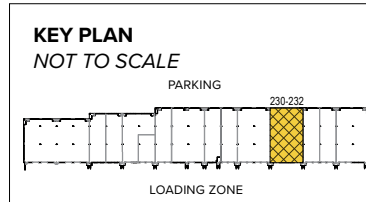


**Reisterstown Business Center**  
230–232 Business Center Drive | Reisterstown, MD 21136

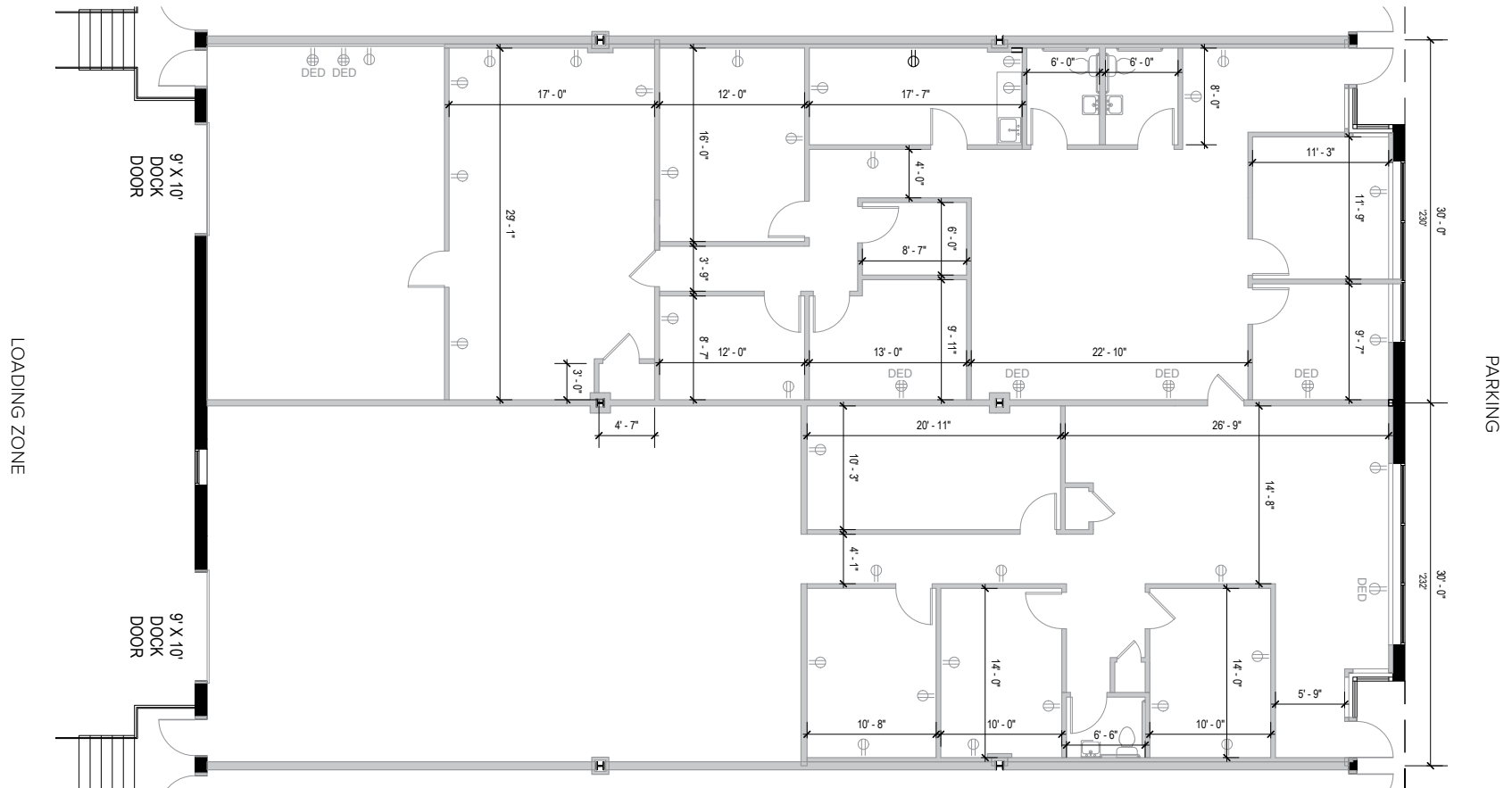


**Total SF Available:**  
6,000 SF

*Up to 3,723 sq. ft. office with  
upgraded finishes, 9'x10'  
dock door*



**CLICK TO VIEW  
VIRTUAL TOUR**



*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.*

## About Reisterstown Business Center

This 16-acre mixed-use business community is located off MD Route 140 in Reisterstown, Maryland in Baltimore County.

The unified architecture of St. John Properties' three buildings, totaling 132,600 square feet of office space and flex/R&D, provide Reisterstown Business Center a campus-like business environment. Tenant sizes from 1,950 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

## Area Demographics in a 3 Mile Radius



**Traffic count:** 22,075 vehicles/day along Main Street (MD 30) and Chatsworth Avenue



**Population in a 3 mile radius:** 34,114 people



**Average household income in a 3 mile radius:** \$118,864 annually

Visit [sjpi.com/reisterstownbusiness](http://sjpi.com/reisterstownbusiness) to learn more

## Flex/R&D Buildings

|                               |           |
|-------------------------------|-----------|
| 100-166 Business Center Drive | 47,400 SF |
|-------------------------------|-----------|

|                               |           |
|-------------------------------|-----------|
| 200-282 Business Center Drive | 59,400 SF |
|-------------------------------|-----------|

|                               |           |
|-------------------------------|-----------|
| 300-322 Business Center Drive | 25,800 SF |
|-------------------------------|-----------|

## Flex/R&D Specifications

|             |                       |
|-------------|-----------------------|
| Suite Sizes | 1,950 up to 59,400 SF |
|-------------|-----------------------|

|                |                      |
|----------------|----------------------|
| Ceiling Height | 16 ft. clear minimum |
|----------------|----------------------|

|         |                       |
|---------|-----------------------|
| Parking | 4 spaces per 1,000 SF |
|---------|-----------------------|

|      |     |
|------|-----|
| Heat | Gas |
|------|-----|

|      |             |
|------|-------------|
| Roof | EPDM rubber |
|------|-------------|

|              |                |
|--------------|----------------|
| Construction | Brick on block |
|--------------|----------------|

|         |                  |
|---------|------------------|
| Loading | Dock or drive-in |
|---------|------------------|

|        |    |
|--------|----|
| Zoning | BR |
|--------|----|

## Pad Site

|                    |                      |
|--------------------|----------------------|
| Available Pad Site | .61 Acres   Zoned BL |
|--------------------|----------------------|







**Distances to:**

|  |          |
|--|----------|
| Baltimore, MD (Downtown) .....           | 17 miles |
| BWI Airport .....                        | 25 miles |
| Columbia, MD .....                       | 21 miles |
| Interstate 95 .....                      | 19 miles |
| Interstate 795 .....                     | 3 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 9 miles  |
| Owings Mills, MD .....                   | 5 miles  |
| Towson, MD .....                         | 15 miles |



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# Contact Us

For additional leasing information or to schedule a tour, contact:

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**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



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