

PROPERTY OVERVIEW

# RIDGEWAY ONE 2

7595 WASHINGTON BOULEVARD, ELKRIDGE, MD 21075



## Building Information

- Located on U.S. Route 1 with easy access to Route 100, Route 175 and I-95
- One-story block & brick construction with steel trim
- Docks and drive-ins
- 20' clear ceiling height
- 20/208 volt electric service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Professionally landscaped
- Howard County, CE zoning: manufacturing, warehousing/distribution, office, R&D



## Surrounding Amenities

- Subway
- Starbucks
- Burger King
- IHOP
- Panda Express
- McDonald's
- Arby's
- MOM's Organic Market
- Bank of America
- CVS

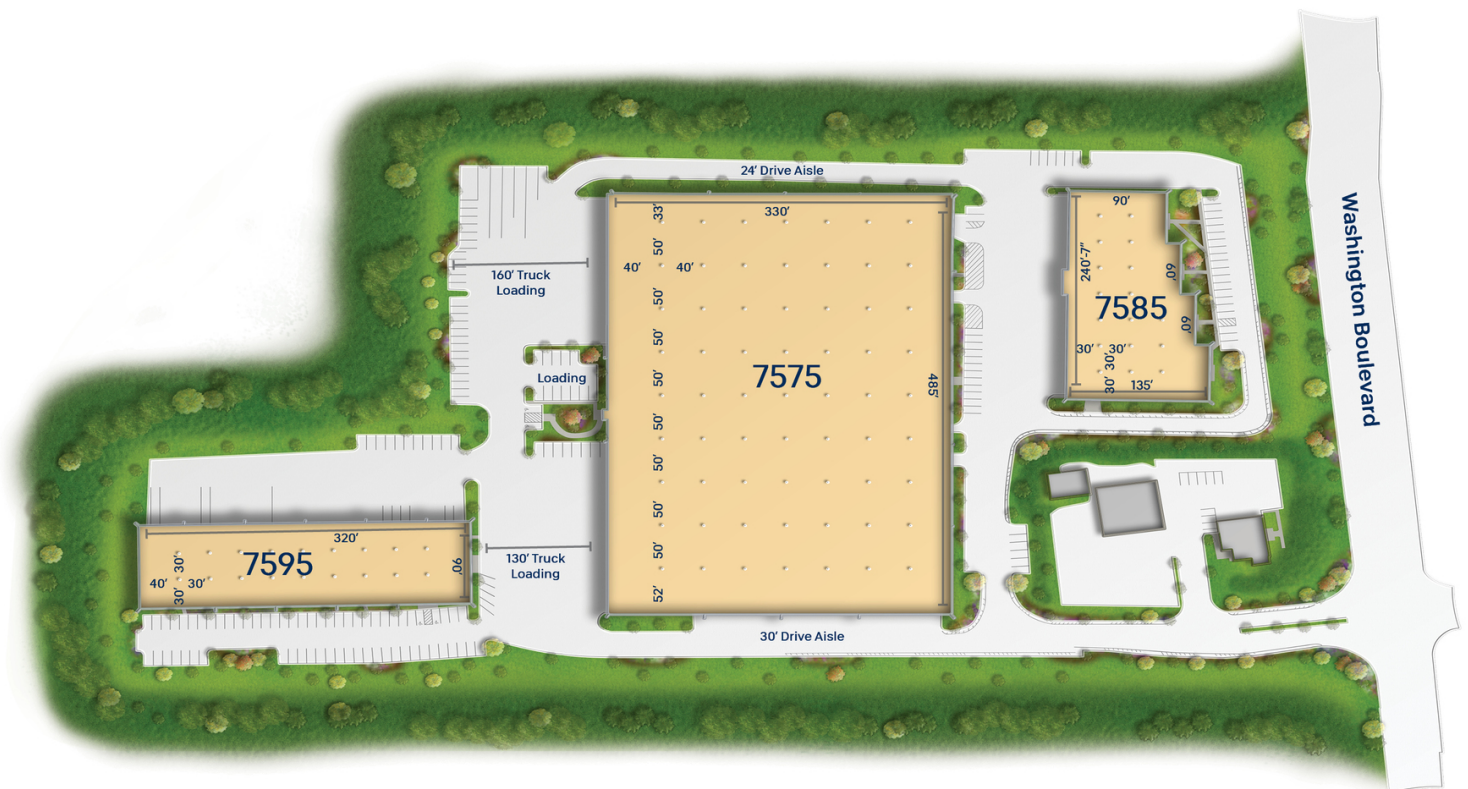
# Site Plan

Ridgeway One 2

7595 Washington Boulevard

Industrial

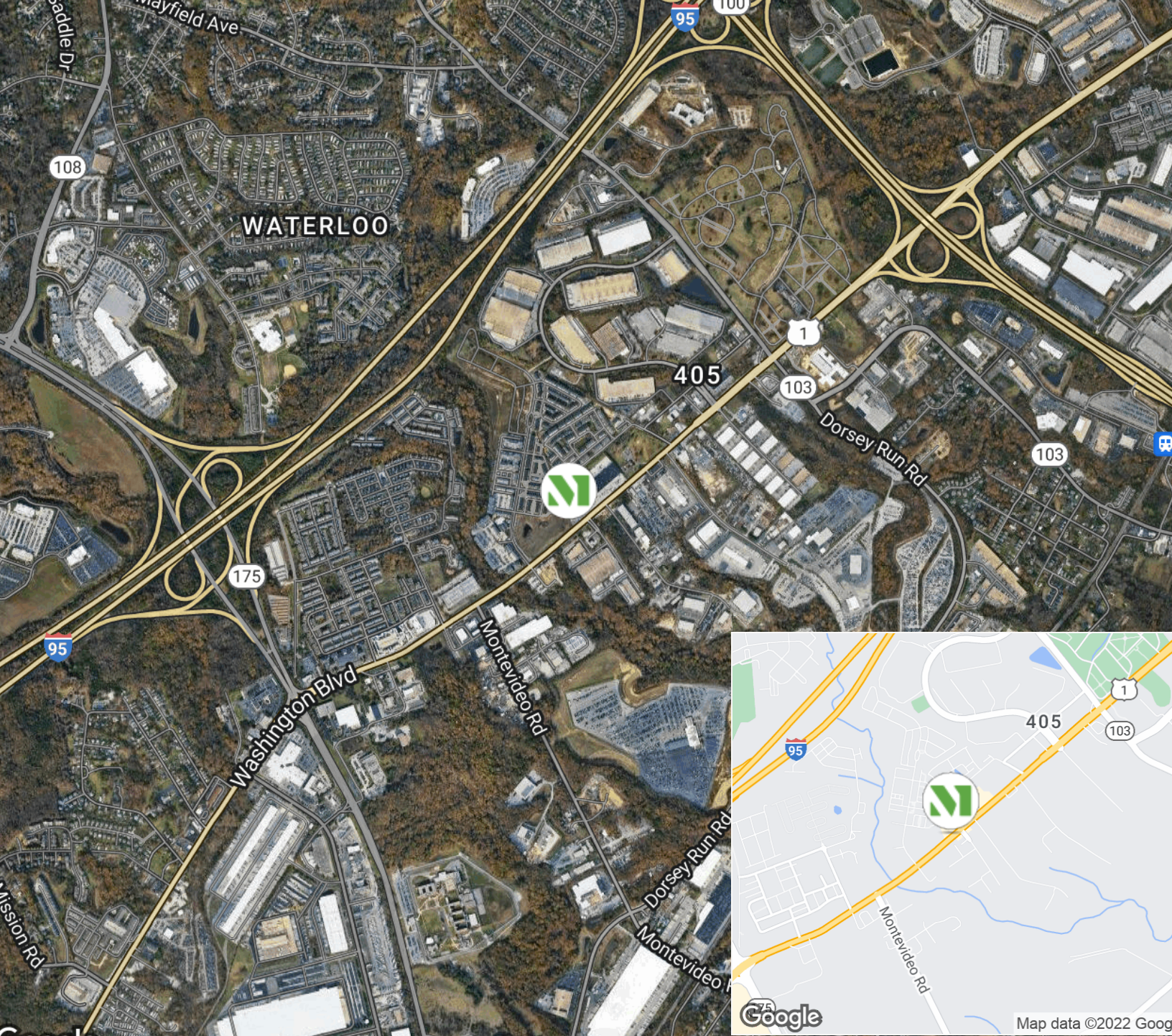
28,800 SF



*“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”*

**TRACI MIGLIORISI**  
DIRECTOR OF FINANCE  
LOTAME





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For additional information or to schedule a tour, contact:

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