

PROPERTY OVERVIEW

# STONERIDGE

10942 BEAVER DAM ROAD, HUNT VALLEY, MD 21030



## Building Information

- Quick access to I-83, I-695 and the York Road corridor
- 50,600 SF flex-warehouse building
- One-story block and brick construction with steel trim
- 20' clear ceiling height
- 12 docks
- Comcast service available
- 120/208, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-1M zoning: offices, high-tech, light manufacturing



## Surrounding Amenities

- Bagel Works
- Burger King
- Carrabba's Italian Grill
- Chick-fil-A
- Chipotle
- Coal Fire Pizza
- Courtyard by Marriott
- DSW
- Dunkin' Donuts
- Embassy Suites by Hilton
- Giant
- Grabbagreen Food + Juice
- Green Leaf
- Holiday Inn Express
- HomeGoods
- Hunt Valley Towne Center
- Iron Rooster
- Light Rail - Hunt Valley
- M&T Bank
- Marshalls
- McDonald's
- Nalley Fresh Hunt Valley
- Noodles and Company
- Outback Steakhouse
- Panera Bread
- Peet's Coffee
- Residence Inn
- Royal Farms
- Starbucks
- Subway
- SunTrust Bank
- Texas Roadhouse
- The Greene Turtle
- ULTA Beauty

