

PROPERTY OVERVIEW

HUNT VALLEY BUSINESS CENTER 2

10973-99 MCCORMICK ROAD, HUNT VALLEY, MD 21031



Building Information

- Convenient location off I-83 in Hunt Valley
- Three flex-warehouse buildings totaling 208,740 SF
- 10915-10943: 72,000 SF
- 10945-10971: 70,800 SF
- 10973-10999: 65,940 SF
- One-story block & brick construction with steel mansard
- 20' clear ceiling height
- Total of 40 docks and three drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Baltimore County, ML zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- Starbucks
- Fusion Restaurant
- Chick-fil-A
- Noodles and Company
- Royal Farms
- Panera Bread
- Side Street Cafe
- McDonald's
- Arby's
- Burger King
- Giant Supermarket
- Wells Fargo Bank
- Walmart
- Hunt Valley Towne Center

Site Plan

Hunt Valley Business Center 2

10973-99 McCormick Road

Industrial

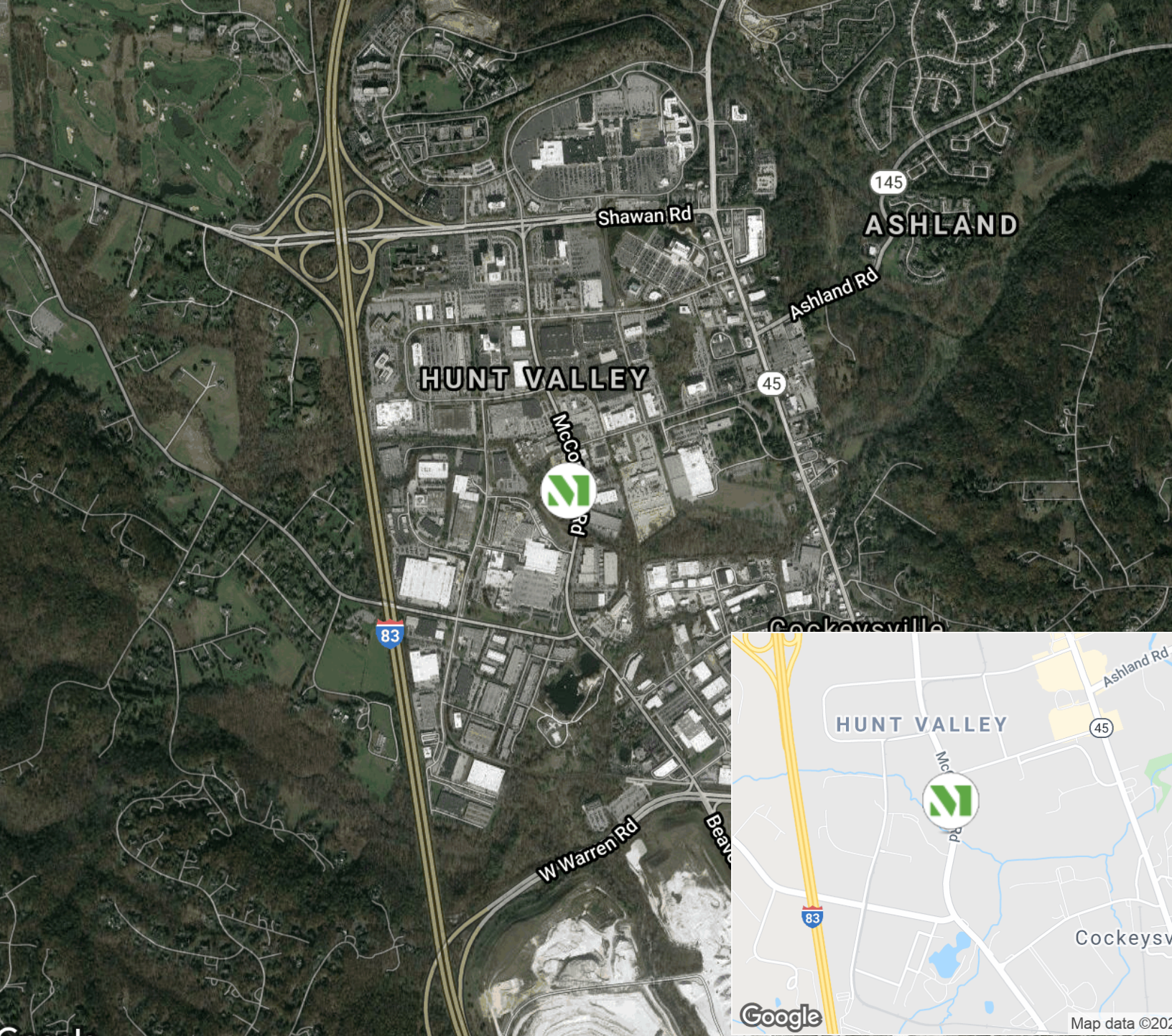
65,940 SF



“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”

DARREN MCCUE
PRESIDENT
DUNBAR SECURITY SOLUTIONS





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, 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:

Pat Franklin | Whit Levering | Ashley Reimer | Lauren Lindsay

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

