

PROPERTY OVERVIEW

# MERCHANT INDUSTRIAL CENTER 7

2601-17 MERCHANT DRIVE, BALTIMORE, MD 21230



## Building Information

- Minutes from I-695, I-95 & I-295
- Located in the Baltimore City Enterprise Zone
- Two buildings totaling 372,385 SF
- One-story block & brick construction with steel trim
- 20' & 24' clear ceiling height
- Docks and drive-ins
- B&O rail served
- Comcast service available
- 277/480 amp service
- Gas heat/public utilities
- Large paved area providing ample parking
- Public transportation route
- Baltimore City, M1-I zoning: manufacturing, warehousing, wholesaling, office



## Surrounding Amenities

- Bank of America
- M&T Bank
- 7-Eleven
- Taco Bell
- Walgreens
- Dunkin'
- LA Mart
- Burger King
- Sonic Drive-In
- United States Postal Service



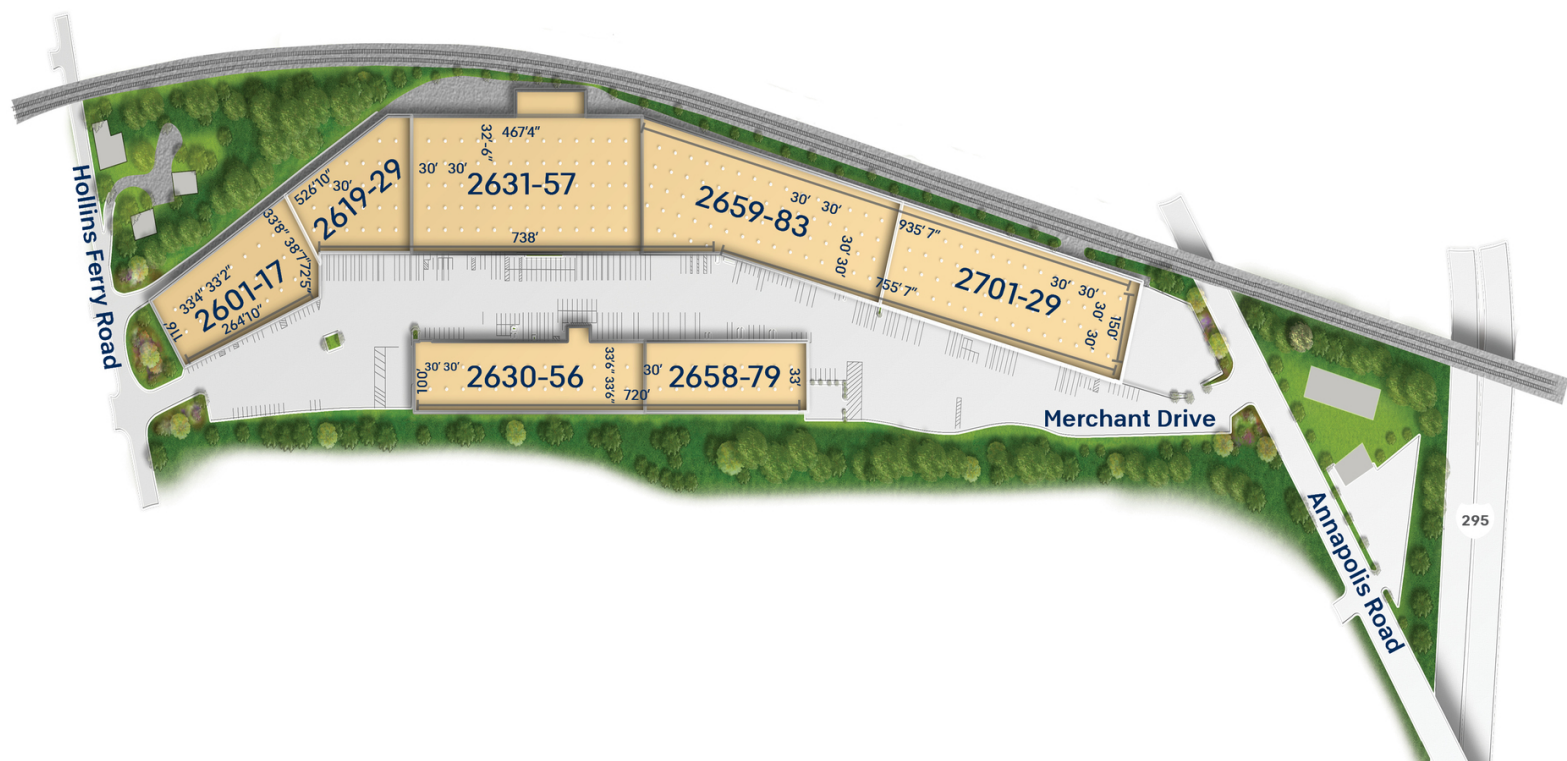
# Site Plan

Merchant Industrial Center 7

2601-17 Merchant Drive

Industrial

40,898 SF

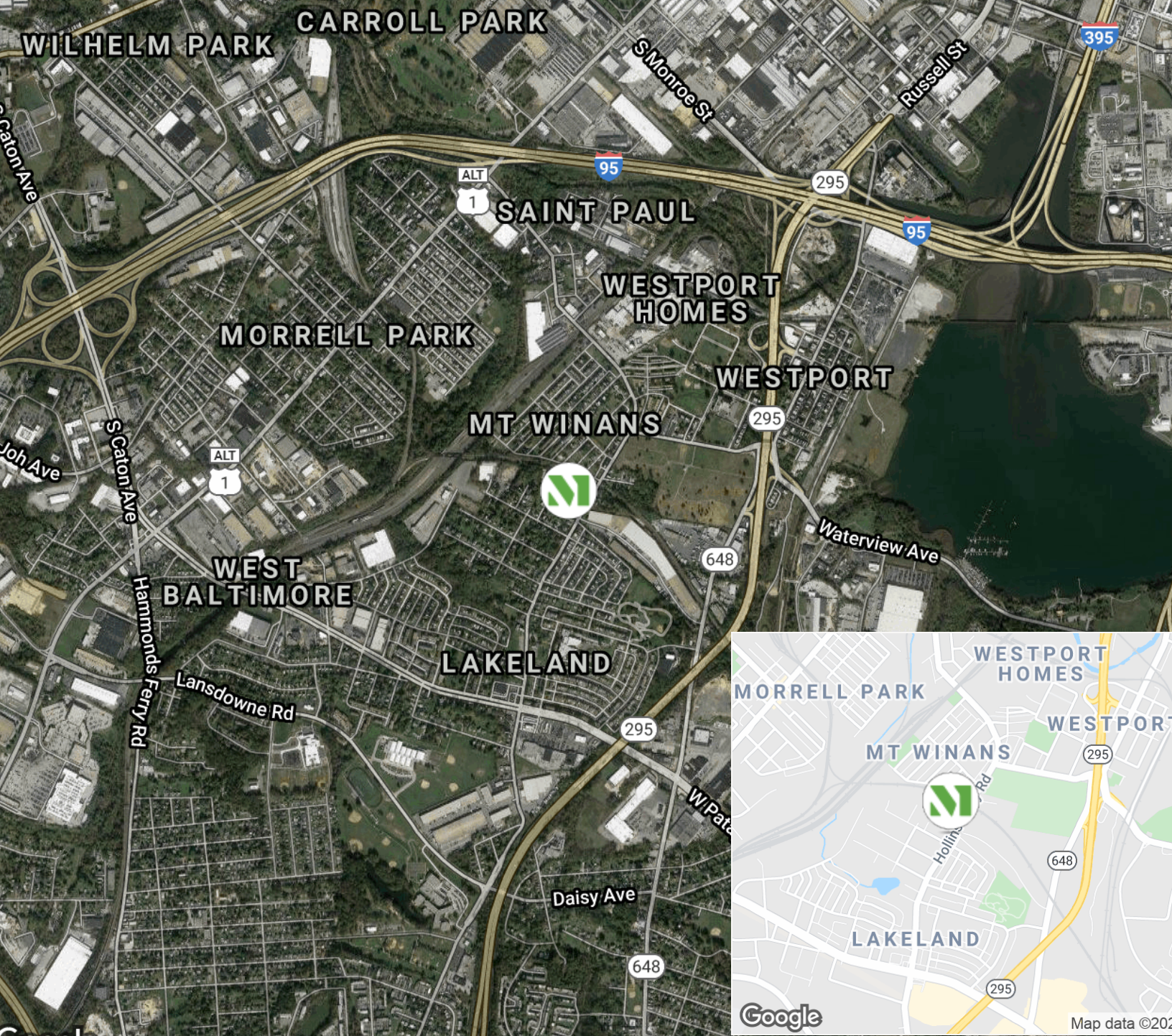


*“Merritt employees truly love their jobs and consistently deliver solutions in a fast, creative and cost-effective manner.”*

**STEVE MARTIN**  
PRESIDENT  
FIRAXIS GAMES







## 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:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Remy Merritt

[merrittproperties.com](http://merrittproperties.com)

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

