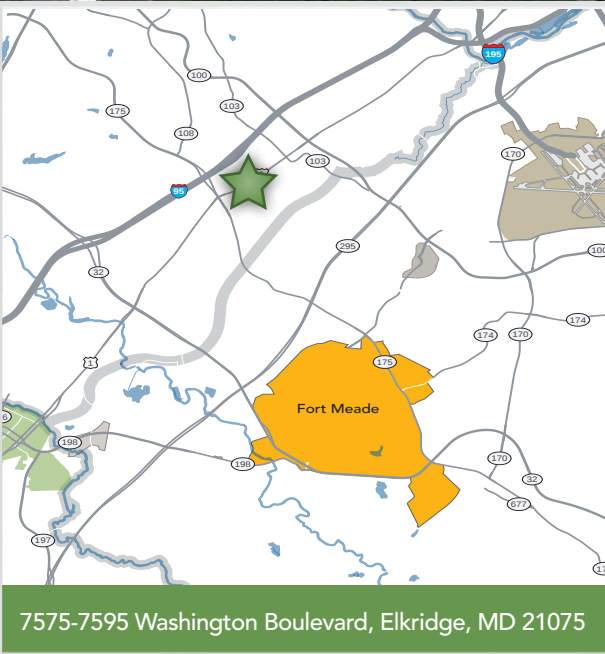




At Merritt Properties, we define our mission simply:

Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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 | Jamie Campell | Liz Tarran-Jones | Steve Shaw

410 298 2600
www.MerrittProperties.com

DRIVING DIRECTIONS:

- From the North
- I-95 to Exit 6 - Route 100 east
 - U.S. Route 1 (Washington Boulevard) south
 - Proceed approximately 1.5 miles
 - Ridgeway One will be on the left

- From the South
- I-95 to Exit 41 - Route 175 east
 - U.S. Route 1 (Washington Boulevard) north
 - Proceed approximately 1 mile
 - Ridgeway One will be on the right



RIDGEWAY ONE
7575-7595 WASHINGTON BOULEVARD, ELKRIDGE, MD 21075



“Merritt Properties took time to understand our business and responded with a host of resources and services that made us feel extremely comfortable, during a time when our business was making dramatic changes.”

MIKE KEOUGH, PRESIDENT
E-STRUCTORS



BUILDING INFORMATION

- Located on U.S. Route 1 with easy access to Route 100, Route 175 and I-95
- Three buildings totaling 215,850 SF
 - 7585: 27,000 SF
 - 7575: 160,050 SF
 - 7595: 28,800 SF
- One-story block & brick construction with steel trim
- Docks and drive-ins
- Building 7575:
 - 28' clear ceiling height
 - 480 volt electric service
- Buildings 7585 & 7595:
 - 20' clear ceiling height
 - 20/208 volt electric service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Professionally landscaped
- Howard County, CE zoning: manufacturing, warehousing/ distribution, office, R&D

SITE PLAN

Ridgeway One		
7575 Washington Boulevard	Industrial-Warehouse	160,050 SF
7585 Washington Boulevard	Flex-Warehouse	27,000 SF
7595 Washington Boulevard	Flex-Warehouse	28,800 SF



Scan now to see current space availability at this location, including floor plans. Get the free mobile app at <http://gettag.mobi>

