ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

Patapsco Business Center

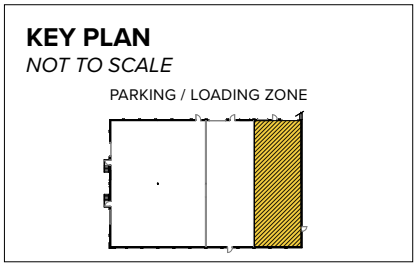
812 W. Patapsco Avenue | Baltimore, MD 21230

Suite D

Total SF Available:
2,400 SF

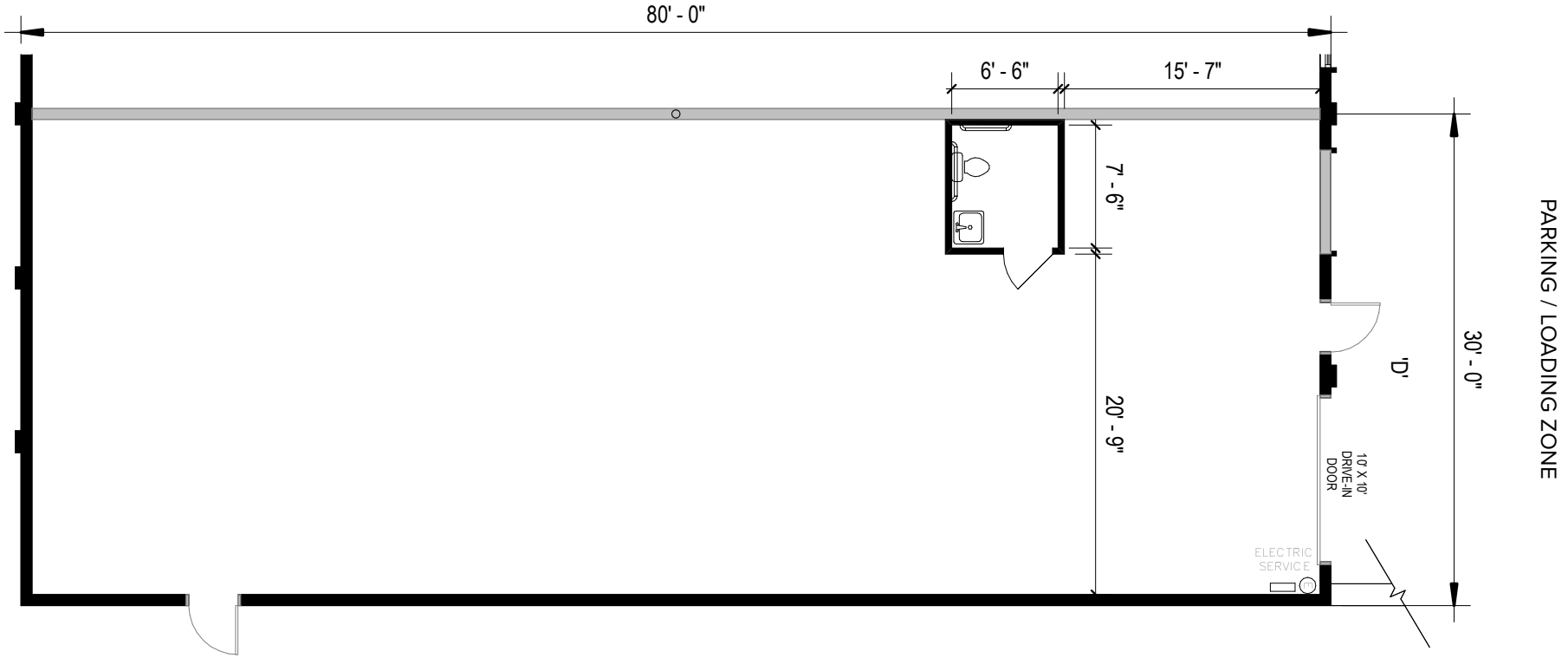
100% warehouse space with 10'x10' drive-in door (1)

KEY PLAN
NOT TO SCALE



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.*



Patapsco Business Center

812 W. Patapsco Avenue
Baltimore, MD 21230

Patapsco Business Center is a 41,600 square foot single-story flex/R&D building located on Patapsco Avenue in Baltimore City, MD. The building is situated just minutes from downtown Baltimore via MD 295.

