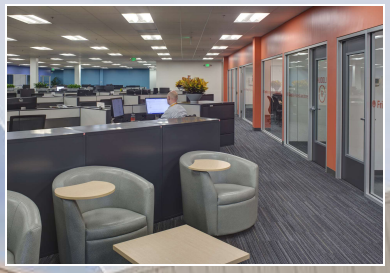
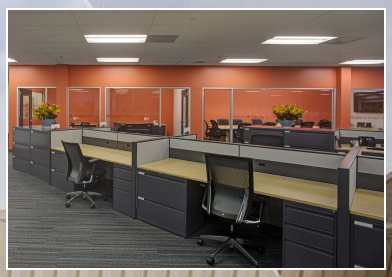
PROPERTY OVERVIEW

BALTIMORE COMMONS - 7484 CANDLEWOOD

7484 CANDLEWOOD ROAD, HANOVER, MD 21076





merritt PROPERTIES

Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295, I-95 and
- Route 100
- One-story block & brick construction with steel trim
- 77,135 SF flex building
- 277/480 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Less than 4 miles from BWI Airport, Amtrak and Light Rail
- 9 miles to marine terminal
- 3.4 miles to Ft. Meade
- 4.9 miles to National Security Agency (NSA)
- Anne Arundel Co., W-2 zoning: manufacturing, warehousing, wholesaling, office

Surrounding Amenities

- The Greene Turtle
- TGI Fridays
- Chick-fil-A
- Dunkin'
- Panera Bread
- Chipotle
- McDonald's
- United States Postal Service
- Bank of America
- Childtime of Hanover
- 7-Eleven
- Bed Bath & Beyond
- Safeway Supermarket
- Best Buy

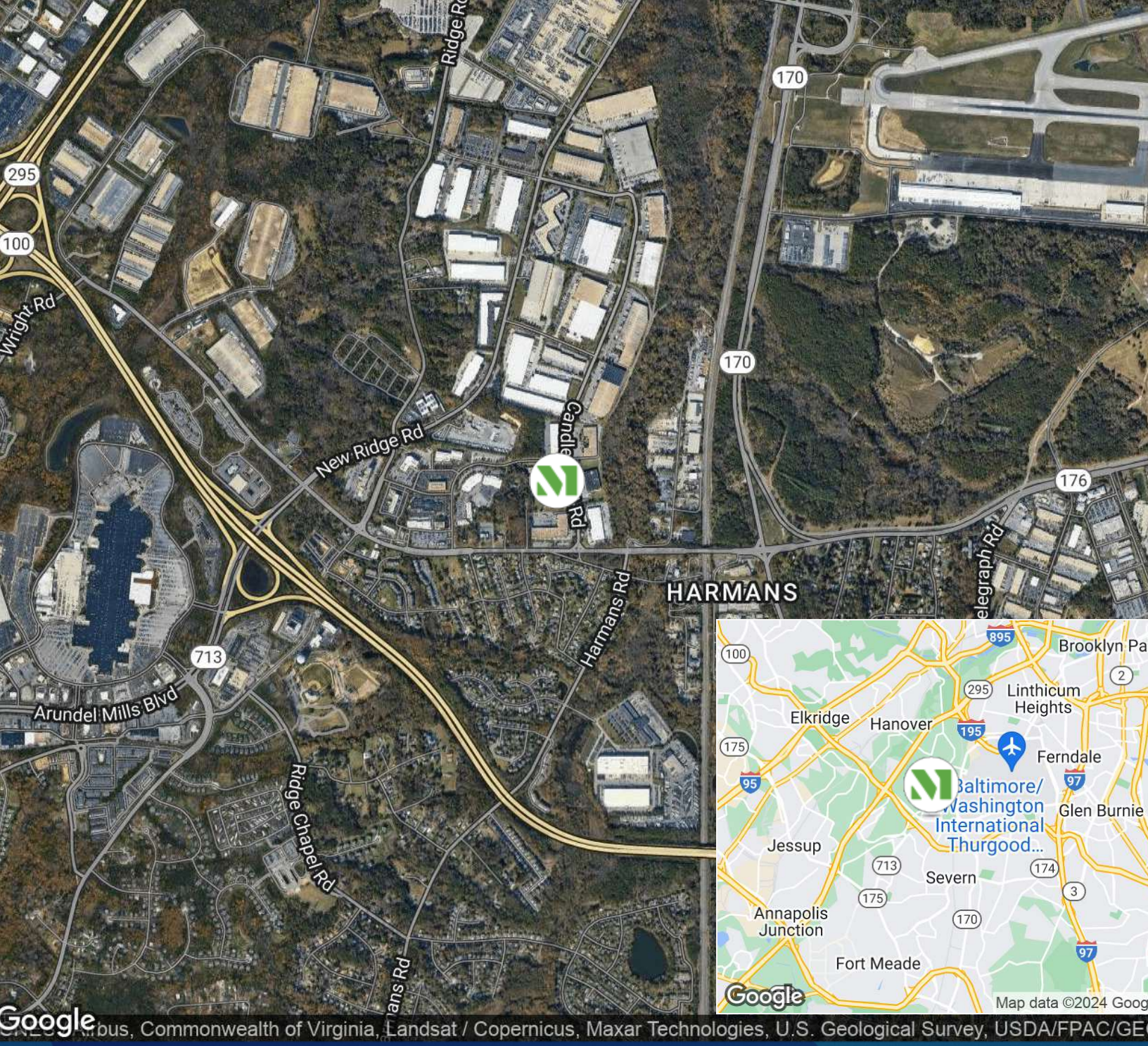
Site Plan

Baltimore Commons - 7484 Candlewood

7484 Candlewood Road | Industrial | 77,135 SF

"Merritt was incredibly accommodating. Doing business with a firm that - like ours - emphasizes integrity, quality and customer service was a pleasure."

EDWARD J. NEMEC,
MANAGING PARTNER
NEW YORK LIFE



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

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

merritt
PROPERTIES