

PROPERTY OVERVIEW

# MERRITT ON BIDDLE STREET 1

2901-31 BIDDLE STREET, BALTIMORE, MD 21213



## Building Information

- Two office buildings totaling 100,000 SF
- Access via Edison Highway, Pulaski Highway (Route 40) and Monument Street (Route 150)
- Located in the Baltimore City Enterprise Zone and in a federal HUBZone
- One-story brick construction with steel trim
- MTA bus stop one block away
- 20' clear ceiling height
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Docks and drive-ins
- Sprinklered
- Baltimore City, M3 zoning: industrial manufacturing, warehouse/distribution, office



## Surrounding Amenities

- Subway
- The Pizzeria
- Taco Bell
- McDonald's
- Burger King
- Dunkin'
- KFC
- Aldi
- Royal Farms
- M&T Bank
- Walgreens
- 7-Eleven





# Site Plan

Merritt on Biddle Street 1

2901-31 Biddle Street

Industrial

95,600 SF

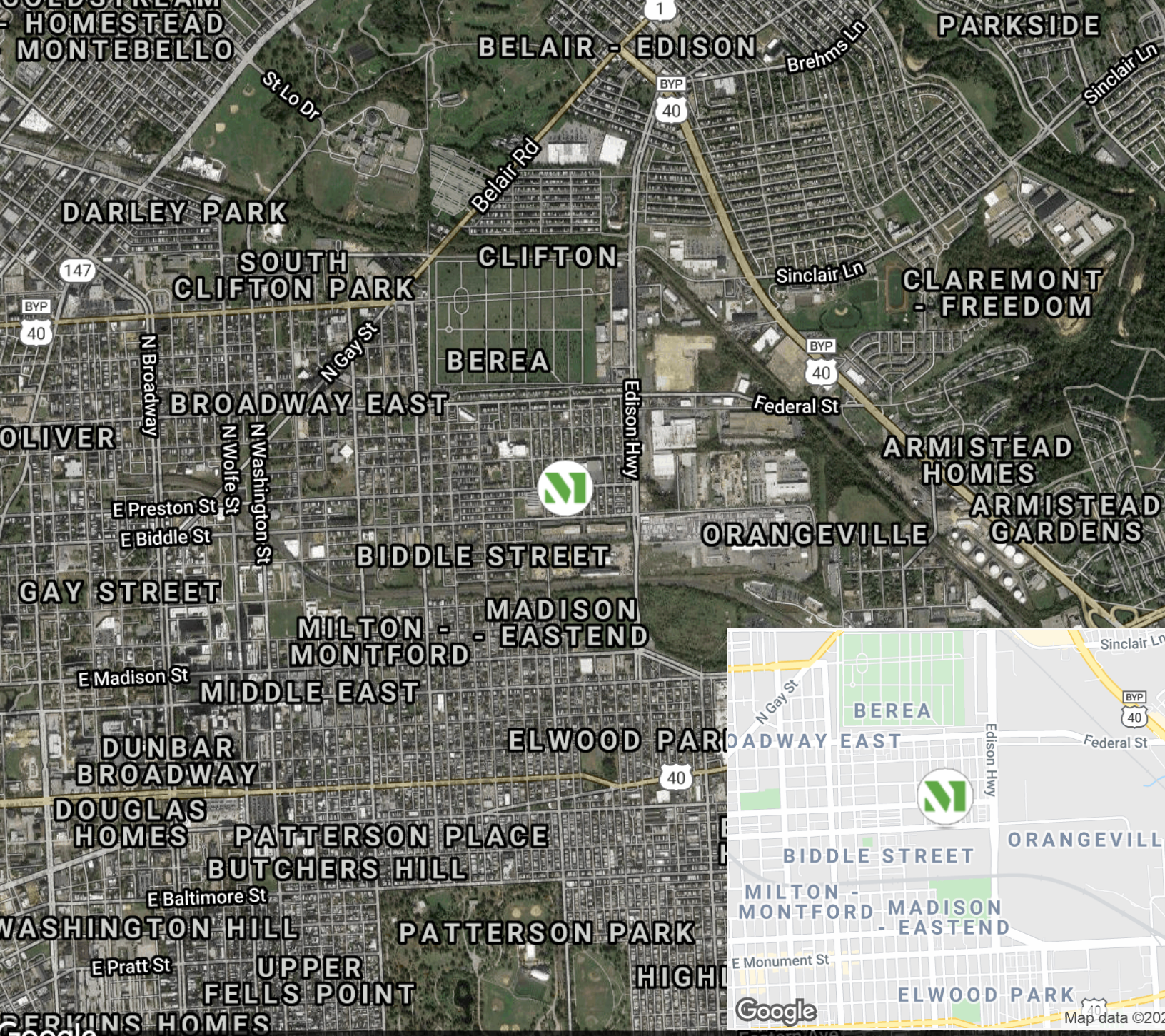


*“As a government contractor, it is critical that we provide reliable communication systems to our clients. Understanding this, Merritt Properties suggested and built custom solutions to meet our unique requirements.”*

**SONNY MARSHALL**  
PRESIDENT & CEO  
MARSHALL COMMUNICATIONS







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For additional information or to schedule a tour, contact:

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