

PROPERTY OVERVIEW

# MERCHANT INDUSTRIAL CENTER 7

2601-17 MERCHANT DRIVE, BALTIMORE, MD 21230



## Building Information

- Minutes from I-695, I-95 & I-295
- Located in the Baltimore City Enterprise Zone
- Two buildings totaling 372,385 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling height
- Docks and drive-ins
- B&O rail served
- Comcast service available
- 277/480 amp service
- Gas heat/public utilities
- Large paved area providing ample parking
- Public transportation route
- Baltimore City, M1-I zoning: manufacturing, warehousing, wholesaling, office



## Surrounding Amenities

- Bank of America
- M&T Bank
- 7-Eleven
- Taco Bell
- Walgreens
- Dunkin'
- LA Mart
- Burger King
- Sonic Drive-In
- United States Postal Service

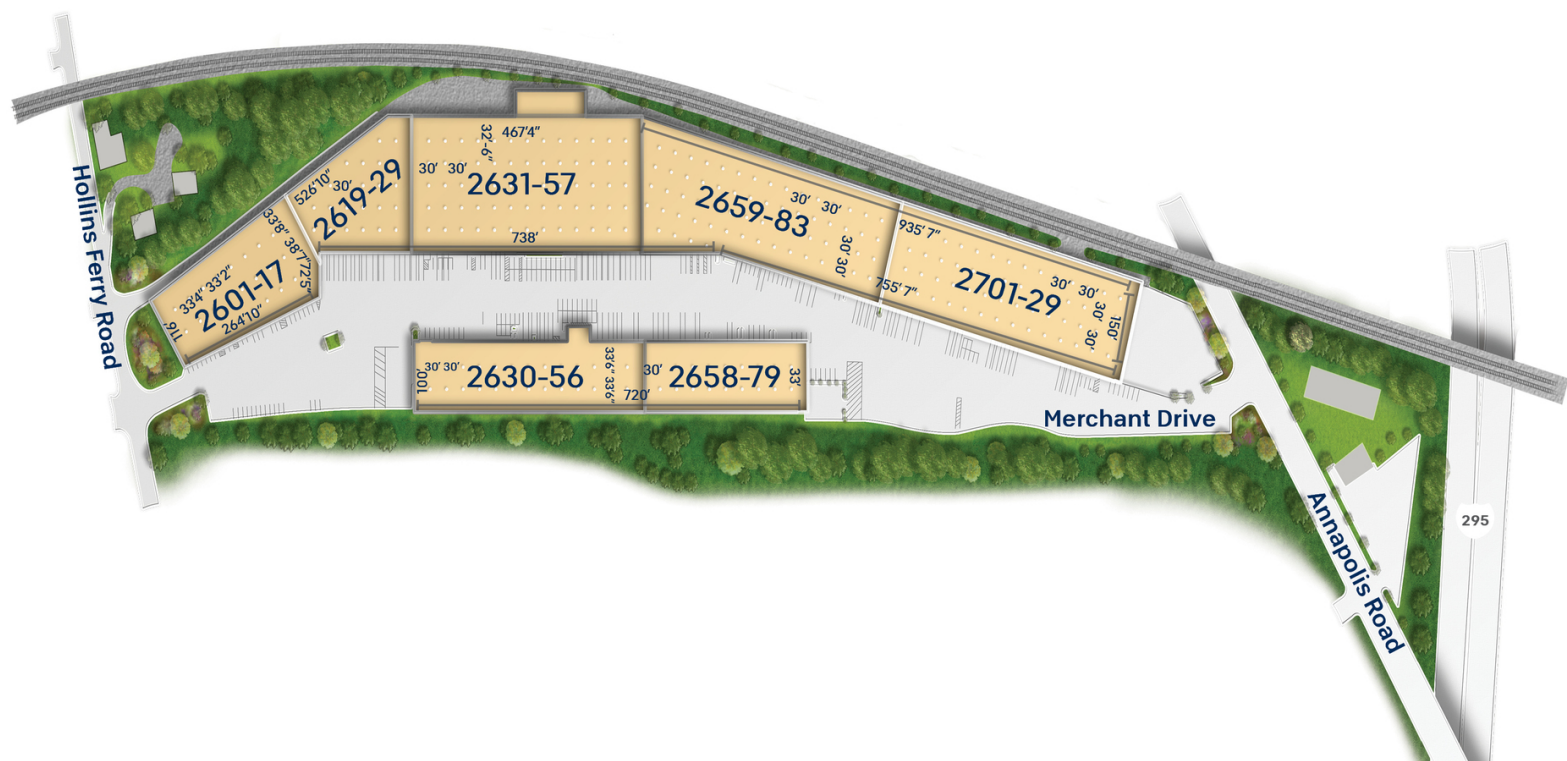
# Site Plan

Merchant Industrial Center 7

2601-17 Merchant Drive

Industrial

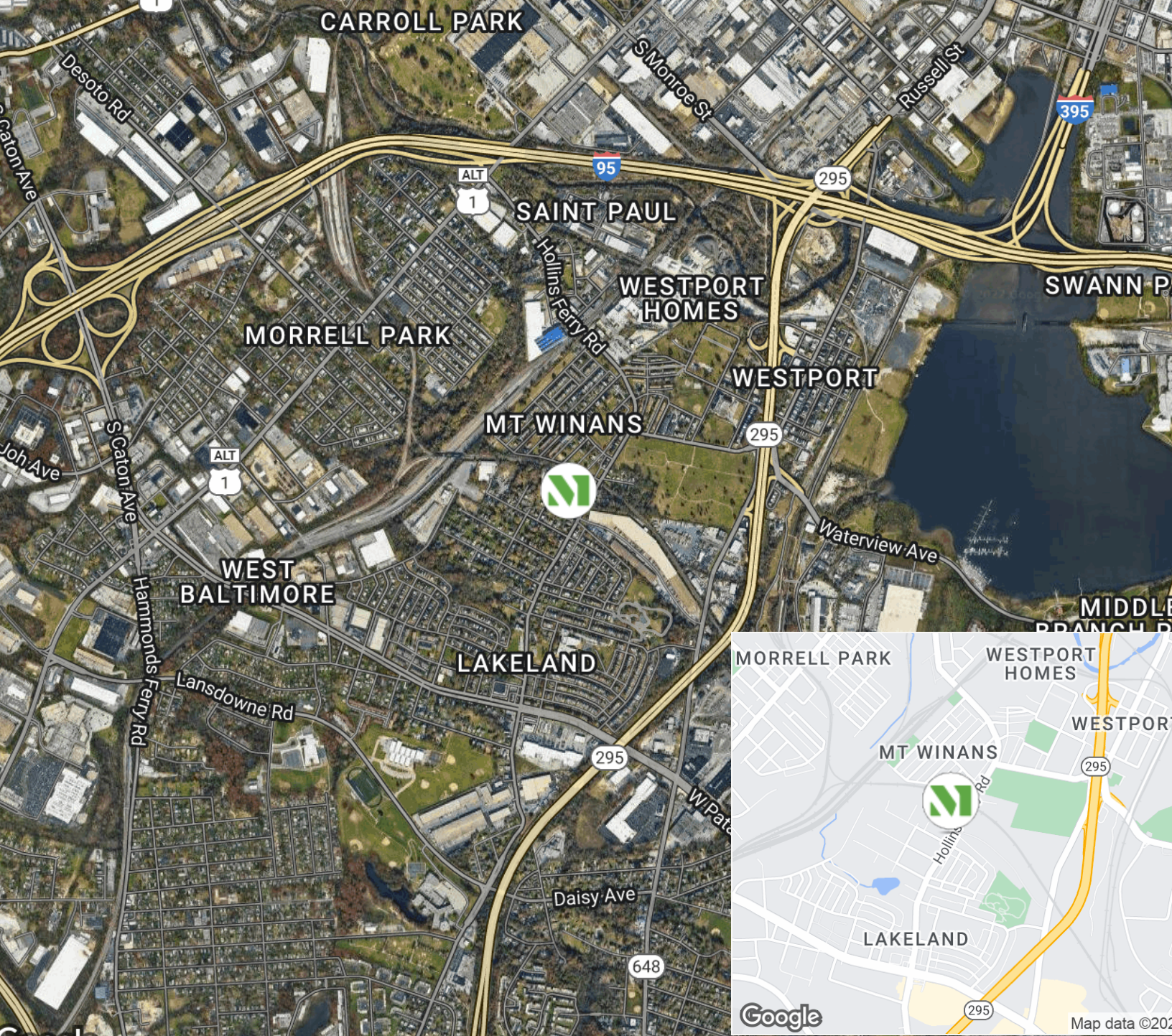
40,898 SF



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PRESIDENT  
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For additional information or to schedule a tour, contact:

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