

PROPERTY OVERVIEW

# MERCHANT INDUSTRIAL CENTER 1

2631-57 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, M-1-1 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

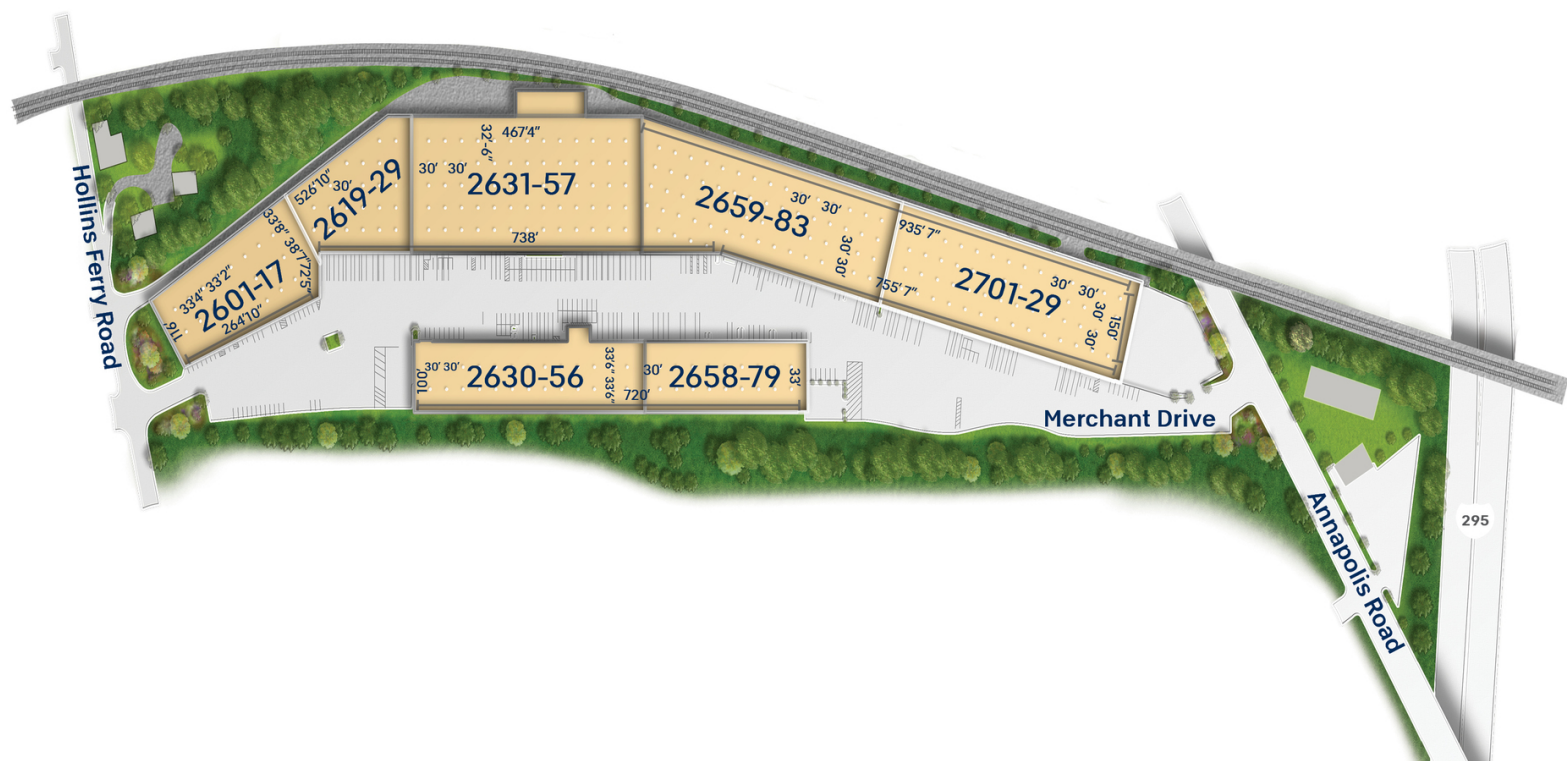
# Site Plan

Merchant Industrial Center 1

2631-57 Merchant Drive

Industrial

84,000 SF

