

PROPERTY OVERVIEW

YELLOW BRICK INDUSTRIAL CENTER

8967-99 YELLOW BRICK ROAD, BALTIMORE, MD 21237



Building Information

- Direct access to Route 40, I-695 and I-95
- One flex-warehouse and one bulk building totaling 294,750 SF
- One-story masonry construction with mezzanine areas
- 20'-24' clear ceiling heights
- Docks and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore County, ML-IM and ML-CSI zoning: manufacturing, warehousing, wholesaling, office
- Less than two miles from the Community College of Baltimore County and Franklin Square Hospital

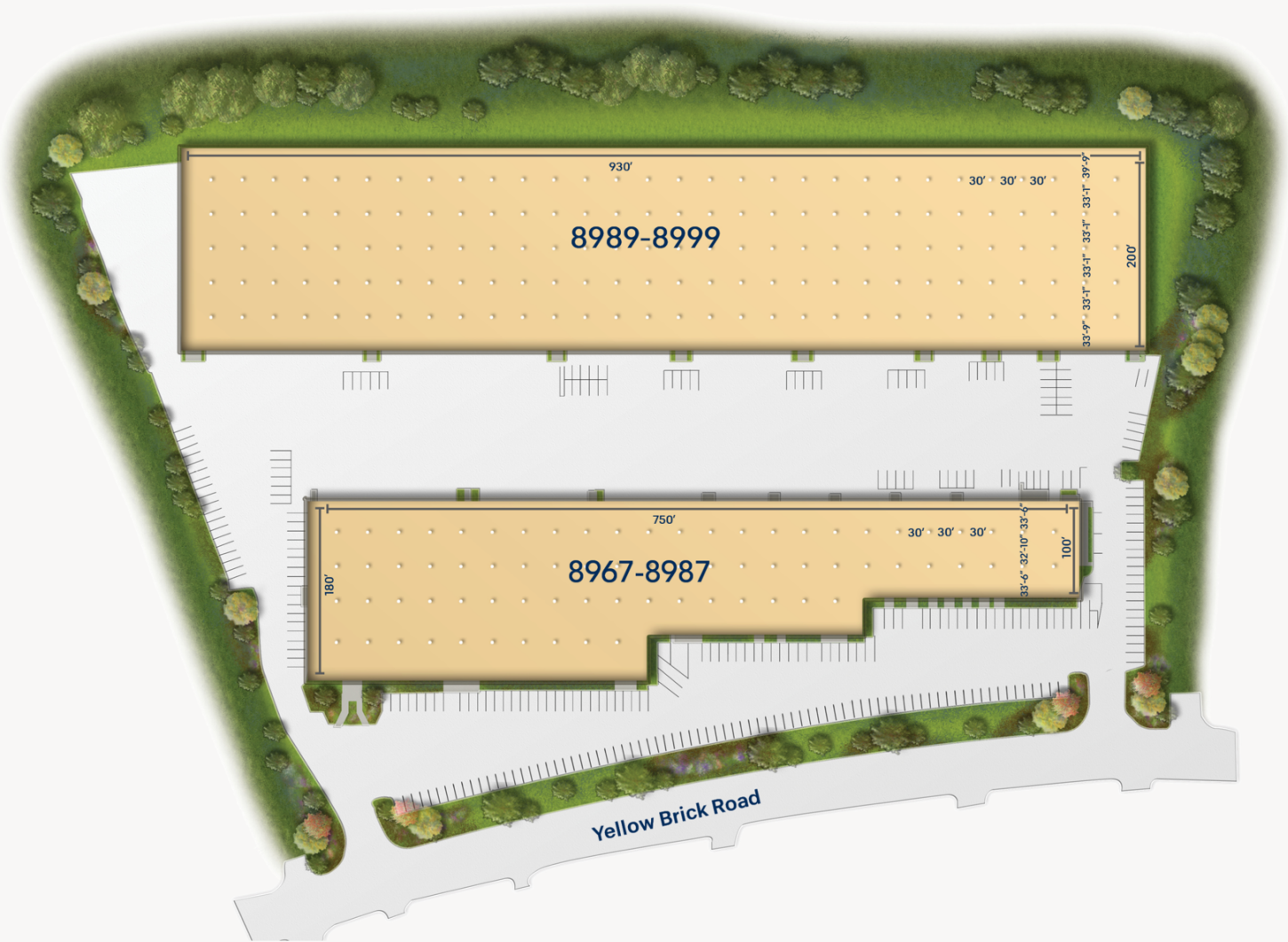


Surrounding Amenities

- Aldi
- Applebee's Grill + Bar
- Arby's
- Asian Bistro Express
- Bar Louie
- Bertucci's Italian
- Burger King
- CAVA
- Chick-fil-A
- Chili's Grill & Bar
- Chipotle Mexican Grill
- Cold Stone Creamery
- LA Fitness
- Lowe's Home Improvement
- McDonald's
- Merritt Clubs White Marsh
- Olive Garden Italian
- P.F. Chang's
- Panda Express
- Panera Bread
- Pizza Hut
- Planet Fitness
- Popeye's
- QDOBA Mexican Eats

