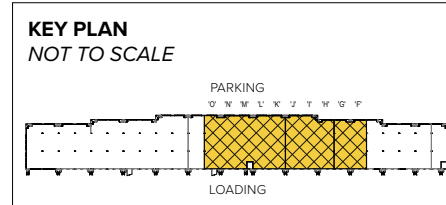


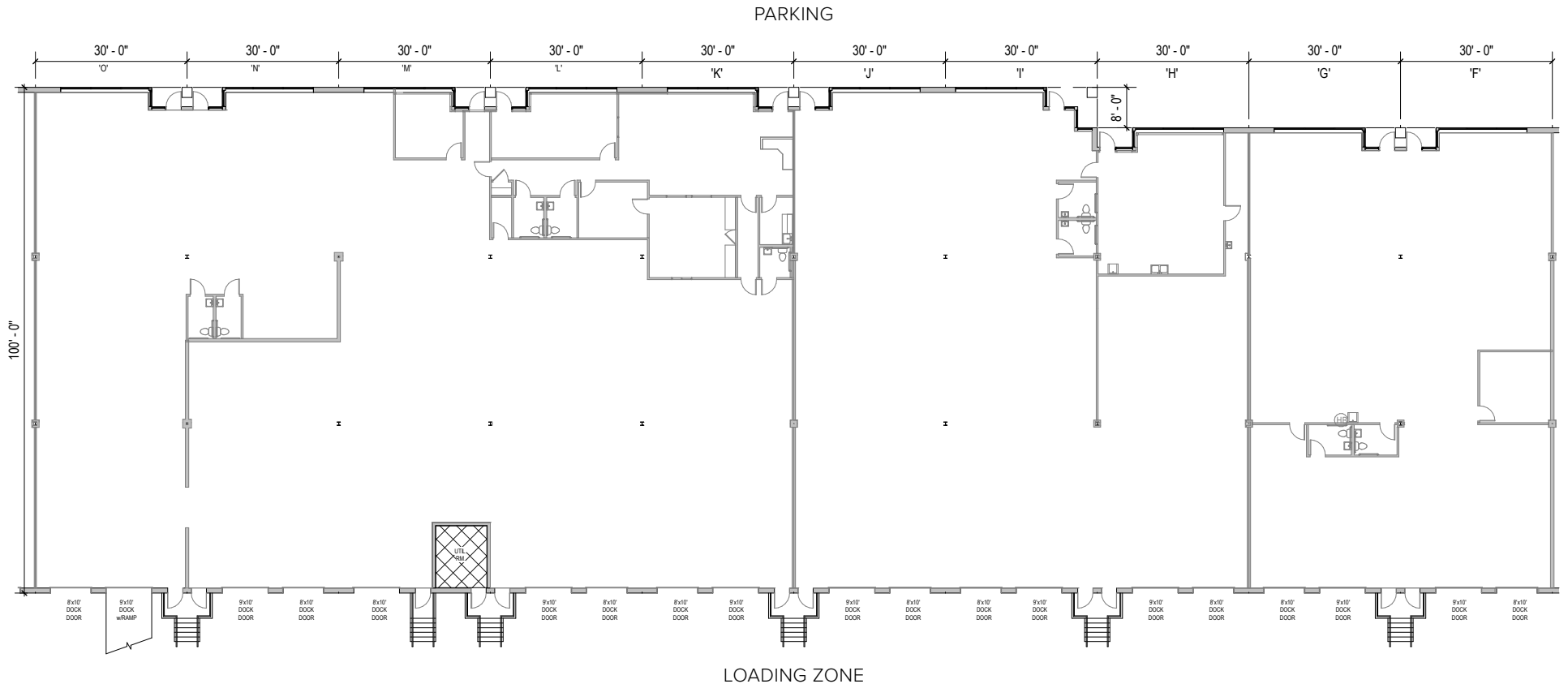


**Total SF Available:**  
29,280 SF

2,635 sq. ft. office, 26,645 sq. ft. warehouse with dock loading doors and dock loading door with ramp



*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.*





## Flex/R&D

### Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 16, 18, or 24-foot ceiling heights with dock and drive-in loading capabilities, and wide truck courts at the rear of the buildings.



#### Flex/R&D Buildings

795 Cromwell Park Drive	48,120 SF	
796 Cromwell Park Drive	59,520 SF	
797 Cromwell Park Drive	56,640 SF	
798 Cromwell Park Drive	56,640 SF	
799 Cromwell Park Drive	66,240 SF	
810 Cromwell Park Drive	72,240 SF	
806 Cromwell Park Drive	72,240 SF	
820 Airport Park Road	27,000 SF	
871 Cromwell Park Drive	33,120 SF	<b>LEED SILVER</b>
881 Cromwell Park Drive	33,120 SF	<b>LEED SILVER</b>
883 Airport Park Road	27,665 SF	
889 Airport Park Road	33,116 SF	
890 Airport Park Road	41,938 SF	
899 Airport Park Road	68,826 SF	
681 Hollins Ferry Road	33,120 SF	
6934 Aviation Boulevard	45,780 SF	

#### Flex/R&D Specifications

LEED ( <i>select buildings</i> )	Certified
Suite Sizes	2,520 up to 72,240 SF
Ceiling Height	16 ft. clear minimum
<i>871 &amp; 881 Cromwell Park Drive</i>	18 ft. clear minimum
<i>899 Airport Park Road</i>	24 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	W1



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

# Contact Us

For additional information or to schedule a tour, contact:

## FLEX/R&D AND OFFICE SPACE:

**Lacey Johansson**  
Vice President, Leasing  
LJohansson@sjpi.com  
410.369.1229

## RETAIL SPACE:

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

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

**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. 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 03/26*