

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY PHASE III

3700-3730 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
- One-story block & brick construction with steel trim
- 20' clear ceiling heights, with the exception of #3730, which is 16' clear
- Insulated 9'x10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-phase service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio of 3.3/1,000 SF
- 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 III

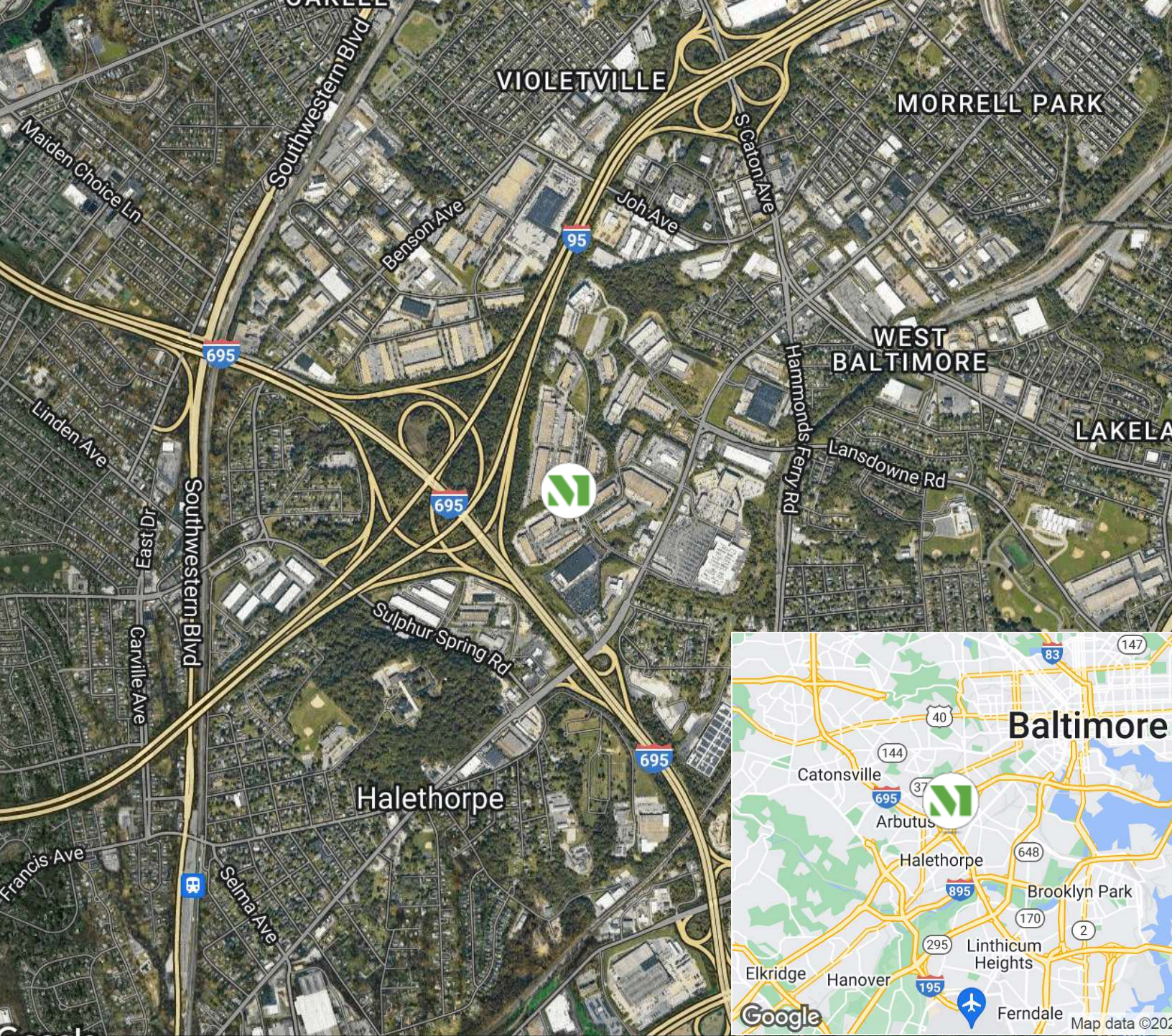
3700 Commerce Drive	Flex/Light Industrial	28,800 SF
3710 Commerce Drive	Flex/Light Industrial	42,900 SF
3720 Commerce Drive	Flex/Light Industrial	36,000 SF
3730 Commerce Drive	Flex/Light Industrial	32,700 SF



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For additional information or to schedule a tour, contact:

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