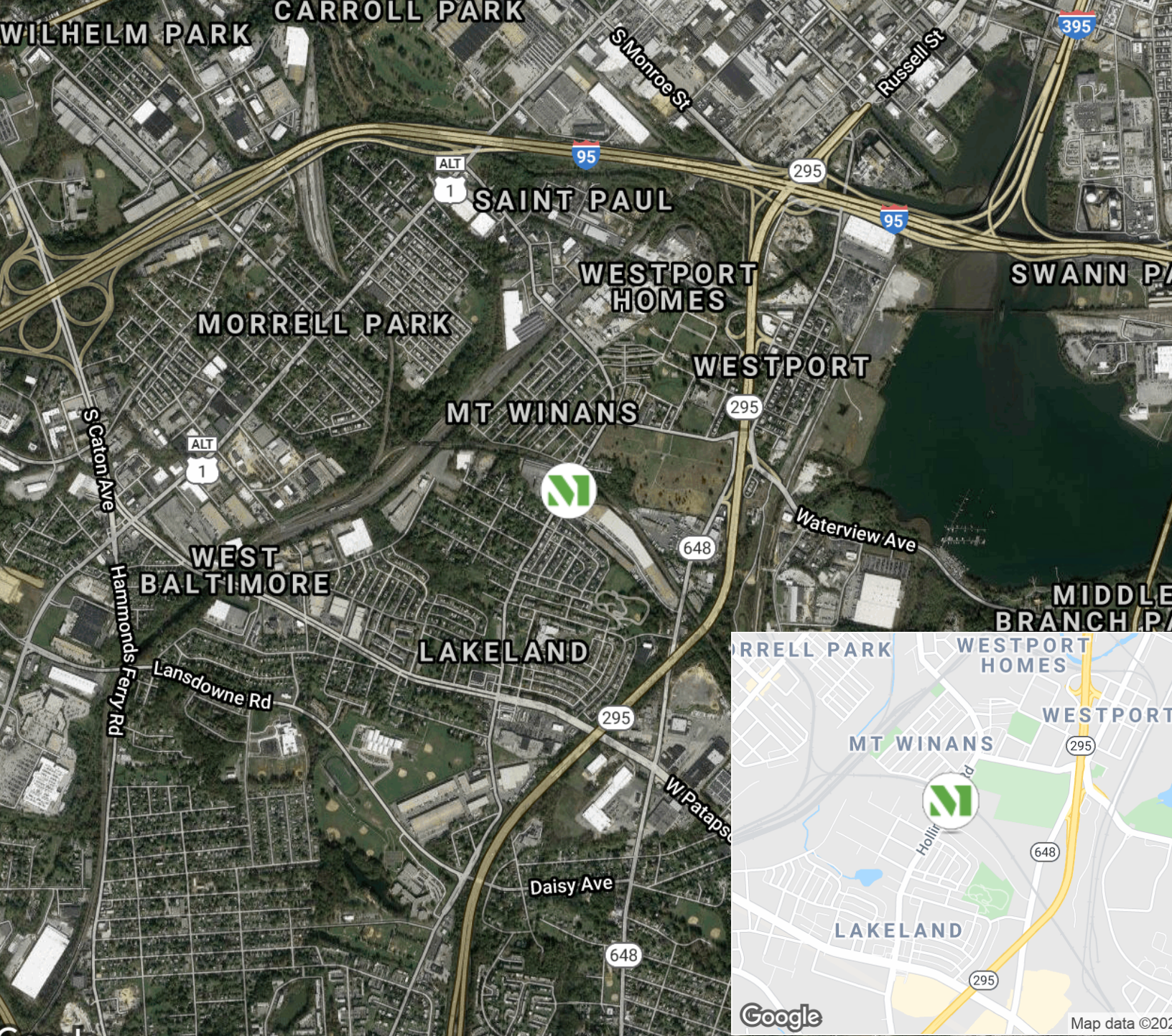


*“Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here.”*

**DR. TYRONE TABORN**  
CHAIRMAN & CEO  
CAREER COMMUNICATIONS GROUP







#### 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](https://merrittproperties.com)

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

