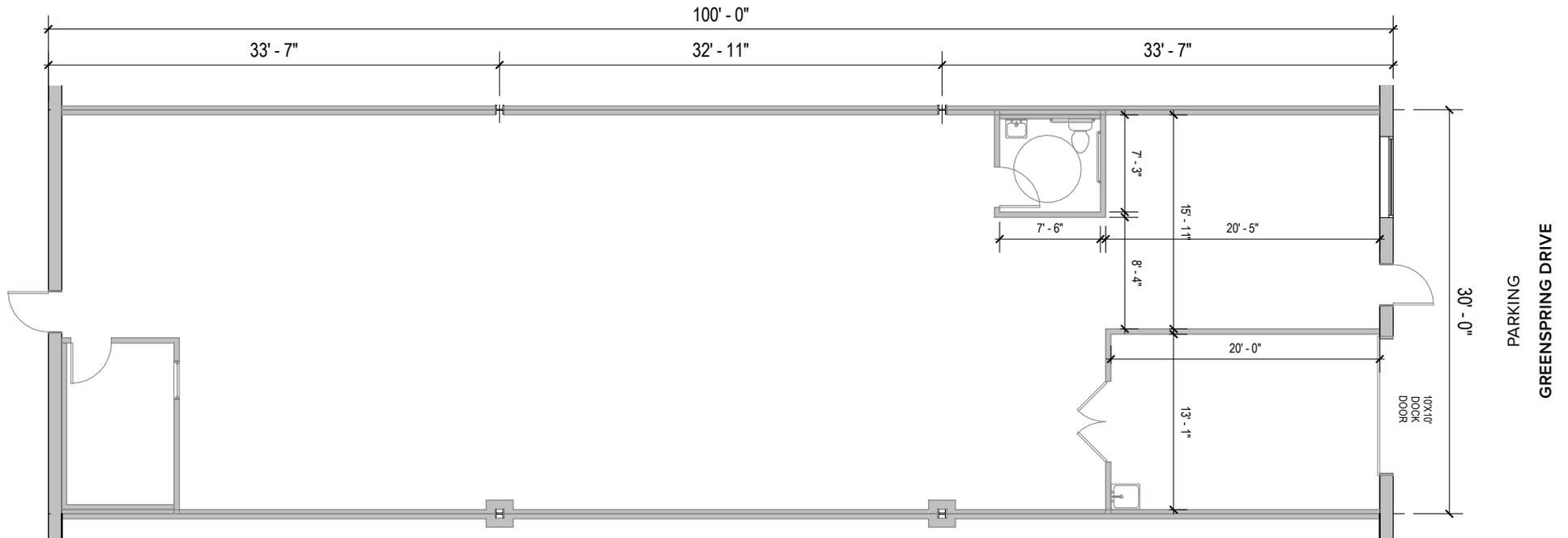




Total SF Available:
3,000 SF

Fully conditioned showroom with small office and 10'x10' drive-in 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 Timonium Exchange

Timonium Exchange is one of St. John Properties' most successful projects. The property has been part of the portfolio since 1971, and has served as a long-term home to a variety of businesses.

Timonium Exchange offers 196,293 square feet of warehouse, office and retail space, and is ideally located in the well travelled Timonium Road-York Road business corridor. It features 18 to 20 foot clear minimum ceiling heights and drive-in or front loading docks.

The center is located immediately off Interstate 83, enabling easy connections to Baltimore and Washington, D.C. markets to the south, and to York and Hanover, PA markets to the north. It's just a short walk from the Timonium Light Rail station.

For more information on Timonium Exchange, visit: sjpi.com/timoniumexchange

Flex/R&D/Retail Space

56 West Timonium Road	7,293 SF
2125-2249 Greenspring Drive	189,000 SF

Flex/R&D/Retail Specifications

Suite Sizes	3,000 up to 189,000 SF
Ceiling Height	18-20 ft. clear minimum
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	BM-IM & ML-IM

Traffic Count (MDOT)

W Timonium Rd at Greenspring Drive: 22,812 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,705	67,559	134,631
Avg. Household Income	\$148,952	\$133,110	\$146,480





Distances to:

Interstate 83	0.2 mile
Interstate 695 (Baltimore Beltway)	2 miles
Interstate 95	11 miles
Baltimore, MD (Downtown)	12 miles
BWI Airport	22 miles
York, PA	40 miles
Washington, D.C. (Downtown)	50 miles



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

Contact Us

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

FLEX/R&D SPACE:

Stephanie Caronna
 Leasing Representative
 SCaronna@sjpi.com | 410.369.1235

RETAIL SPACE:

Bill Holzman
 Senior Vice President,
 Retail Leasing
 BHolzman@sjpi.com
 410.369.1240

Eric Llewellyn
 Director,
 Retail Leasing
 ELlewellyn@sjpi.com
 443.464.1308

Corporate Headquarters:
 2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM

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



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 02/26