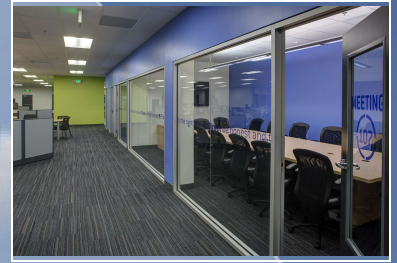


PROPERTY OVERVIEW

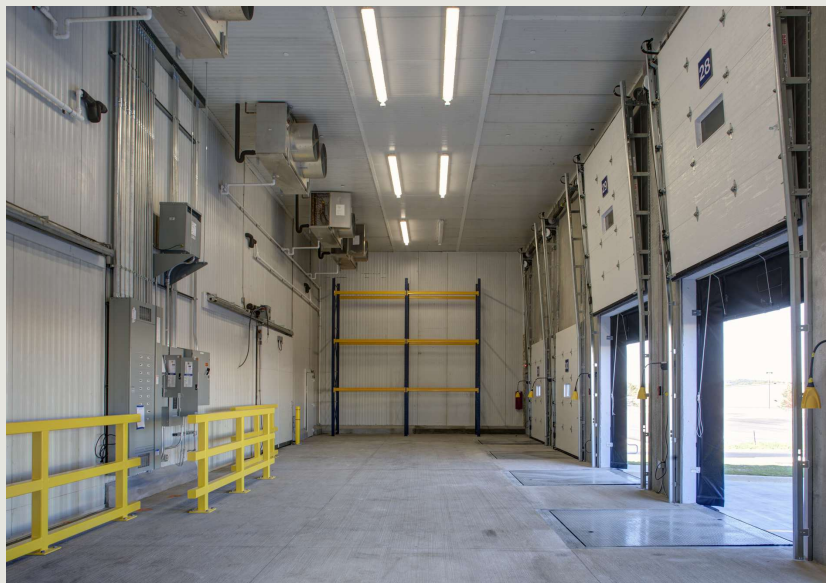
OREGON AVENUE BUSINESS PARK

821 & 832 OREGON AVENUE, LINTHICUM, MD 21090



Building Information

- Located near the intersection of Nursery Road and I-695
- Excellent access to Interstates I-695, I-295 and I-95.
- One-story block & brick construction with steel trim
- 20' clear ceiling height
- 100,000 SF front-loaded warehouse 38,960 SF rear-loaded flex space
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- 6.4 miles to downtown Baltimore and 5.4 miles to BWI Airport
- Ample parking
- Bus stop within walking distance
- Anne Arundel County, W1B zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- Aldi
- Anytime Fitness
- AMF Southwest Bowling Lanes
- Bank of America
- BWI International Airport
- Chick-fil-A
- Costco Wholesale
- Cracker Barrel Old Country Store
- CVS
- Dunkin'
- FedEx Ship Center
- G&M Restaurant
- Hardee's
- KFC
- McDonald's
- Panera Bread
- Rite Aid
- Ruby Tuesday
- Taco Bell
- The Home Depot
- Walgreens
- Walmart Supercenter
- Weis Markets
- Wells Fargo
- Wendy's

Site Plan

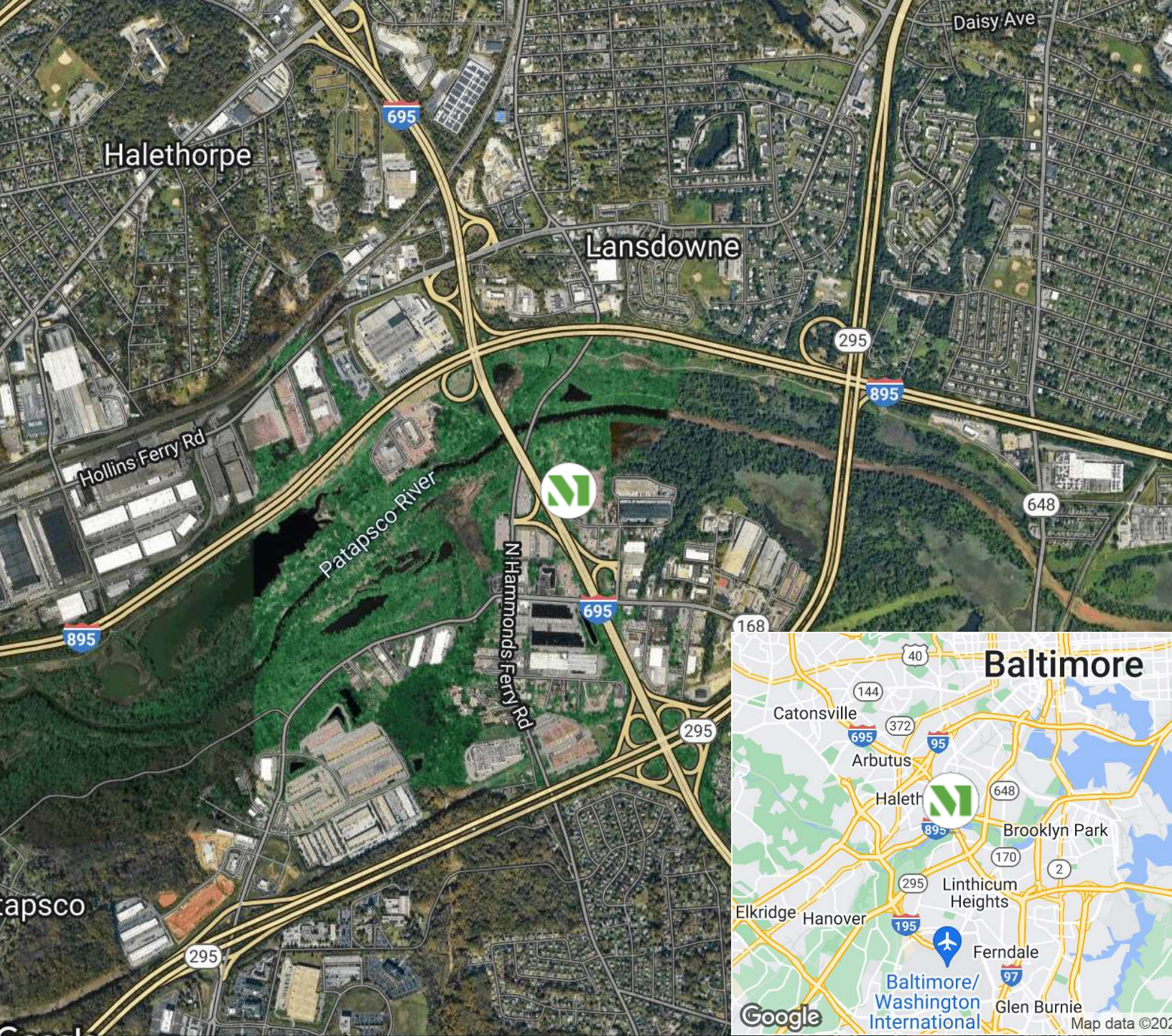
Oregon Avenue Business Park

821 Oregon Avenue
832 Oregon Avenue

Industrial
Industrial

100,000 SF
38,900 SF





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

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