

PROPERTY OVERVIEW

# HAMMONDS SOUTH 1

601 HAMMONDS FERRY ROAD, LINTHICUM, MD 21090



# Building Information

- Visible from I-295 and I-695
- One-story block & brick construction with steel trim
- 20' clear ceiling height
- Docks and drive-ins
- 120/208 volt, 3 phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Ample parking
- Anne Arundel County, W1B zoning: research and development, office, light manufacturing, warehouse/distribution



# Surrounding Amenities

- Burger King
- Toro Bravo
- Urban Bar-B-Que
- Taco Bell
- McDonald's
- Hardee's
- KFC
- Royal Farms
- FedEx Ship Center
- United States Postal Service
- Anytime Fitness
- Wells Fargo



# Site Plan

Hammonds South 1

601 Hammonds Ferry Road

Industrial

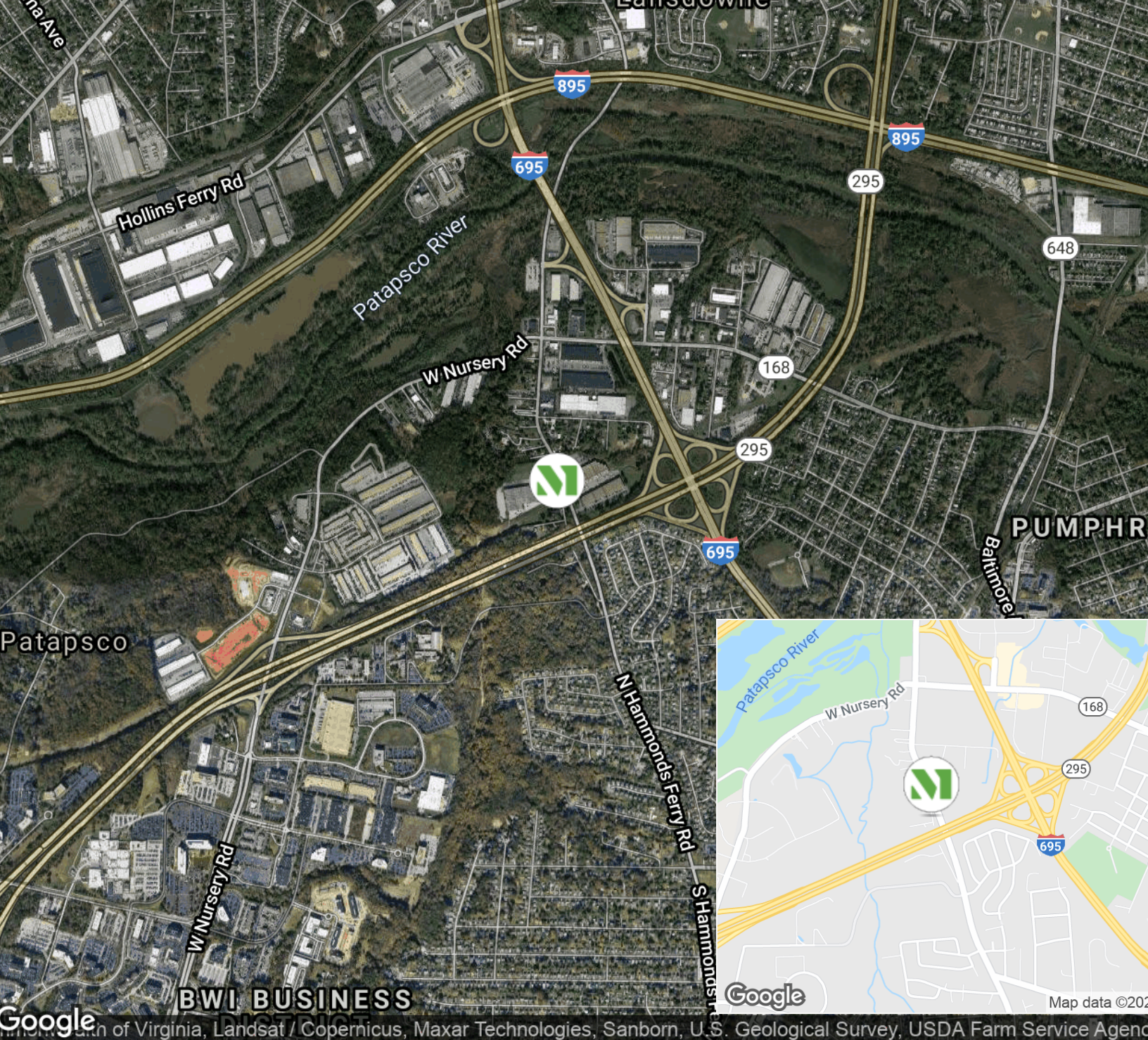
73,650 SF



*“For more than a decade, Merritt Properties has been a partner in our progress, accommodating our growth and providing us with a welcoming showroom for our members and visitors.”*

**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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