

PROPERTY OVERVIEW

BELTWAY BUSINESS COMMUNITY PHASE III D

3710 COMMERCE DRIVE, BALTIMORE, MD 21227



Building Information

- Easy access via U.S. Route 1, I-695, I-95 and Caton Avenue
- Located in the Southwest Enterprise Zone
- One-story block & brick construction with steel trim
- 20' clear ceiling heights, with the exception of #3730, which is 16' clear
- Insulated 9'x10' dock doors; drive-in capability
- 120/208 volt, 3-phase, 4-phase service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Parking ratio of 3.3/1,000 SF
- Baltimore County, ML-IM zoning: light manufacturing, warehousing/distribution, office



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 Phase III D

3710 Commerce Drive

Industrial

42,900 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



