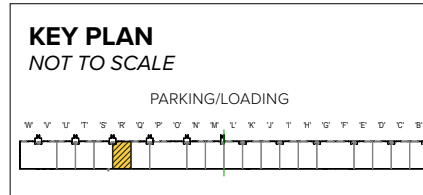


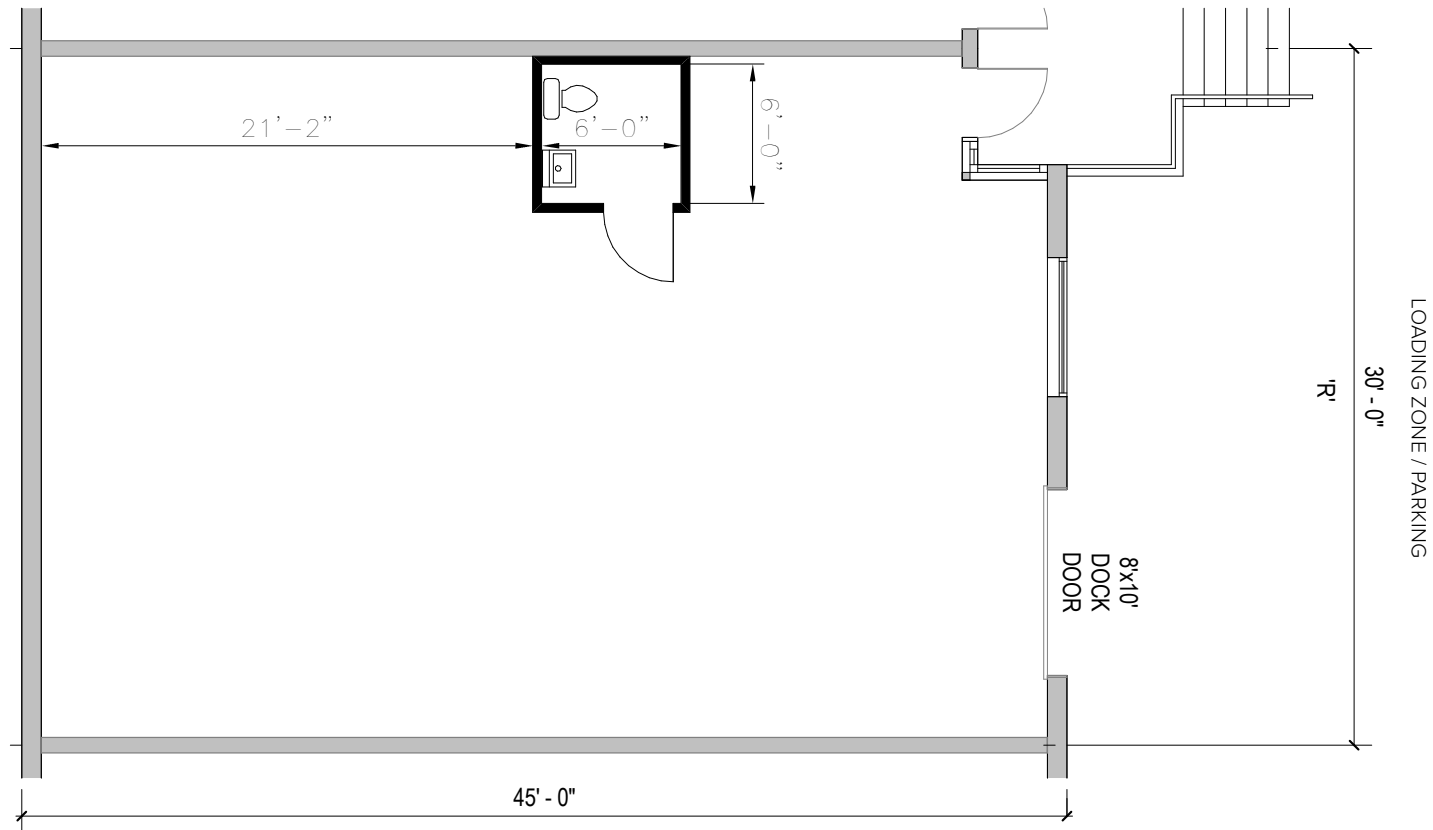


**Total SF Available:**  
1,350 SF

Warehouse with 8'x10'  
dock door (1)



*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 Business Center at Owings Mills

St. John Properties manages Owings Mills I, II, III and IV, totaling over 422,800 square feet of flex/R&D and bulk/warehouse space within Business Center at Owings Mills. The business community, with its campus-like environment, generous free parking and modern office layouts, is surrounded by strip shopping centers and business amenities, including banks, hotels, and a branch of the U.S. Postal Service.

The Baltimore County business center offers quick connections to Baltimore, Columbia, and BWI Airport via Interstate 795, Interstate 695, and Interstate 70, and is just minutes from the Owings Mills Metro stop and Metro Centre at Owings Mills.

For more information about Business Center at Owings Mills, visit: [sjpi.com/businesscenter](http://sjpi.com/businesscenter)

### Flex/R&D Space

|                       |           |
|-----------------------|-----------|
| 11403 Cronhill Drive  | 20,088 SF |
| 11409 Cronhill Drive  | 44,443 SF |
| 11447 Cronhill Drive  | 41,591 SF |
| 11459 Cronhill Drive  | 55,882 SF |
| 11438 Cronridge Drive | 72,009 SF |
| 11436 Cronridge Drive | 29,714 SF |
| 11515 Cronridge Drive | 42,161 SF |
| 11521 Cronridge Drive | 25,235 SF |

### Flex/R&D Specifications

|  |                       |
|--|-----------------------|
| Suite Sizes  | 1,500 up to 72,009 SF |
| Ceiling Height   |                       |
| <i>11403-11409, 11447 Cronhill Dr &amp; 11438-11521 Cronridge Dr</i> | 16 ft. clear minimum  |
| <i>11459 Cronhill Drive</i>  | 18 ft. clear minimum  |
| Offices  | Built to suit         |
| Parking  | 4 spaces per 1,000 SF |
| <i>11403-11409 Cronhill Dr</i>                                       | 3.2 per 1,000 SF      |
| Heat   | Gas                   |
| Roof   | EPDM rubber           |
| Construction   | Brick on block        |
| Loading  | Dock or drive-in      |
| Zoning   | ML-IM                 |

### Bulk/Warehouse Space

|                      |           |
|----------------------|-----------|
| 11407 Cronhill Drive | 91,720 SF |
|----------------------|-----------|

### Bulk/Warehouse Specifications

|                |                         |
|----------------|-------------------------|
| Suite Sizes    | 1,500 up to 91,720 SF   |
| Ceiling Height | 22 ft. clear minimum    |
| Offices        | Built to suit           |
| Parking        | 3.5 spaces per 1,000 SF |
| Heat           | Gas                     |
| Roof           | EPDM rubber             |
| Construction   | Brick on block          |
| Loading        | Dock or drive-in        |
| Zoning         | ML-IM                   |

Pictured left, top: Park entry sign

Pictured left, bottom: 11436 Cronridge Drive



**Distances to:**

|  |          |
|--|----------|
| Mill Station/Metro Centre .....          | 4 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 5 miles  |
| Hunt Valley, MD .....                    | 9 miles  |
| Interstate 70 .....                      | 11 miles |
| Baltimore, MD (Downtown) .....           | 14 miles |
| Interstate 95 .....                      | 15 miles |
| Columbia, MD .....                       | 18 miles |



**Scan with your mobile device to take a virtual tour, download floor plans and more!**

# 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.

Connect with us @stjohnprop



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REV 10/23