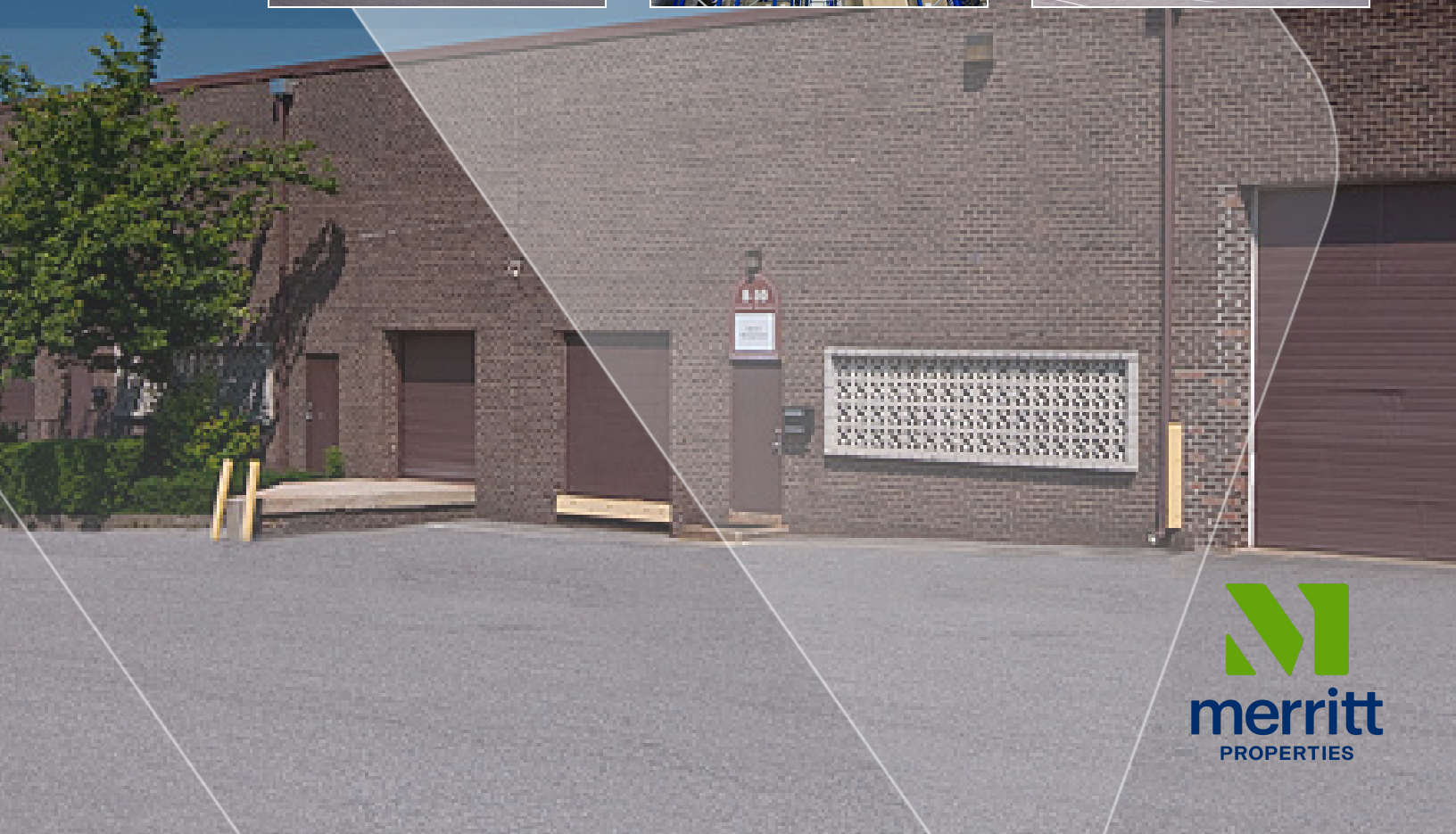


PROPERTY OVERVIEW

LANDSDOWNE INDUSTRIAL PARK 1

2-32 ALCO PLACE, BALTIMORE, MD 21227



Building Information

Minutes from I-695, I-95 and I-295

Four buildings totaling 309,500 SF

Located in the Southwest Baltimore County Enterprise Zone

One-story brick construction

Comcast service available

18' - 20' clear ceiling heights

Docks and drive-ins

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

