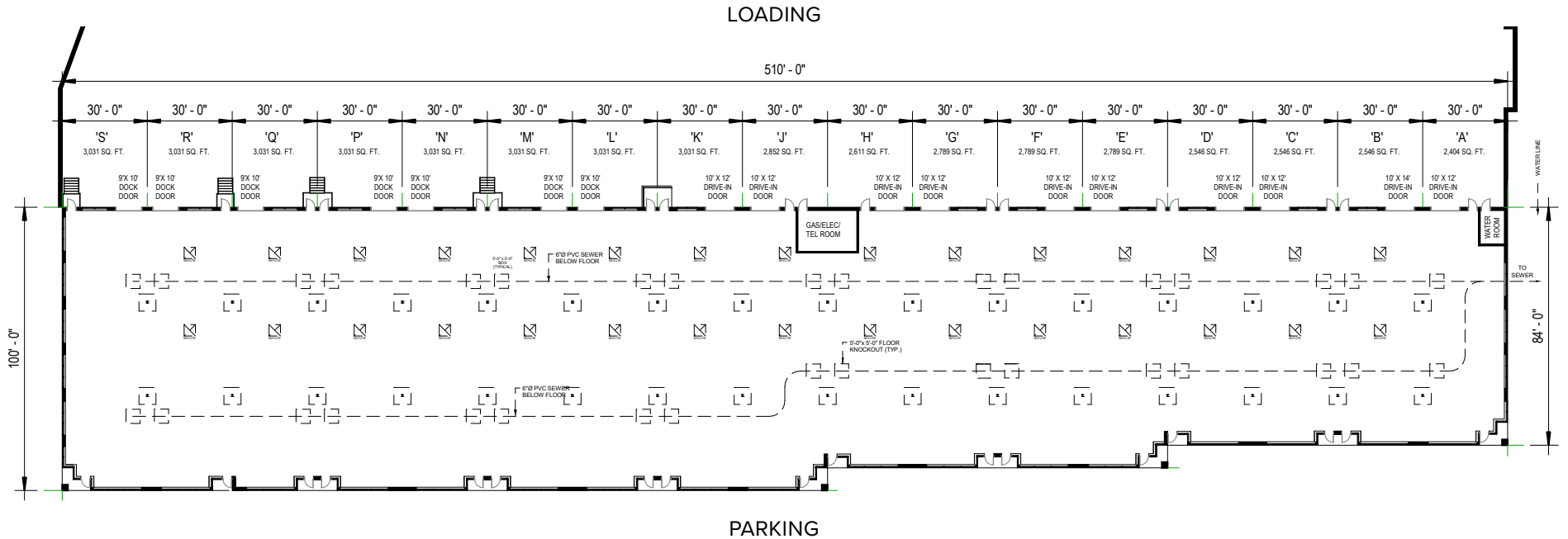
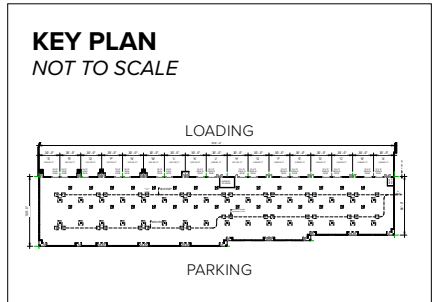


**Total SF Available:**  
2,404 - 48,120 SF

Delivering 2026



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 Hunt Valley Exchange

Hunt Valley Exchange is located at the signalized intersection of York Road and Wight Avenue in the Hunt Valley/Cockeysville area. The location offers easy access to I-83 and the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson and Timonium to the south, and northern points including the Harrisburg and York, PA, markets. Upon completion, the Baltimore County business community will include more than 113,200 square feet of flex/R&D and retail space.

- ▶ Pad site opportunities with drive-through capability
- ▶ Excellent visibility and access off York Road
- ▶ Access to daytime population of 46,000+ employees within a 3 mile radius

Inline Retail Building		
11060 York Road		8,165 SF
Pad Sites		
11040 York Road	2.48± Acres	6,000 SF
11070 York Road	1.38± Acres	2,809 SF

Flex/R&D Buildings	
25 Wight Avenue	48,120 SF
35 Wight Avenue	48,120 SF
Flex/R&D Specifications	
LEED	Designed
Suite Sizes	Up to 48,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
HVAC	Heat pump
Roof	TPO
Construction	Brick on block
Zoning	ML-IM

Traffic Count (MDOT)
York Road at Wight Avenue: 32,901 vehicles/day
McCormick Road at Wight Avenue: 16,341 vehicles/day
I-83 at Shawan Road: 84,050 vehicles/day

Demographics	1 Mile	3 Miles	5 Miles
Population	2,081	38,001	73,252
Number of Households	939	16,995	29,657
Avg. Household Income	\$144,903	\$132,146	\$161,033



For more information, visit: [sjpi.com/huntvalleyexchange](http://sjpi.com/huntvalleyexchange)





**Distances to:**

Baltimore, MD (Downtown) .....	17 miles
BWI Airport .....	31 miles
Interstate 83 .....	1 mile
Interstate 695 .....	6 miles
Timonium, MD .....	5 miles
Towson, MD .....	8 miles
York, PA .....	36 miles

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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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