

Glen Burnie Crossing

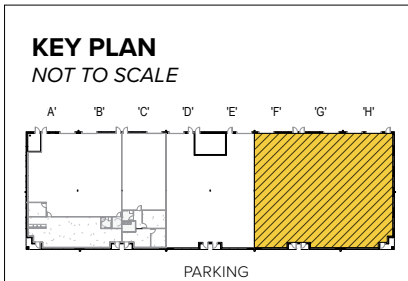
81 Dover Road | Glen Burnie, MD 21060

Suites F-H

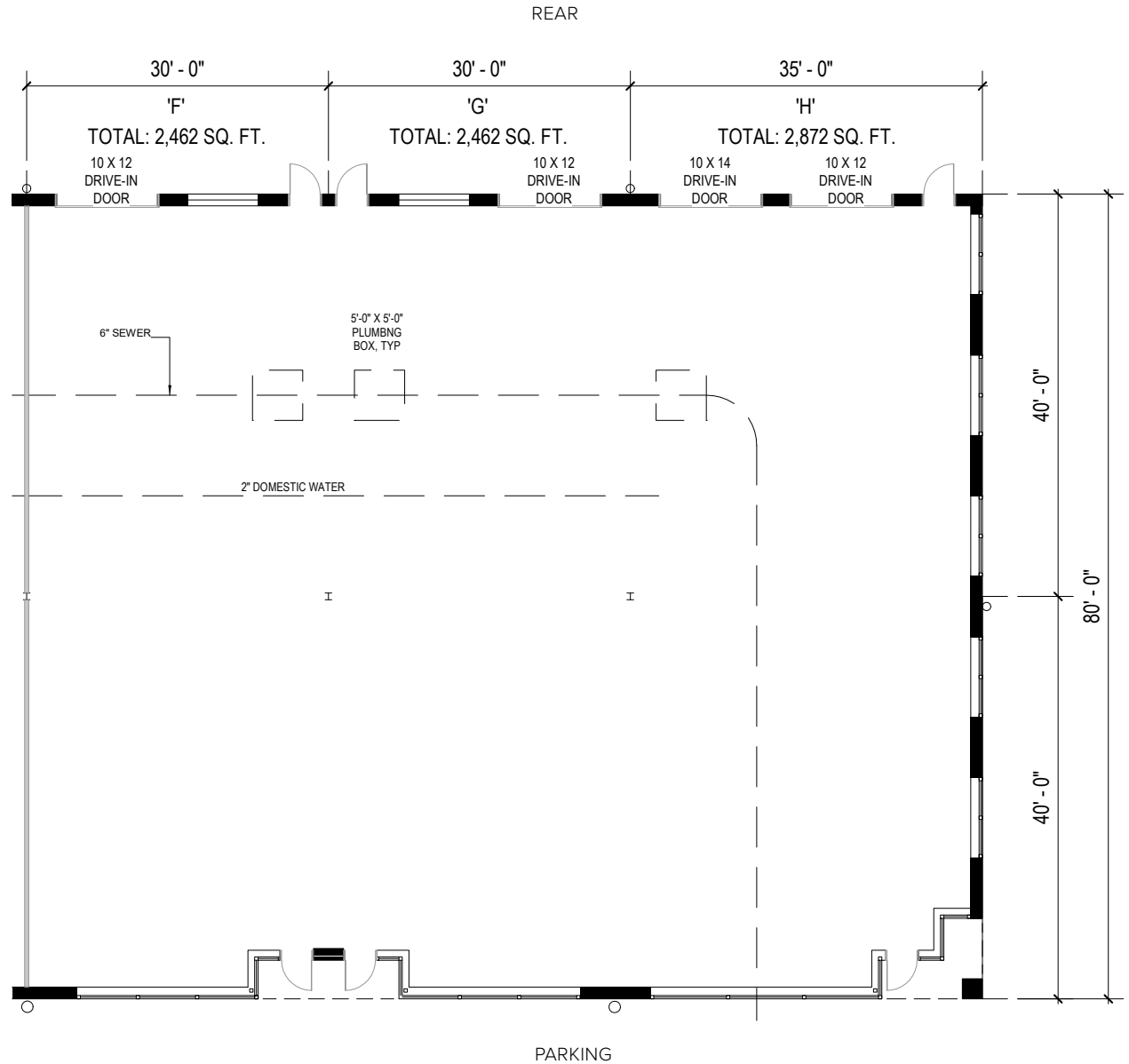


Total SF Available:
2,279-7,796 SF

New flex/R&D now under construction, shell condition, build to suit opportunity, drive-in loading



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



Property Features:

- ▶ Electronic pylon signage facing Ritchie Highway with visibility to over 55,000+ vehicles per day
- ▶ On-site parking at a ratio of 4 spaces per 1,000 SF
- ▶ Grade-level drive-in doors with drive-through building design
- ▶ Floor drains and exhaust ports, and oil separator
- ▶ Located in the heart of Glen Burnie’s automotive corridor with access to a variety of amenities in close proximity
- ▶ Preferred C-4 zoning

Area Demographics in a 3 Mile Radius



Traffic count: 55,000+ vehicles/day along Ritchie Highway (Rt. 2) and Dover Road



Population in a 3 mile radius: 79,186 people



Average household income in a 3 mile radius: \$94,618 annually

Automotive/Flex Buildings

85 Dover Road	35,100 SF
87 Dover Road	15,750 SF
89 Dover Road	15,750 SF
91 Dover Road	13,125 SF
93 Dover Road	13,125 SF

85-93 Dover Road Specifications

Suite Sizes	2,625 up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Building

81 Dover Road	20,000 SF	LEED DESIGNED
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81 Dover Road Specifications

Suite Sizes	Up to 20,000 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in
Zoning	C-4





Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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