

PROPERTY OVERVIEW

WINDSOR CORPORATE PARK

2601-2607 NORTH ROLLING ROAD, BALTIMORE, MD 21244



Building Information

- Easy access to I-695 via Security Boulevard or Windsor Mill Road
- Located in the Woodlawn Enterprise Zone
- One-story brick construction
- 20' & 22' clear ceiling heights
- Docks and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking with 425 spaces
- Bus stop located at park entrance
- Baltimore County, ML-IM zoning: manufacturing light, industry major
- Close proximity to restaurants, post office, retail and business services



Surrounding Amenities

- Bonsai Japanese Express
- Buongiorno Restaurant
- Festival Eatery
- Subway
- Walgreens
- Wawa
- Wendy's

Site Plan

Windsor Corporate Park

2601 North Rolling Road
2603 North Rolling Road

Industrial
Industrial

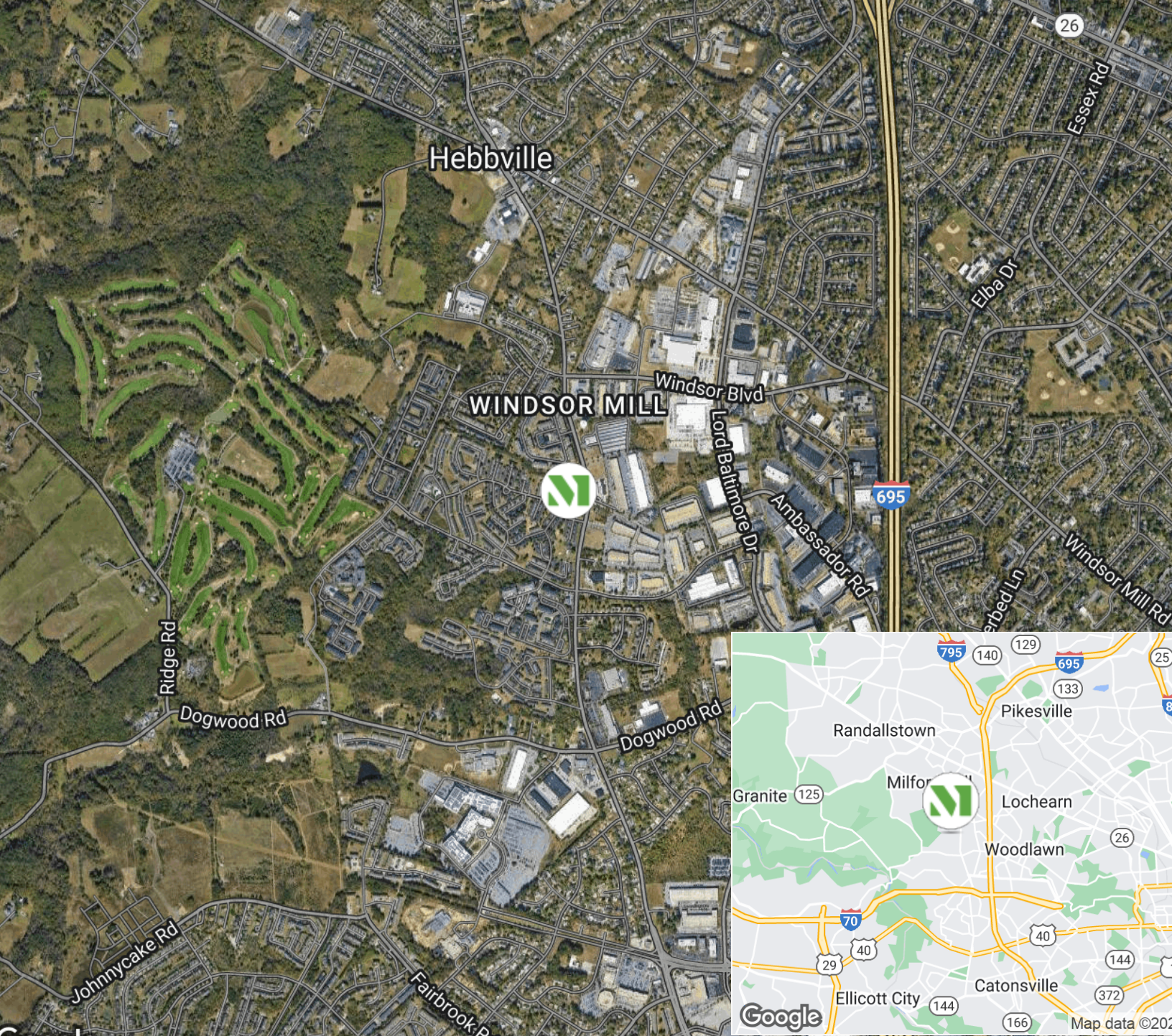
31,050 SF
36,450 SF



“CareFirst considers Merritt Properties one of its top landlords for many reasons, but primarily it is their flexibility and personal relationships that make them a pleasure to do business with. Merritt Properties holds themselves to the highest levels of excellence and trustworthiness that we find as important qualities in a landlord. They are innovative and responsive which provides value to CareFirst in solving the real estate challenges that we encounter in our market.”

DONNA POTTER
SENIOR DIRECTOR OF REAL ESTATE & CORPORATE SERVICES
CAREFIRST BLUE CROSS BLUE SHIELD





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:

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