

PROPERTY OVERVIEW

PATAPSCO VALLEY BUSINESS CENTER

7380 & 7390 COCA COLA DRIVE, HANOVER, MD 21076



Building Information

- Great location just off of Route 100, minutes to I-295, I-695 & I-95
- Single-story office/flex with brick façade and continuous ribbon glass
- Up to 16' finished ceiling height
- Individually controlled and separately metered HVAC systems
- Drive-in or dock capability
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Parking ratio up to 4.11/1,000
- Two miles to Arundel Mills Mall and 2.5 miles to BWI Airport
- Howard County, M2 zoning: manufacturing, warehousing, industrial, business



Surrounding Amenities

- Chick-fil-A
- Subway
- Taco Bell
- McDonald's
- Pizza Hut
- Dunkin'
- Red Lobster
- The Greene Turtle
- Rite Aid
- PNC Bank
- Little Eggs Child Care
- Walmart
- Costco
- Arundel Mills Mall

Site Plan

Patapsco Valley Business Center

7380 Coca Cola Drive
7390 Coca Cola Drive

Light Industrial
Light Industrial

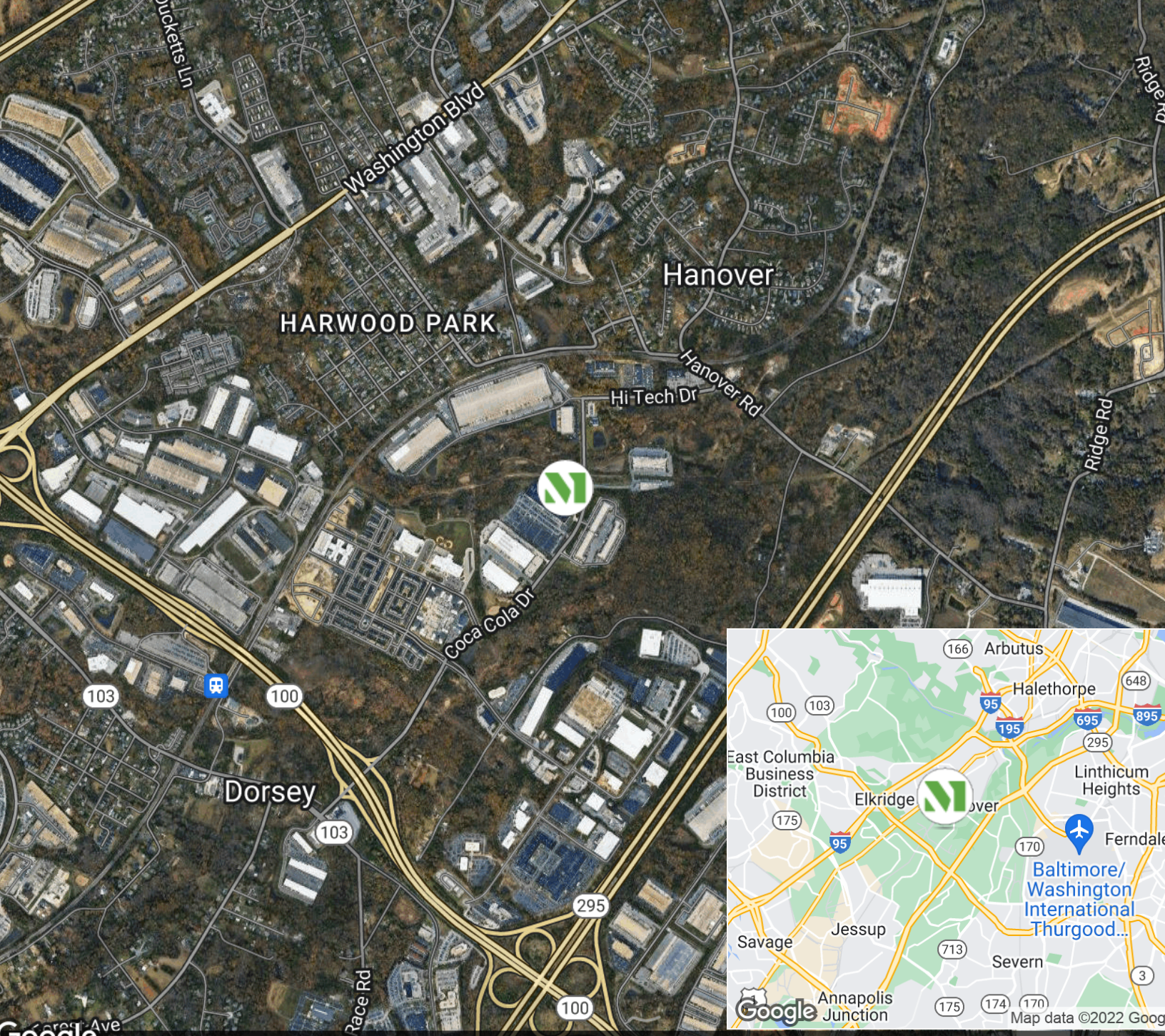
85,080 SF
54,336 SF



"It was always a positive experience with Merritt. In our entire experience with Merritt 'no' was not in their vocabulary. It was always 'we can make that work' or 'we can find a solution to your need' and that set Merritt apart."

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 19 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

