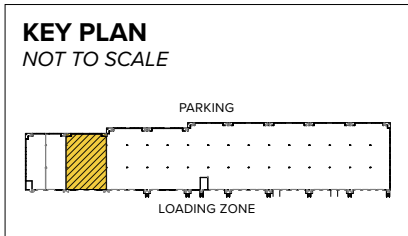


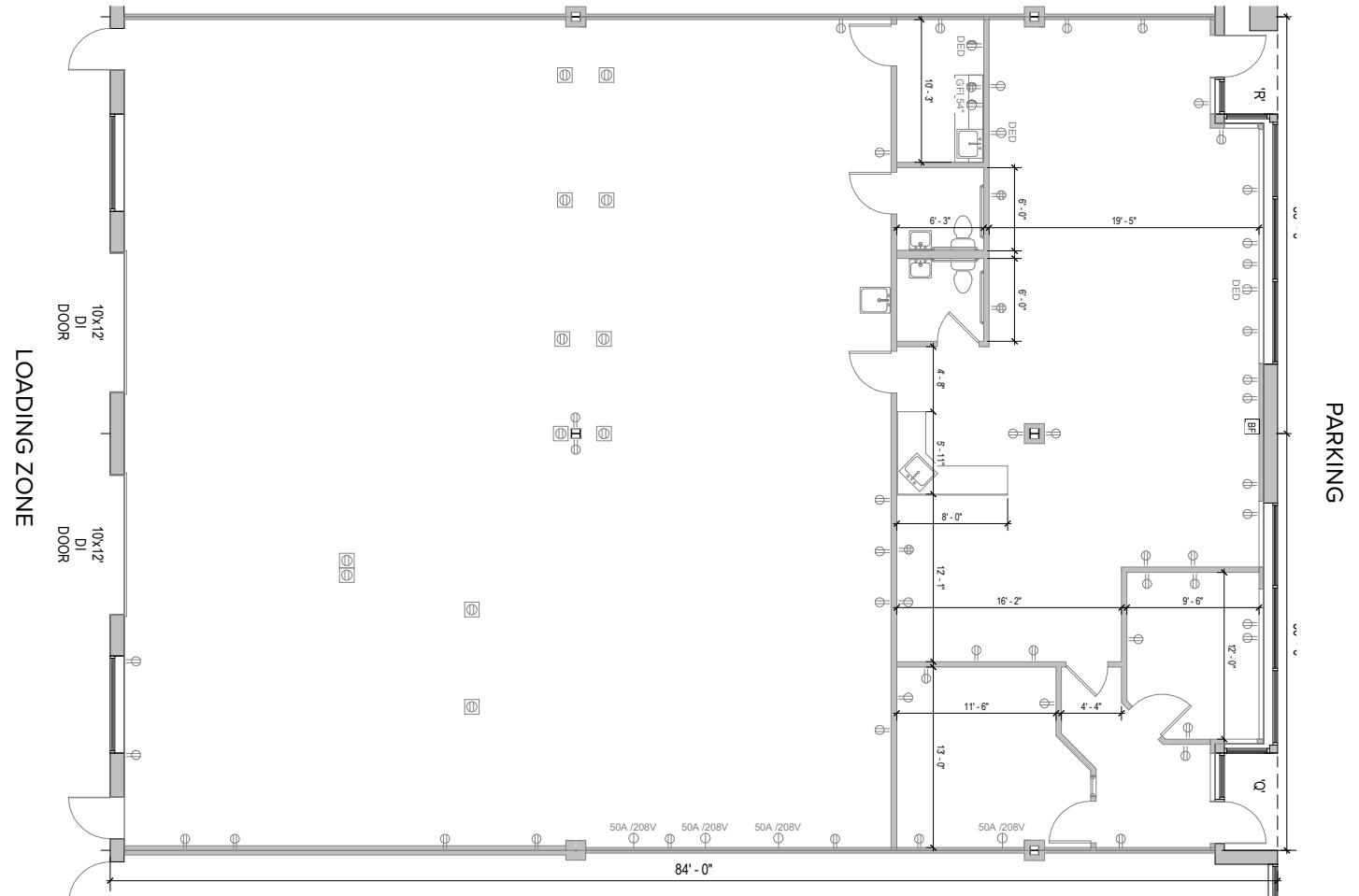


Total SF Available:
5,040 SF

1,544 sq. ft. office, 3,496 sq. ft. conditioned warehouse with 10'x12' drive-in doors (2)



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 International Trade Center

The 93-acre business community is located off MD Route 176 (Dorsey Road) north of MD Route 100 near Baltimore-Washington International Airport in Anne Arundel County. It is also adjacent to St. John Properties' BWI Commerce Park, located at Dorsey and Old Telegraph Roads.

The unified architecture of St. John Properties' nine buildings, comprising more than 430,800 square feet of flex/R&D space, provides International Trade Center a campus-like business environment. Tenant sizes from 3,000 square feet to 56,237 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 each building.

