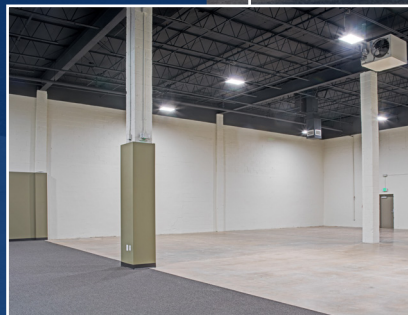




2032 GREENSPRING DRIVE

SINGLE-USER, LIGHT INDUSTRIAL BUILDING IN TIMONIUM

- Existing 15,634 SF building
 - Office: 3,784 SF
 - Warehouse: 11,850 SF
 - Mezzanine: 3,871 SF (not included in RSF), 125-pounds PSF
- 25' clear
- One 10x12 drive-in ramp
- Building signage available
- Free parking
- Easy access to I-695, I-83 and York Road
- Close proximity to light rail system
- Surrounded by shopping, dining and service amenities
- Supported by Merritt's award-winning customer service team



2032Greenspring.com

FLOOR PLAN

2032 Greenspring Drive

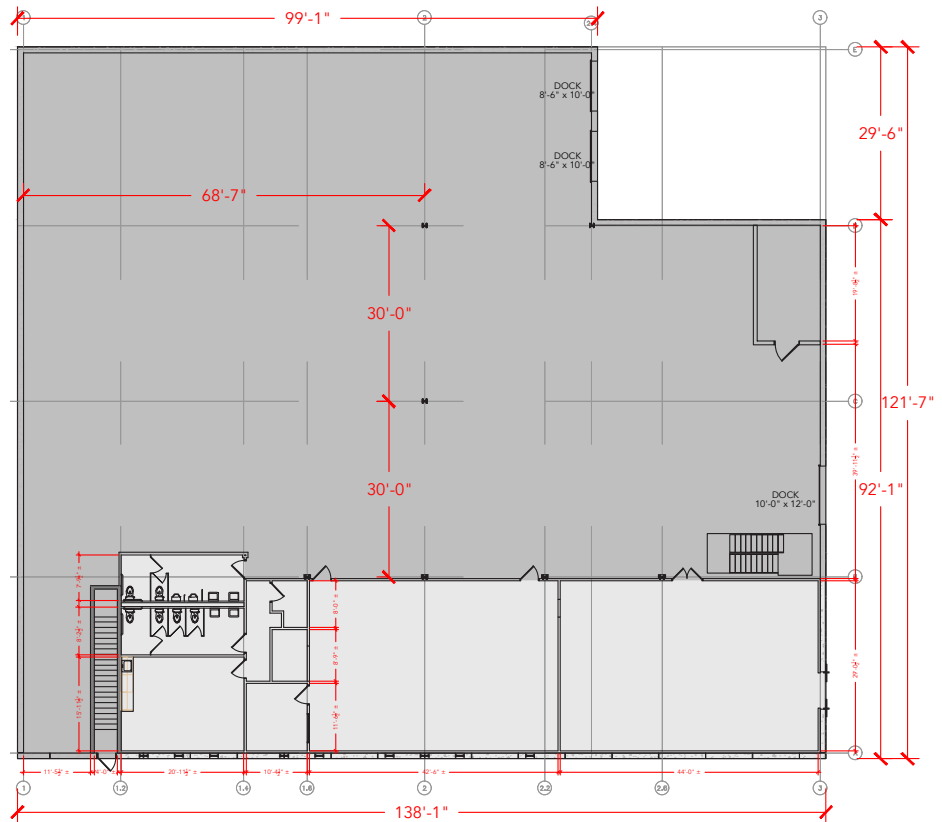
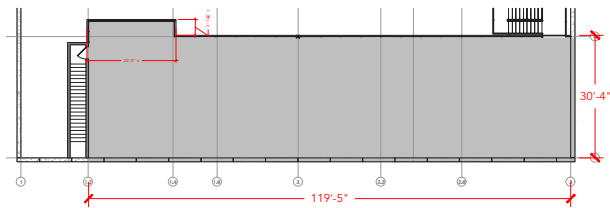
TOTAL SF - 15,634 SF

OFFICE - 3,784 SF

WAREHOUSE - 11,850 SF

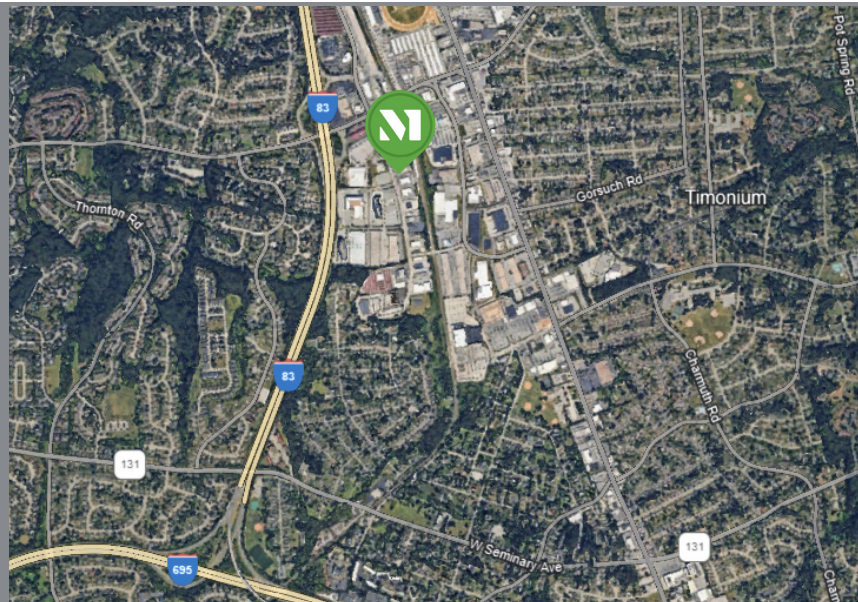
MEZZANINE - 3,871 SF

MEZZANINE



SURROUNDING AMENITIES

- | | |
|------------------------|-----------------------|
| Baltimore Coffee & Tea | MOM's Organic Market |
| Bertucci's | Mother's North Grille |
| BlueStone Restaurant | Nalley Fresh |
| Burger King | Nautilus Diner |
| CAVA | Office Depot |
| Chili's | Panera Bread |
| Chipotle | Ryleigh's Oyster |
| Dunkin Donuts | Smoothie King |
| First Watch | Starbucks |
| Hightopps Grille | Target |
| Jersey Mike's Subs | THB Bagelry |
| Jimmy John's | & more... |



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