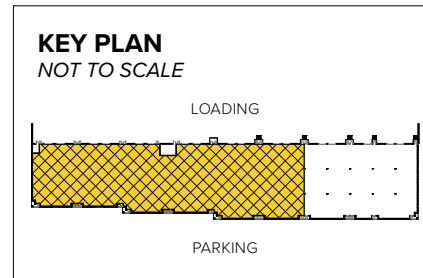


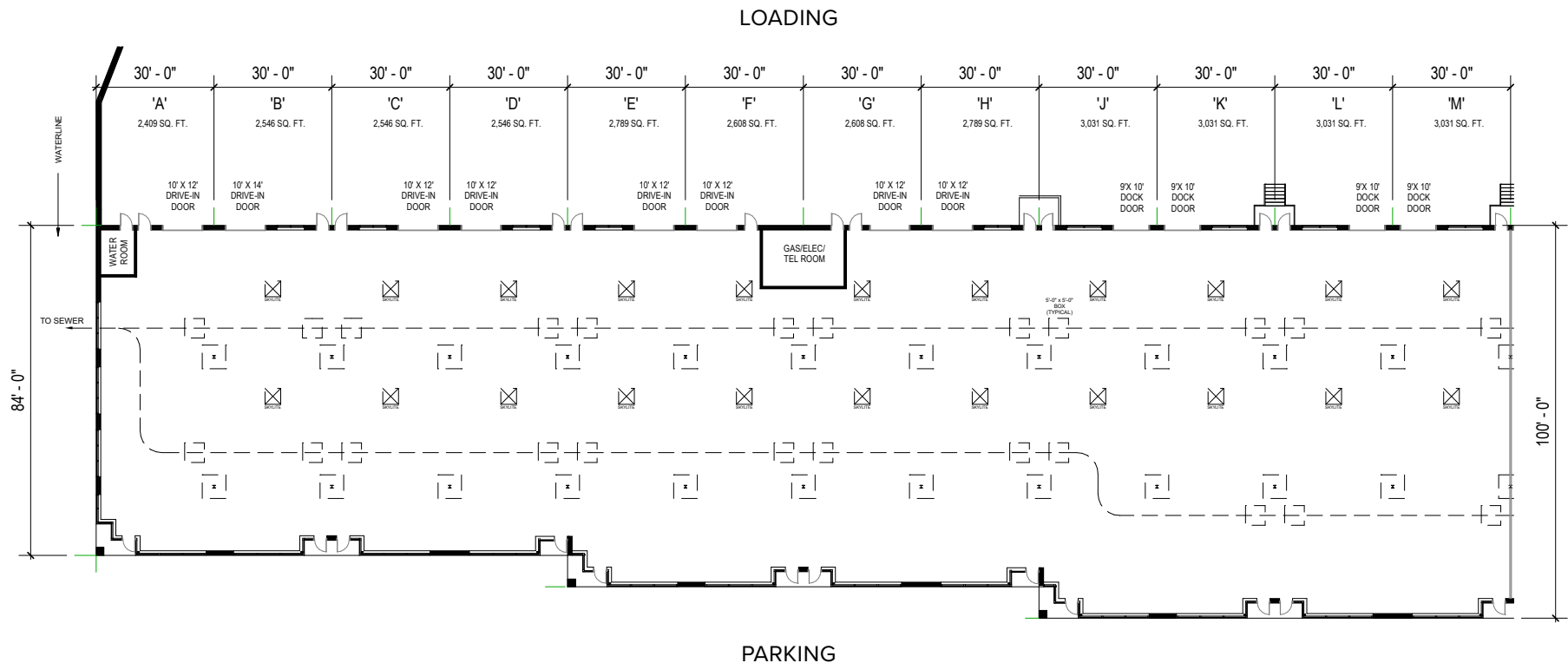
Total SF Available:
2,546 - 32,965 SF

*New LEED designed flex with 18' clear height,
9'x10' dock doors (4), 10'x12' drive-in doors (7),
and 10'x14' drive in door (1); Delivering Q2 2026*



**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 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 54,900+ 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: 32,900 vehicles/day

McCormick Road at Wight Avenue: 16,340 vehicles/day

I-83 at Shawan Road: 84,050 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,450	39,111	72,193
Number of Households	1,949	17,631	30,049
Avg. Household Income	\$179,530	\$138,395	\$168,100





Distances to:






Hunt Valley Town Centre	0.8 mile
Interstate 83	1 mile
Timonium, MD	5 miles
Interstate 695	6 miles
Towson, MD	8 miles
Baltimore, MD (Downtown)	17 miles
BWI Airport	31 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 multifamily space nationwide.

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