Flex/R&D Space

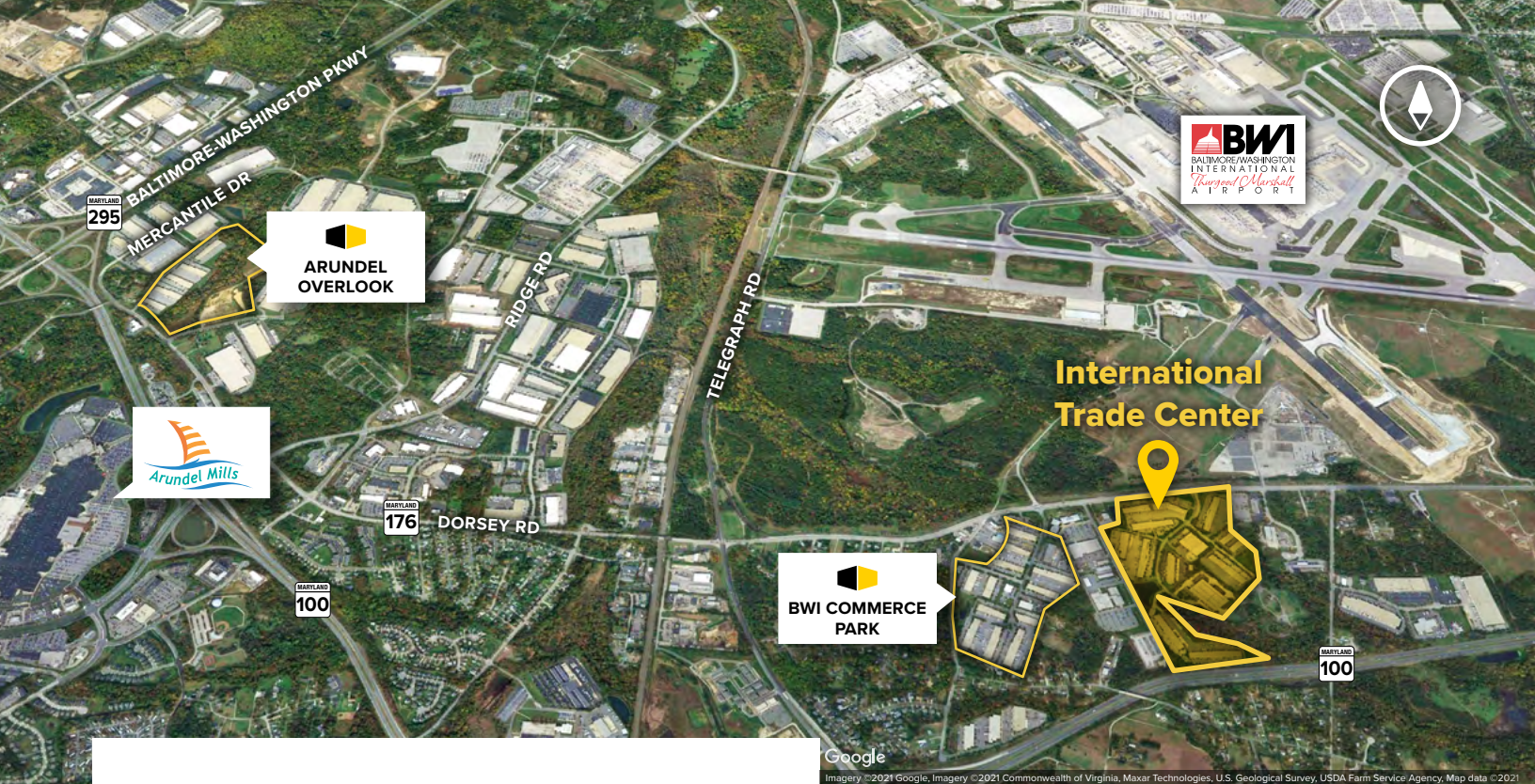
500 McCormick Drive	41,420 SF
501 McCormick Drive	54,078 SF
502 McCormick Drive	32,427 SF
504 McCormick Drive	50,410 SF
508 McCormick Drive	36,000 SF
510 McCormick Drive	55,781 SF
520 McCormick Drive	50,400 SF
530 McCormick Drive	56,237 SF
2409 Peppermill Drive	54,078 SF

Flex/R&D Specifications

Ceiling Height	16 ft. clear minimum
508 McCormick Drive	18 ft. clear minimum
Loading	Docks & ramp
Suite Sizes	3,000 up to 56,237 SF
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF

For more information on International Trade Center, visit: sjpi.com/itc





Distances to:

BWI Airport	2 miles
MD Route 295	2 miles
Interstate 695 (Baltimore Beltway)	3 miles
Baltimore, MD (Downtown)	8 miles
Columbia, MD	10 miles
Annapolis, MD (Downtown)	15 miles
Interstate 495 (Capital Beltway)	15 miles
Washington, D.C. (Downtown)	22 miles

Contact Us

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

Lacey Johansson

Vice President, Leasing

LJohansson@sjpi.com | 410.369.1229

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM



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

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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/25