

PROPERTY OVERVIEW

SETON BUSINESS PARK

4820 SETON DRIVE, BALTIMORE, MD 21215



Building Information

- Just off Northern Parkway, with quick access to Route 26/Liberty Road and I-695
- Located in a Federal HubZone
- 52,500 SF flex-warehouse building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- Docks and drive-ins
- Surface parking
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Bus stop within walking distance
- Baltimore City, M-1-2 zoning: high-tech, R&D



Surrounding Amenities

- McDonald's
- United Crab & Seafood
- MECU Credit Union
- Kimmy's Restaurant & Carry Out
- Lima's Chicken
- Serenity Cafe
- Harvest Fare Supermarket
- United States Postal Service
- Rite Aid
- BB&T

Site Plan

Seton Business Park

4820 Seton Drive

Industrial

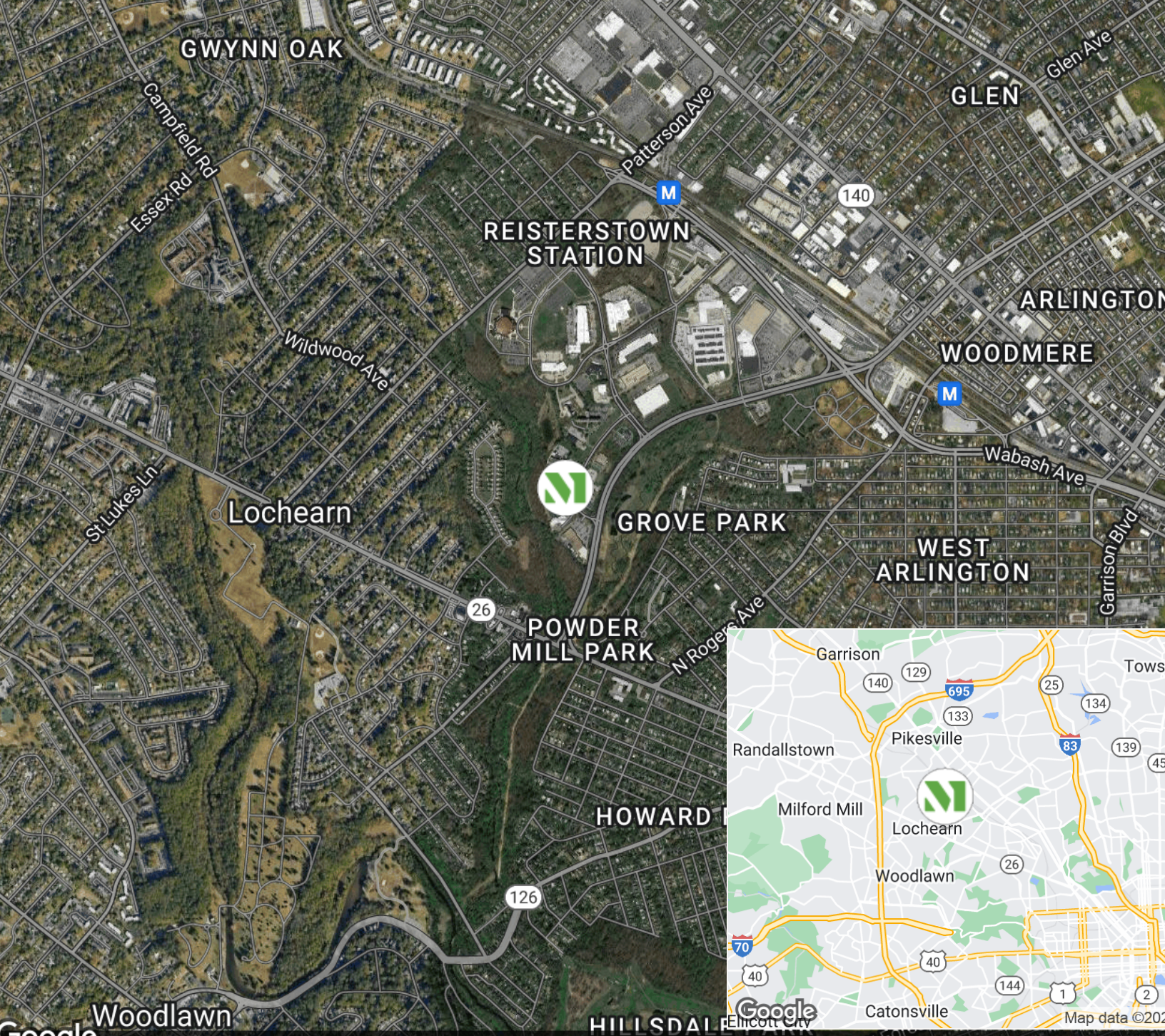
54,327 SF



“It was always a positive experience with Merritt. In our entire experience with Merritt ‘no’ was not in their vocabulary. It was always ‘we can make that work’ or ‘we can find a solution to your need’ and that set Merritt apart.”

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





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