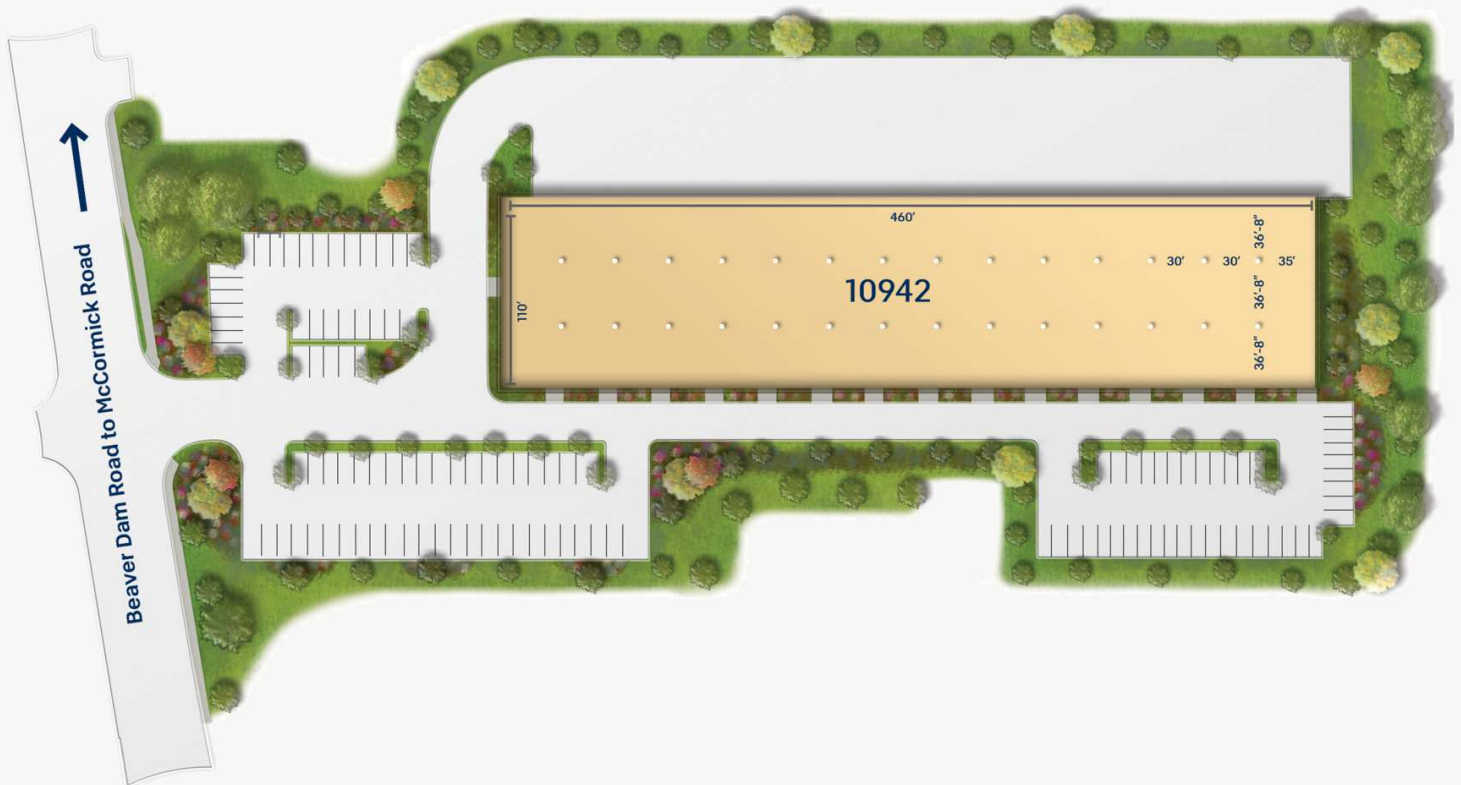
# Site Plan

Stoneridge

10942 Beaver Dam Road

Industrial

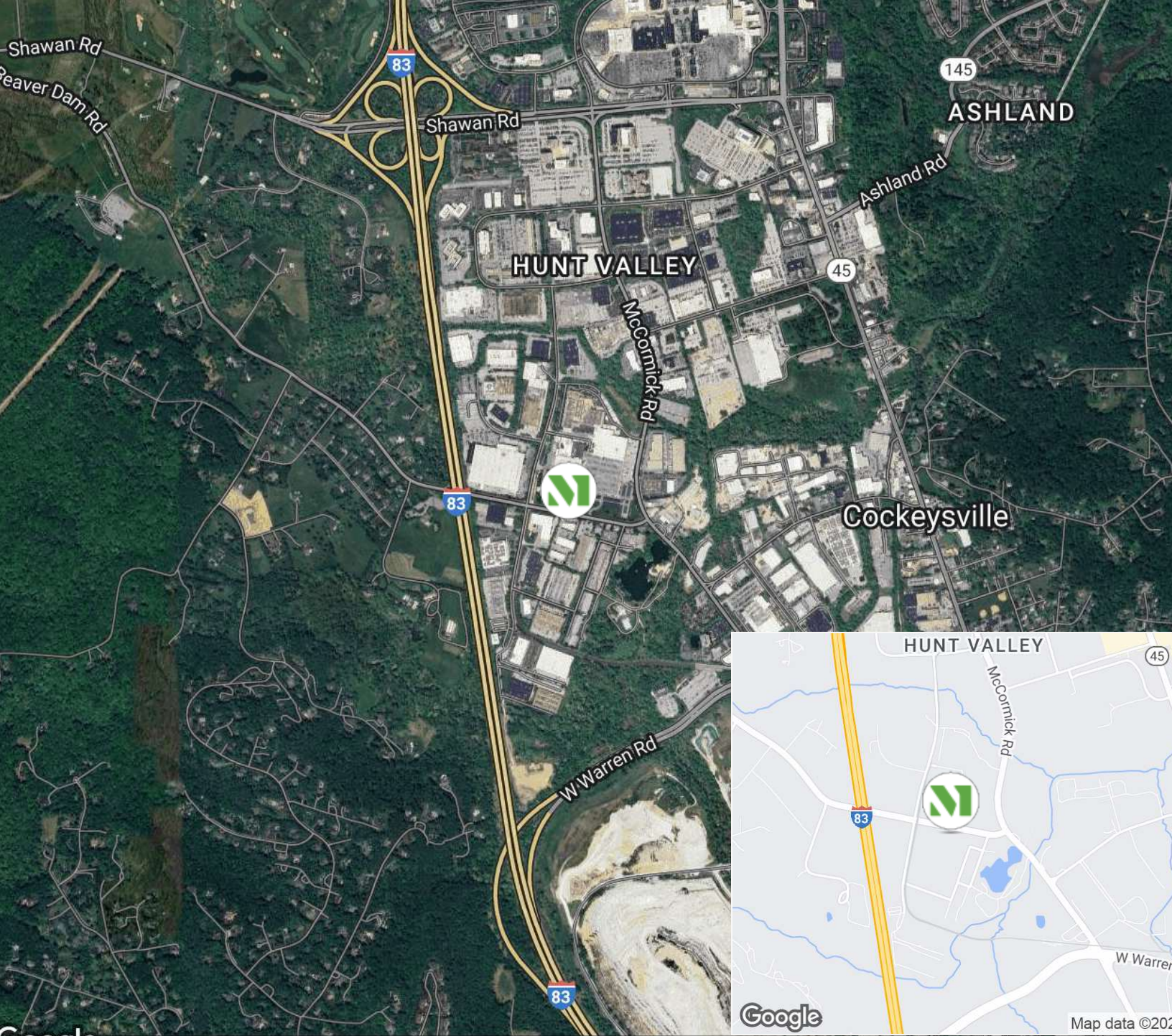
50,600 SF



*“When we first came to the Maryland market, Merritt provided our CEO - on a handshake - a building for lease when no one else thought that we were worth it. We like the Merritt company, because they are people of their word.”*

**LYNDA BAKER**  
SENIOR PROJECT MANAGEMENT SPECIALIST  
FEDEX EXPRESS





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**For additional information or to schedule a tour, contact:**

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