

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY PHASE II

3600-3630 COMMERCE DRIVE, BALTIMORE, MD 21227



Building Information

- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- Four buildings totaling 287,430 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling heights
- 65 docks
- FiOS and Comcast service available
- 120/208 & 277/480 volt, 3-phase, 4-wire service available
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County: ML-IM zoning: light manufacturing, warehousing/distribution office



Surrounding Amenities

- Walmart
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's
- The Home Depot
- Phillips Seafood
- LA Fitness
- Royal Farms
- Bank of America
- McDonald's
- Office Depot

Site Plan

Beltway Business Community Phase II

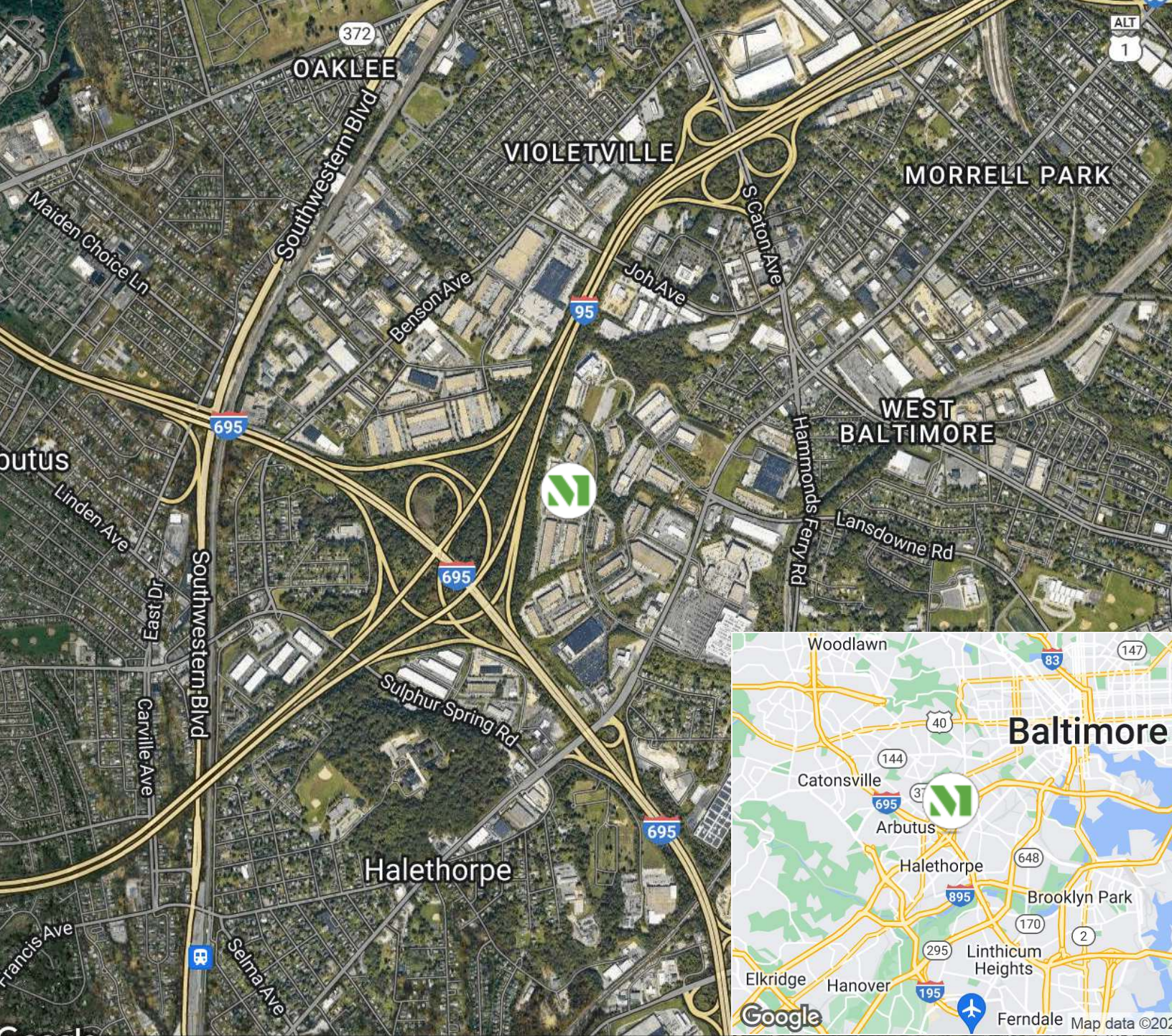
3600 Commerce Drive	Flex/Light Industrial	46,800 SF
3610 Commerce Drive	Bulk	105,940 SF
3620 Commerce Drive	Bulk	87,600 SF
3630 Commerce Drive	Flex/Light Industrial	45,900 SF



“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”

DARREN MCCUE
PRESIDENT
DUNBAR SECURITY SOLUTIONS





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

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