Flex/R&D Space		
812 W. Patapsco Avenue	Suites A-D	9,600 SF
812 W. Patapsco Avenue	Suites E-R	32,000 SF
Flex/R&D Specifications		
Suite Sizes	2,400 up to 32,000 SF	
Ceiling Height	16 ft. clear minimum	
Offices	Built to suit	
Heat	Gas	
Roof	EPDM rubber	
Exterior Walls	Brick on block	
Loading	Dock or drive-in	
Zoning	M-2-1	

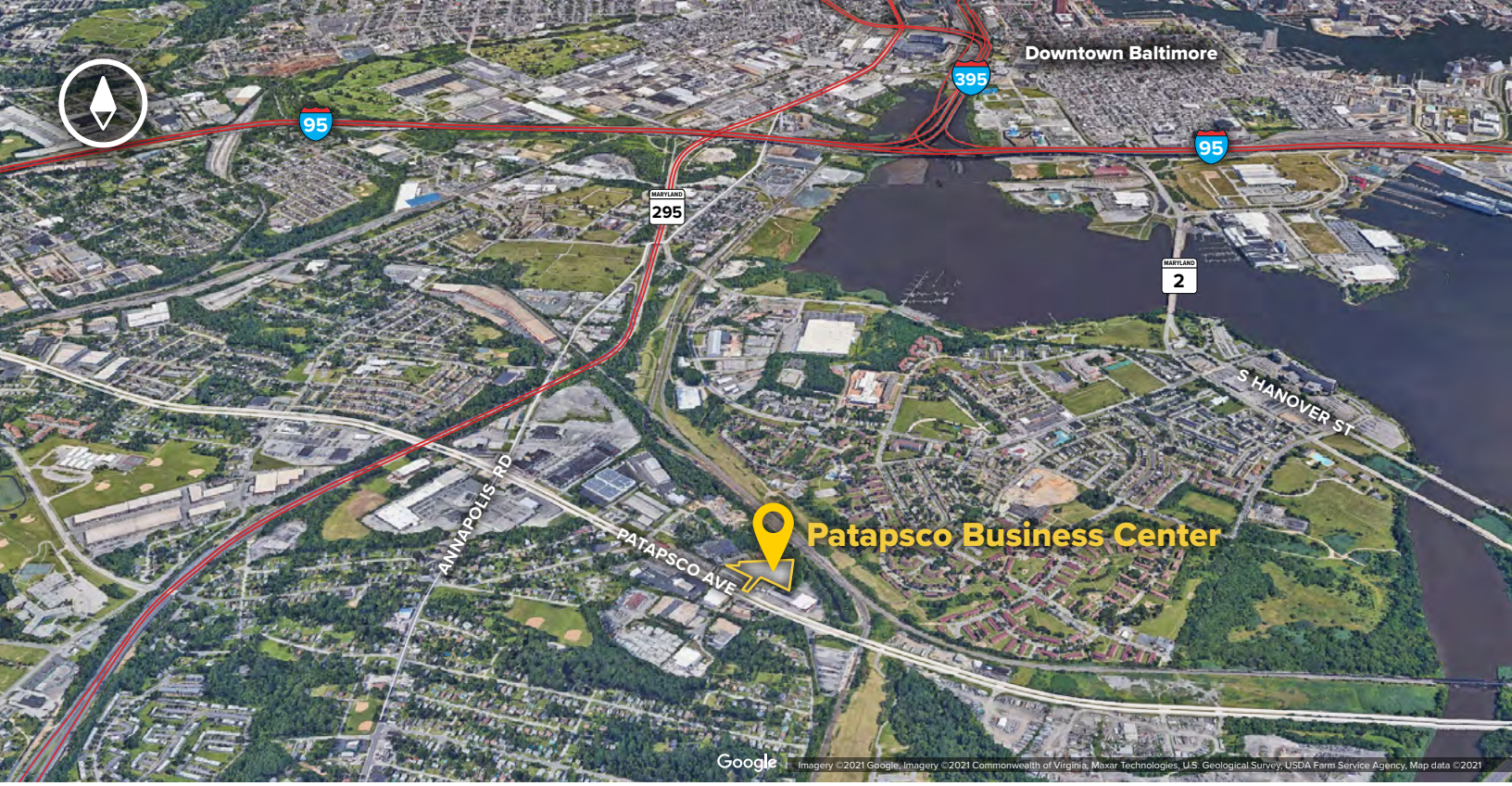
*Visit **sjpi.com/patapscobusiness** to learn more*

ST. JOHN PROPERTIES

Placing Our Clients' Needs First Since 1971

SJPI.COM | 410.788.0100

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
NATIONAL DEVELOPER OF THE YEAR 2018



Distances to:

Interstate 95	2 miles
MD 295	2 miles
Baltimore, MD (Downtown)	4 miles
Interstate 695	4 miles
BWI Airport	6 miles
Annapolis, MD (Downtown)	22 miles
Washington, D.C.	36 miles

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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

NAIOP MARYLAND CHAPTERS THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

Contact Us

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

Claire Cobert
Leasing Representative
CCobert@sjpi.com | 410.369.1274

Corporate Headquarters:
2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

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