Gas heat/public utilities

Ample parking

Baltimore County, ML zoning: manufacturing light, warehousing, office



Surrounding Amenities

- Burger King
- CVS Pharmacy
- Guacamole Mexican Cuisine

- John's Italian Deli
- Sonic Drive-IN
- Taco Bell

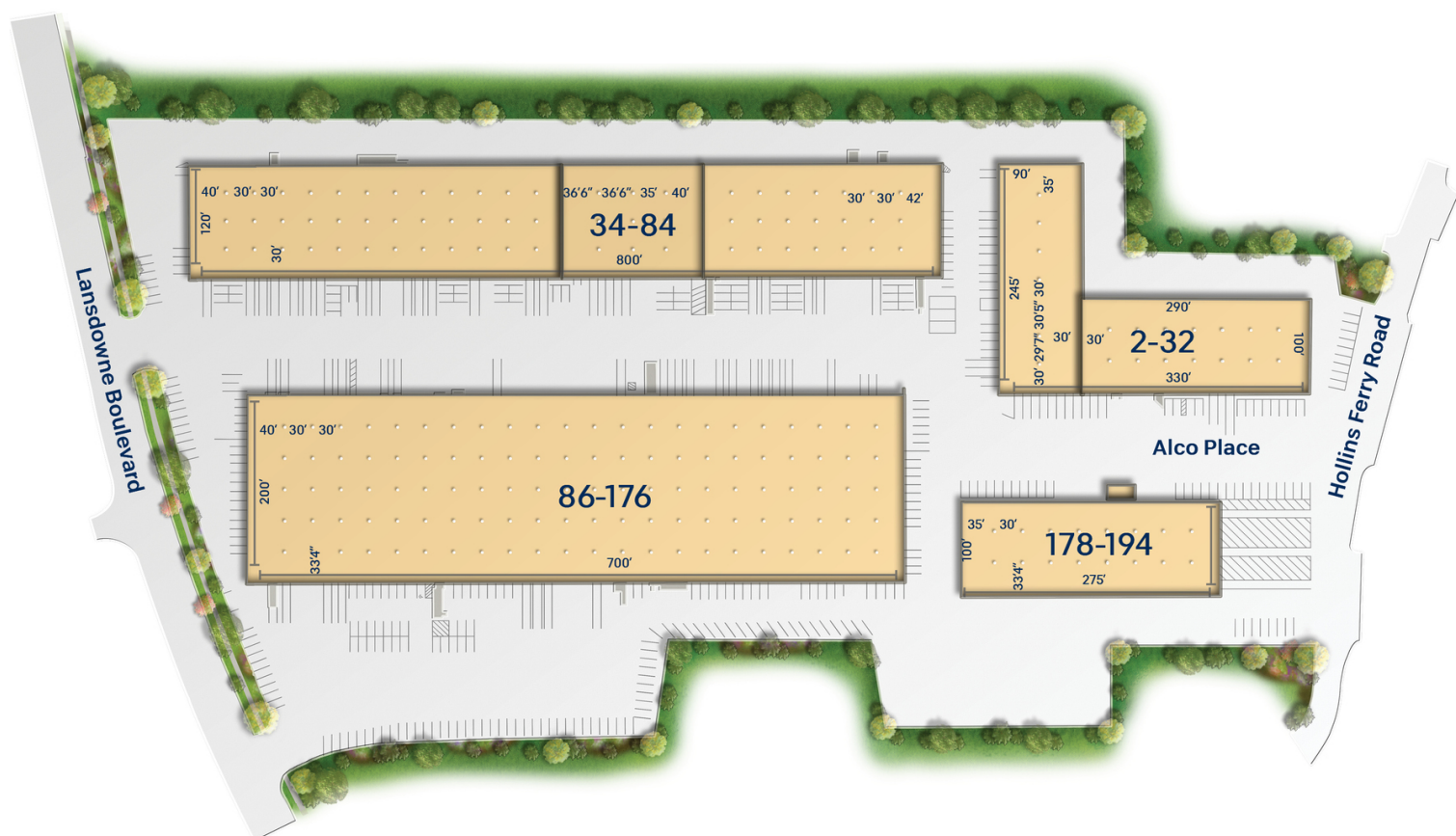
Site Plan

Lansdowne Industrial Park 1

2-32 Alco Place

Industrial

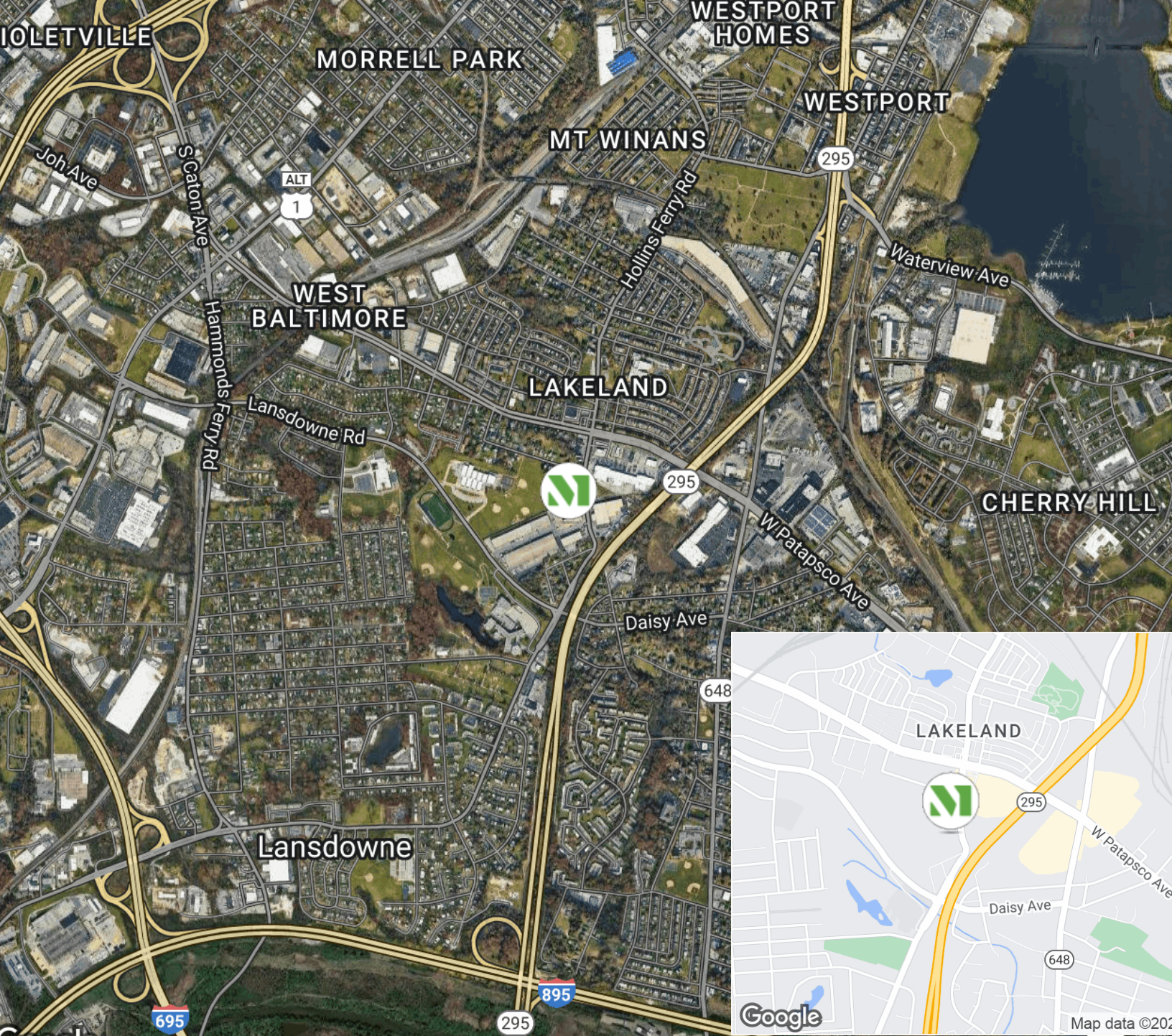
46,050 SF



“Merritt had the character that we really wanted in order to build our company and the most important thing is we wanted a place that we could see ourselves growing and the staff that we met at Merritt was very accommodating and understood where we wanted to go and they didn’t flinch when we told them about our growth plans.”

SAAD ALAM & LEE JOKL
CO-FOUNDERS
CITELIGHTER





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