Site Plan

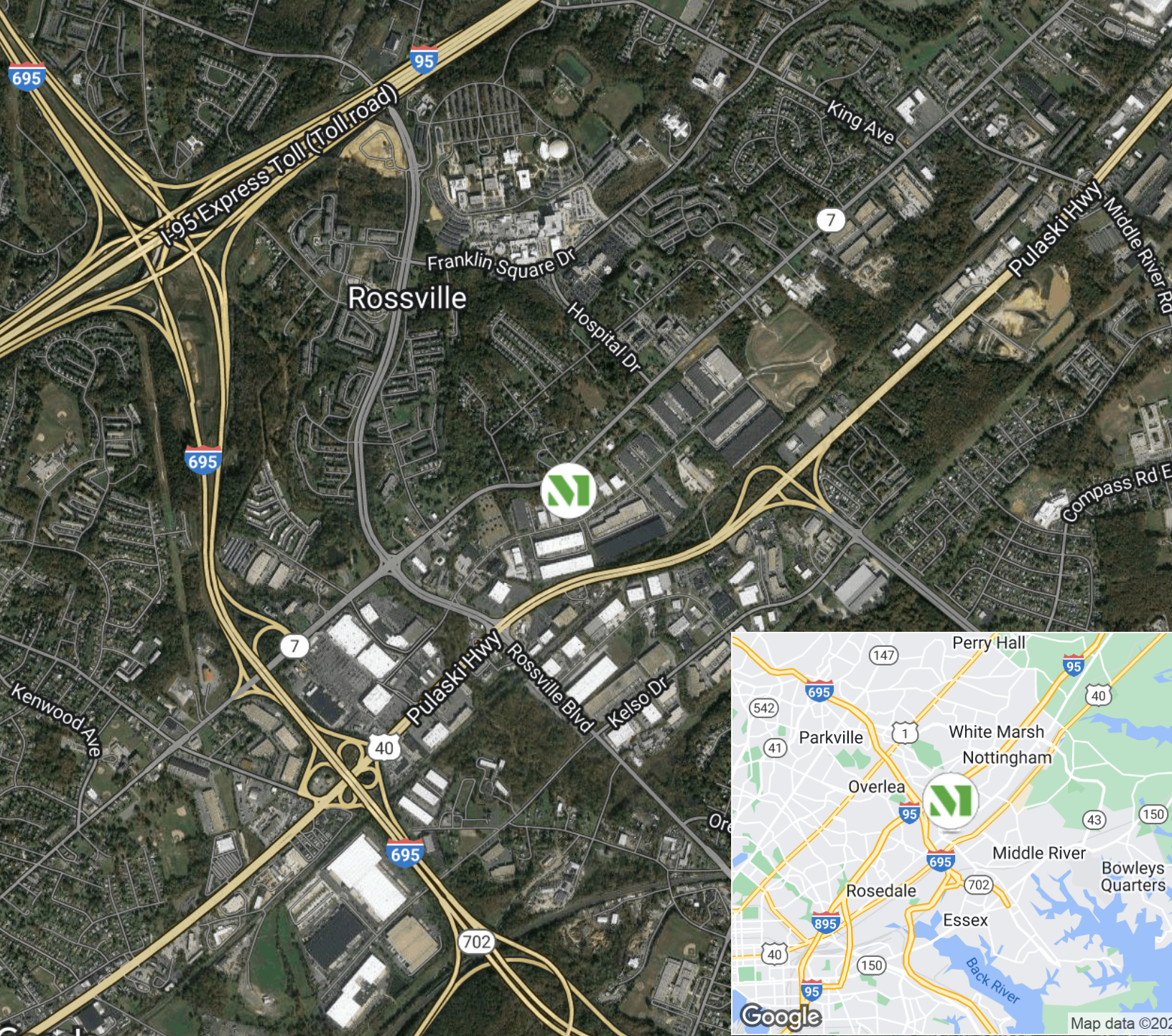
Yellow Brick Industrial Center	8967-87 Yellow Brick Road	Industrial	108,750 SF
	8989-99 Yellow Brick Road		186,000 SF



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ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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For additional information or to schedule a tour, contact:

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