

PROPERTY OVERVIEW

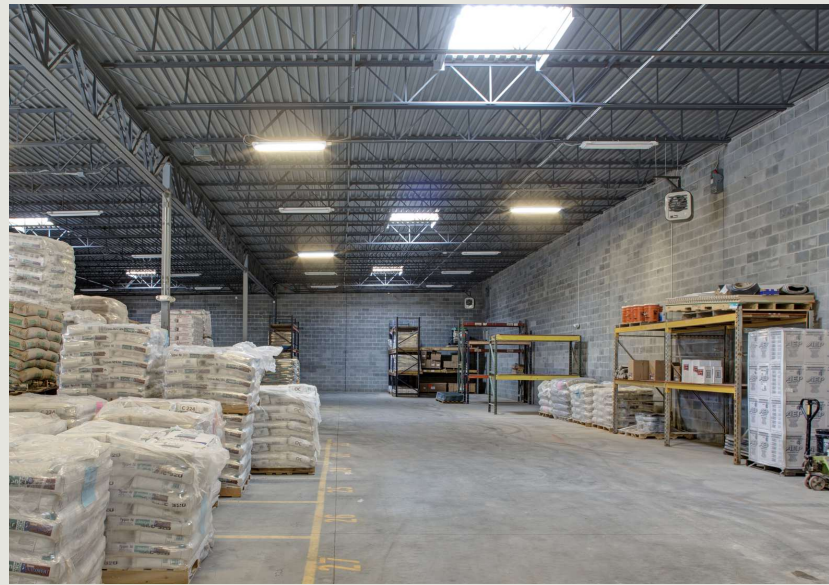
PATAPSCO BUSINESS PARK 3

3101-19 LORENA AVENUE AND 2626 WEST PATAPSCO
AVENUE, BALTIMORE, MD 21230



Building Information

- Minutes from I-695, I-95 & I-295
- Located in the Baltimore City Enterprise Zone
- 49,950 SF Flex-warehouse building
- One-story block & brick construction with steel
- 16' & 20' clear ceiling height
- Docks and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Bus stops within walking distance
- Baltimore City, M-1-1 zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

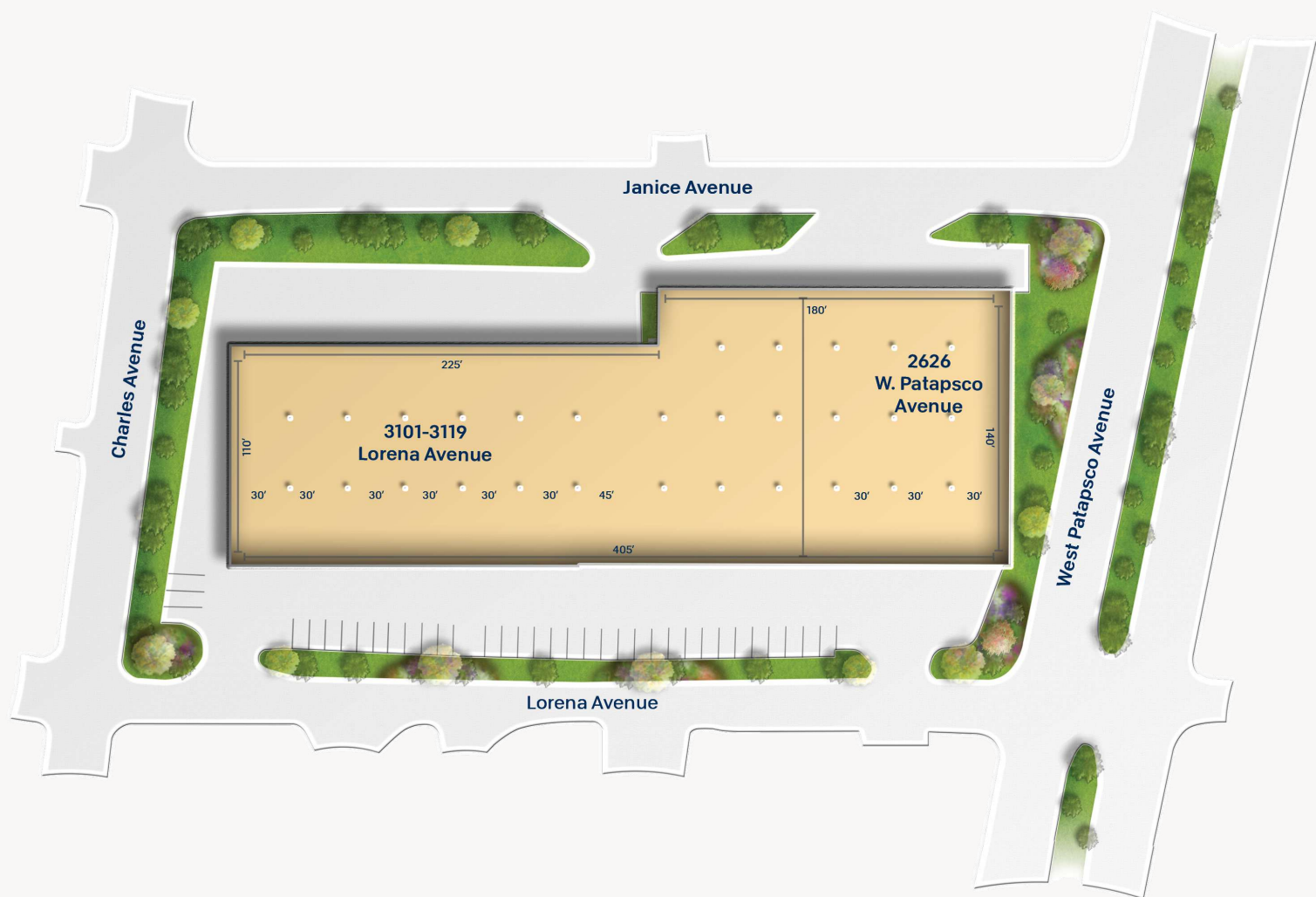
- Mama John's
- Taco Bell
- Walgreens
- 7-Eleven
- Sonic
- LA Mart
- Burger King
- McDonald's
- Bank of America
- Pizza Man
- Guacamole Mexican Cuisine
- Cinco De Mayo
- Bamboo House
- M&T Bank
- Walmart
- Three Brothers
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's

