. The exceptional service and dedication of the Merritt team helped us get settled quickly during a critical time for our business."

SEAN MCHALE
CHIEF INFORMATION OFFICER,
CLINICAL TRIALS & SURVEYS CORP





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

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PROPERTIES