

PROPERTY OVERVIEW

KELSO BUSINESS CENTER 3

8800 KELSO DRIVE, BALTIMORE, MD 21221



Building Information

- Easy access to I-695 and I-95
- 162,100 SF flex-warehouse building
- One-story masonry construction
- 24' clear ceiling height
- Dock loading
- 120/208 volt, 3-phase, 4-wire service
- FiOS and Comcast service available
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-IM zoning: light manufacturing, office, warehousing, distribution
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital
- MTA bus stop at park entry



Surrounding Amenities

- Dunkin'
- Sonic Drive-In
- Kabuto Japanese Steakhouse
- Planet Fitness
- Chipotle
- IHOP
- Arby's
- McDonald's
- Aldi
- Sam's Club
- Giant Supermarket
- Walmart

Site Plan

Kelso Business Center 3

8800 Kelso Drive

Industrial

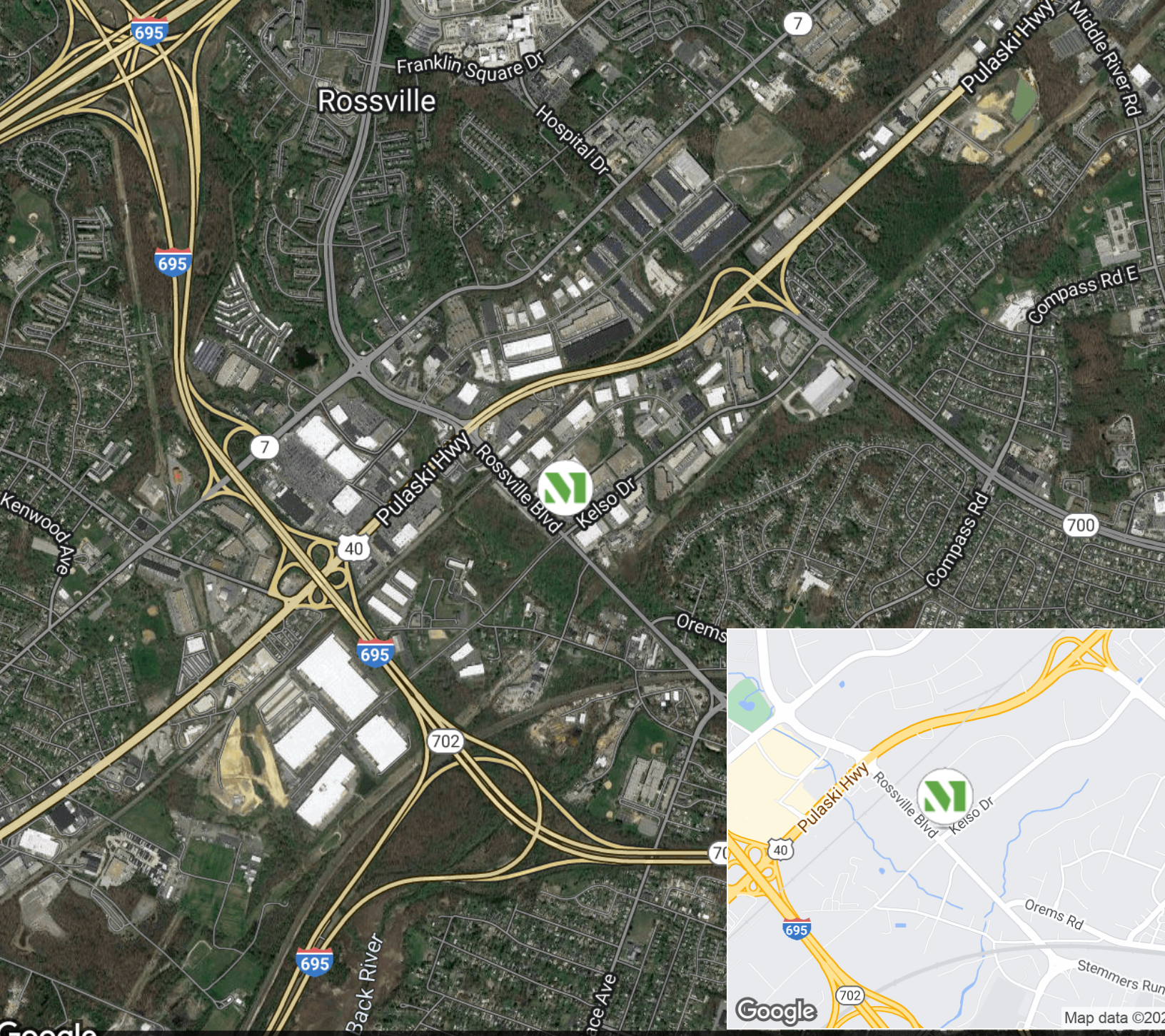
162,100 SF



“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”

JUDITH E. ANTISDEL
PRESIDENT
ANNE-TISDALE DIRECT





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

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