Site Plan

Patapsco Business Park 3

3101-19 Lorena Avenue and 2626 West Patapsco Avenue

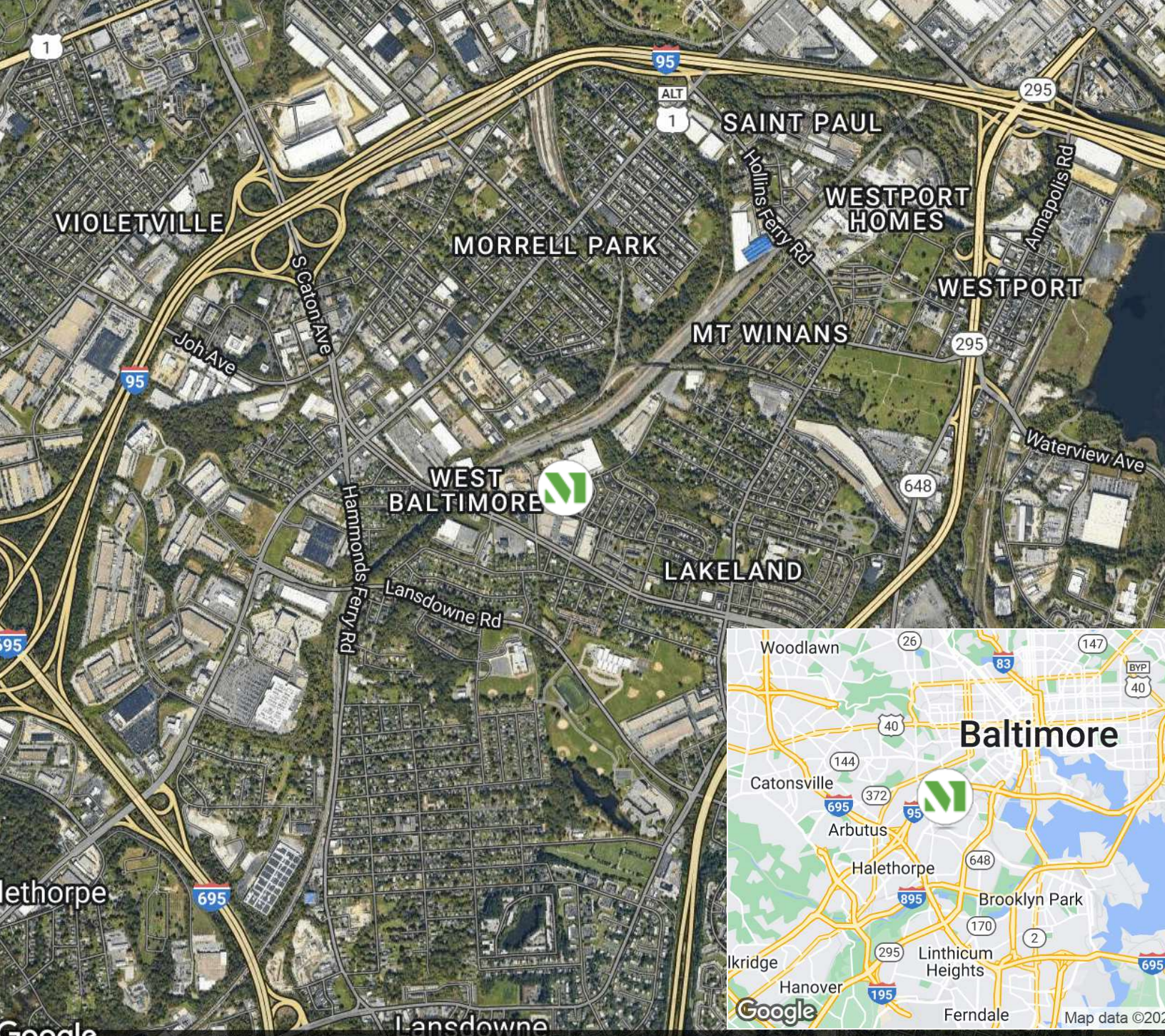
Industrial 49,950 SF



“The team at Merritt is always responsive, professional, and efficient about getting things done and always a pleasure to work with. We could not be more pleased to be Merritt’s partner and tenant and look forward to our partnership for many years to come.”

STEVE BORSH
COO AND VP
BAKERY EXPRESS





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

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