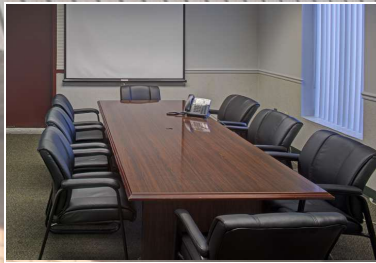


PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY PHASE I

3601-3761 COMMERCE DRIVE, BALTIMORE, MD 21227



Building Information

- Five flex-warehouse buildings totaling 242,625 SF
- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- Docks and drive-ins
- FiOS and Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County, ML-IM zoning: light manufacturing, warehouse/distribution, office



Surrounding Amenities

- ALDI
- Bank of America
- Burger King
- Chick-fil-A
- Dunkin'
- IHOP
- LA Fitness
- McDonald's
- Moe's Southwest Grill
- Office Depot
- Phillips Seafood
- Royal Farms
- The Home Depot
- Tropical Smoothie Café
- Walmart Supercenter
- Wendy's

Site Plan

Beltway Business Community Phase I

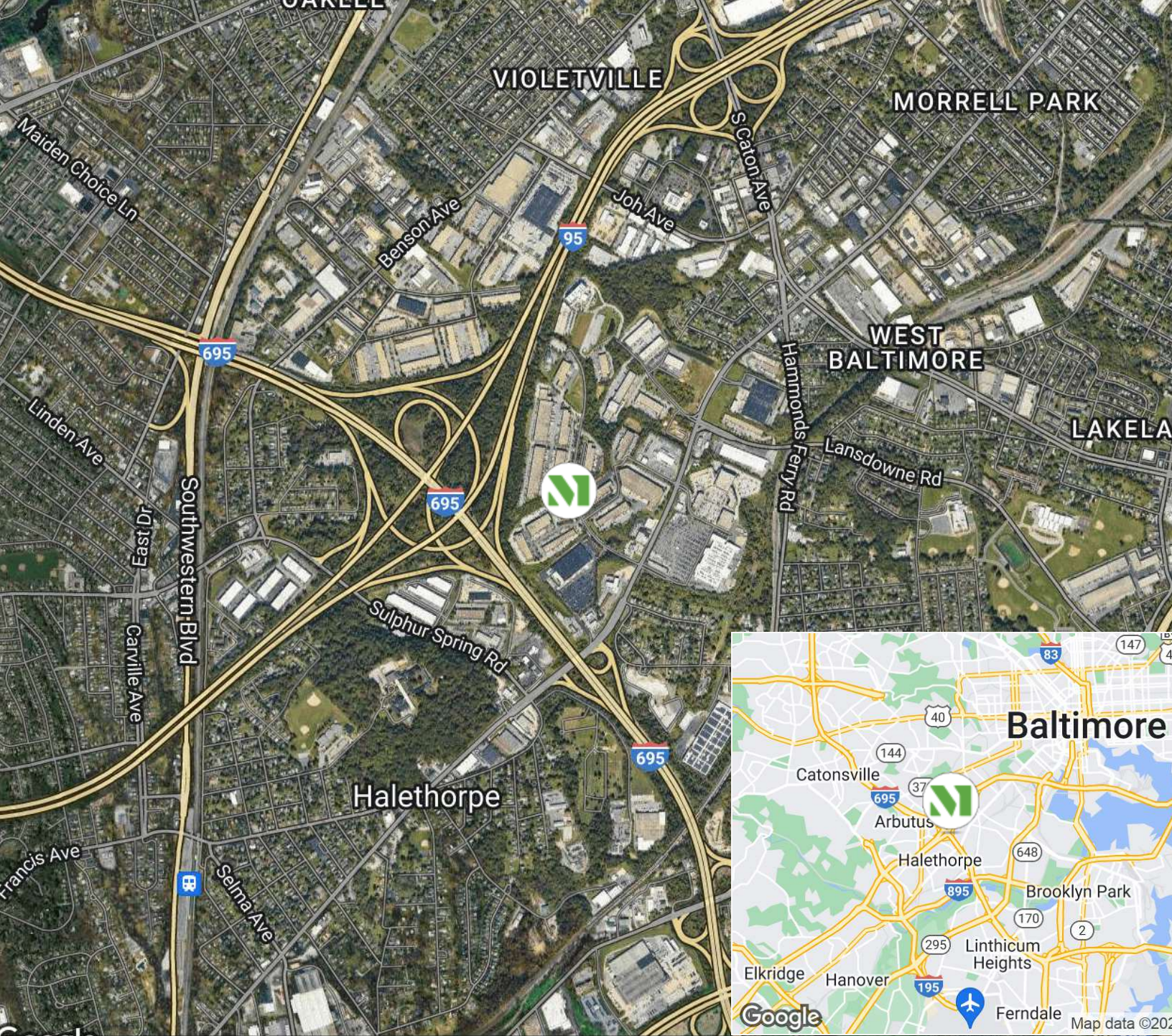
3601 Commerce Drive	Flex/Light Industrial	36,000 SF
3701 Commerce Drive	Flex/Light Industrial	32,330 SF
3721 Commerce Drive	Flex/Light Industrial	32,400 SF
3741 Commerce Drive	Bulk	132,600 SF
3761 Commerce Drive	Flex/Light Industrial	38,700 SF



“Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here.”

DR. TYRONE TABORN
CHAIRMAN & CEO
CAREER COMMUNICATIONS GROUP





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:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

