

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY 5

3604 COMMERCE DRIVE, BALTIMORE, MD 21227



Building Information

- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located within the Beltway Business Community, an 850,000 SF flex/office park including Home Depot
- One 35,400 square-foot, flex-warehouse building with 5,987 square feet of office space
- One-story block & brick with steel trim
- Up to nine loading docks with electric overhead doors
- Drive-thru capability with three 14'x14' drive-ins
- Thickened concrete slab at interior drive lane
- Sloped concrete floor-to-floor drains with oil/water separator
- Ample parking plus one acre of outside fleet storage
- 1,000 amp, 480 volts, 3-phase electric service
- 35,000 cfm direct-fired roof-mounted heating system (Rapid Model 4049)
- Conventional rooftop HVAC for office
- 24' clear ceiling height
- 30'x30' column spacing
- Fleet shop
- CO & NO monitoring system with three 4,000 cfm exhaust fans
- Concrete encased column protectors & bollards at overhead doors
- Comcast & Verizon fiber/FiOS service available
- Located in the Southwest Enterprise Zone
- Baltimore County, ML-IM zoning



Surrounding Amenities

- Walmart
- Chick-fil-A
- IHOP
- Moe's Southwest Grill
- Wendy's
- The Home Depot
- Phillips Seafood
- LA Fitness
- Royal Farms
- Bank of America
- McDonald's
- Office Depot

Site Plan

Beltway Business Community 5

3604 Commerce Drive

Industrial

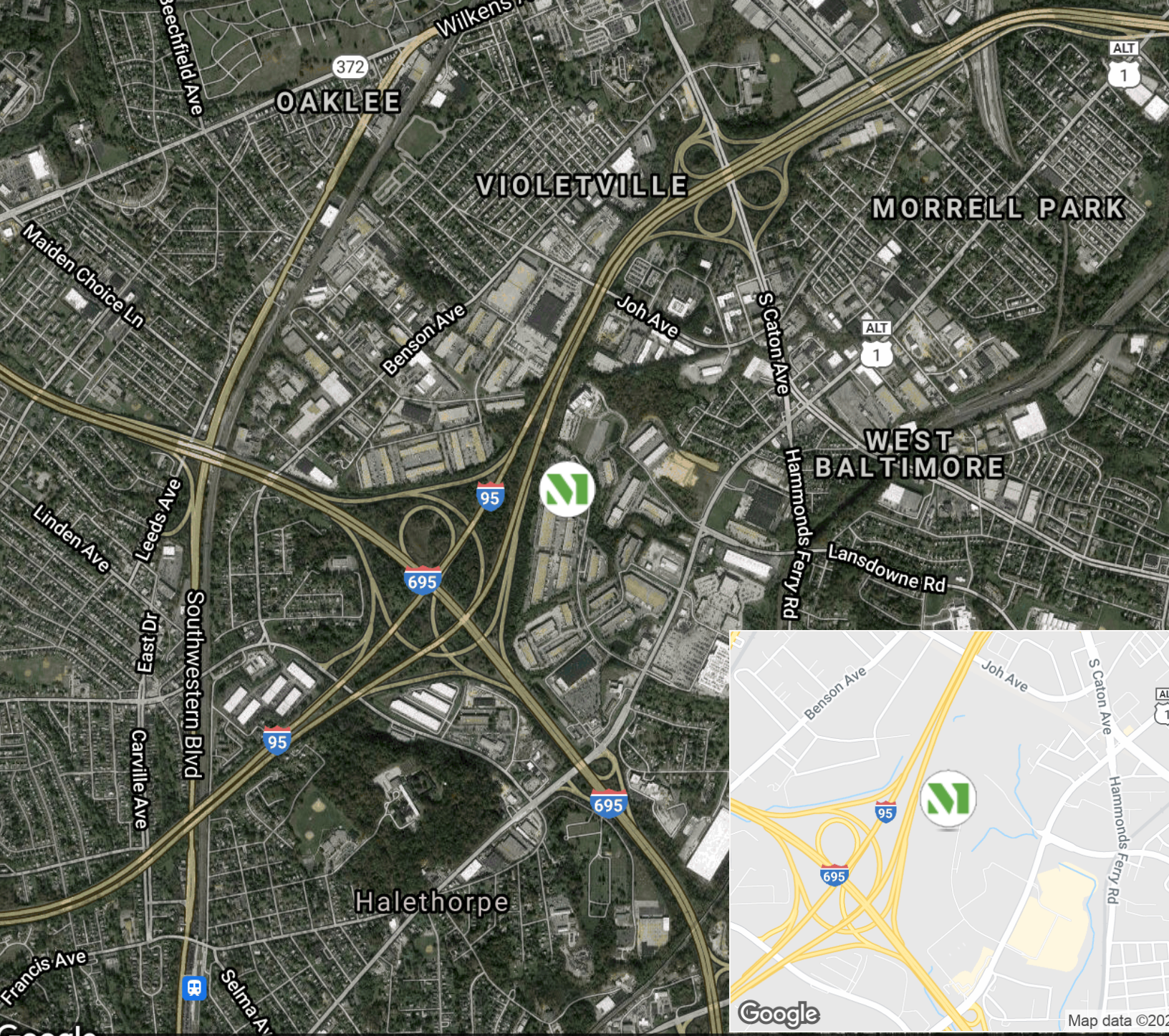
35,400 SF



“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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