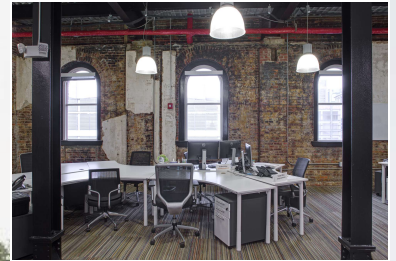


PROPERTY OVERVIEW

HENKELS BUSINESS CENTER

8955 & 8975 HENKELS LANE, ANNAPOLIS JCT, MD 20701



Building Information

- One mile from Ft. Meade
- Strategically located in the expanding Baltimore/Washington corridor
- Foam insulated block and brick masonry construction
- 20' clear ceiling height
- 4'x5' double-domed skylights
- Insulated 9'x10' dock doors; drive-in doors optional
- 200 amp, 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Extensive landscaping, exterior lighting, signage
- Parking ratio of 3/1,000
- Howard County, M2 zoning: manufacturing, warehousing, industrial, business



Surrounding Amenities

- 7-Eleven
- Baltimore Coffee & Tea
- Bon Fresco
- Burger King
- Dunkin'
- McDonald's
- Papa John's
- Royal Farms
- Taco Bell
- United States Postal Service
- Weis Supermarkets
- Wendy's

Site Plan

Henkels Business Center

8955 Henkels Lane
8975 Henkels Lane

Industrial

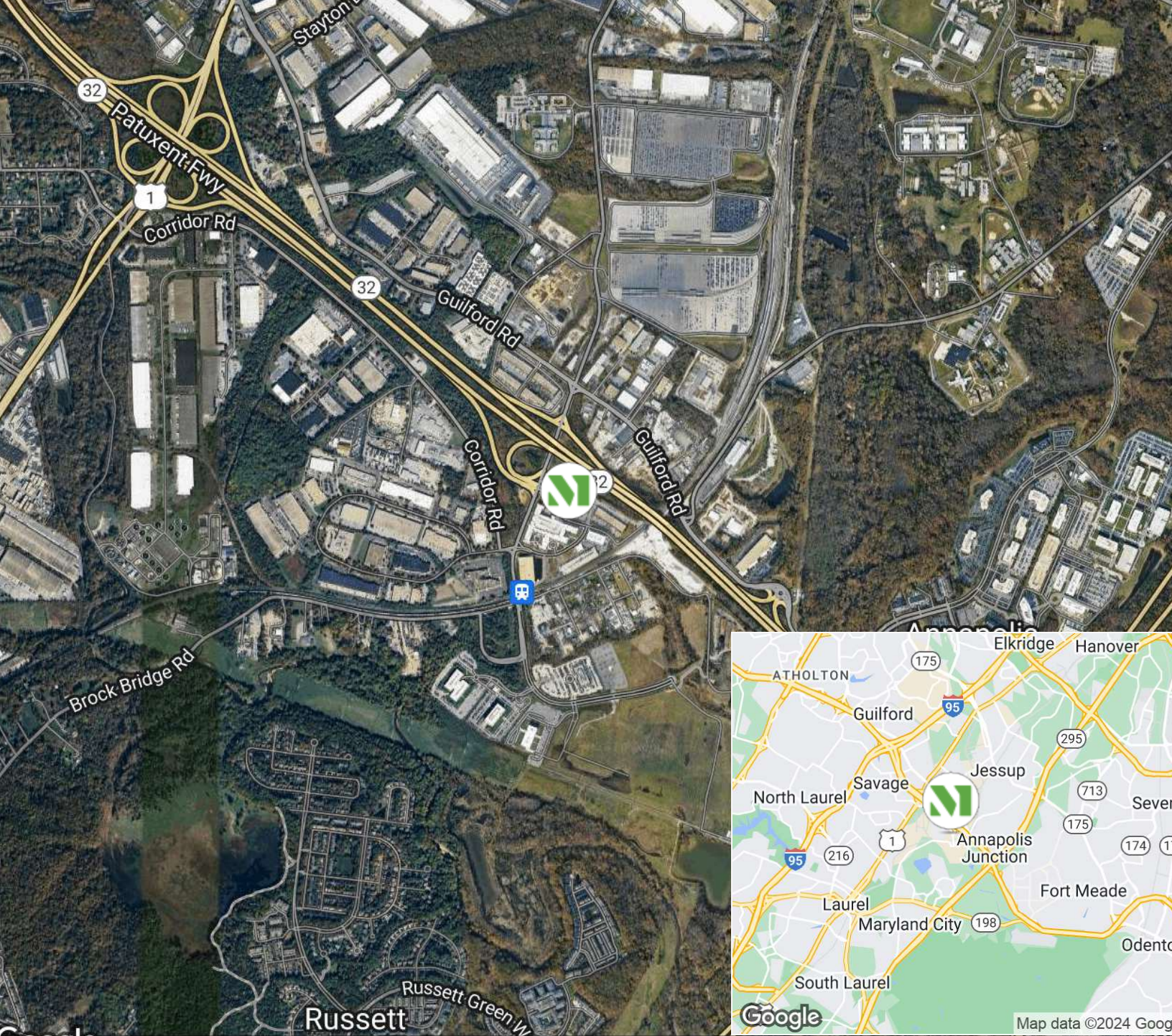
49,230 SF
44,000 SF



“In working with Merritt, what really stands out is they are invested in our success, which makes this a really great relationship.”

JENNIFER THORPE
OPERATIONS DIRECTOR,
JELLYFISH





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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