ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

Glen Burnie Business Center

180 Penrod Court | Glen Burnie, MD 21061

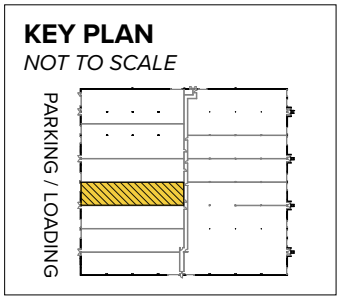
Suite E

WHAT IS FLEX?

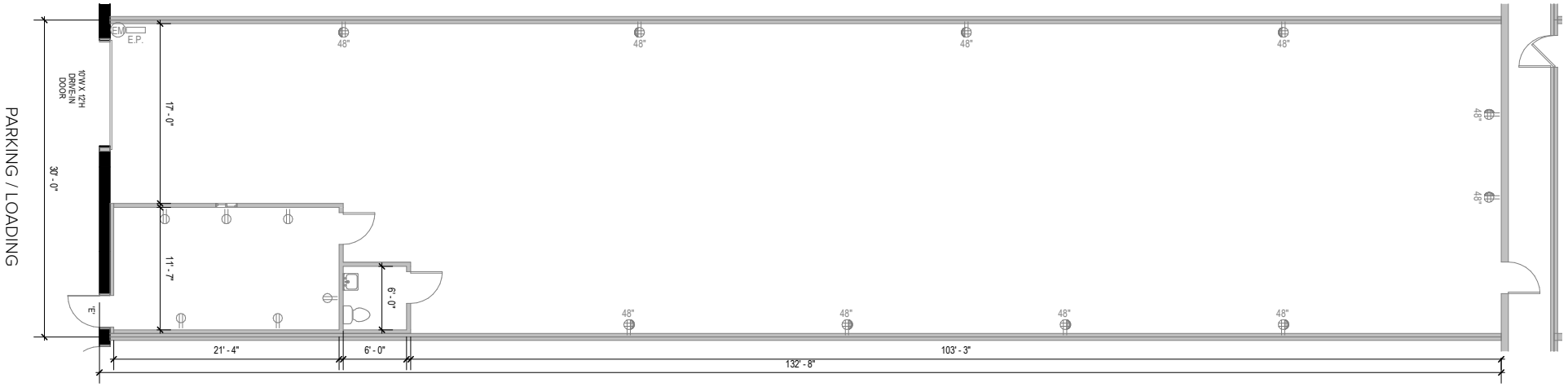
Total SF Available:
4,000 SF

315 sq. ft. office, 3,685 sq. ft. warehouse with 10'x12' drive-in door (1)

KEY PLAN
NOT TO SCALE



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 Glen Burnie Business Center

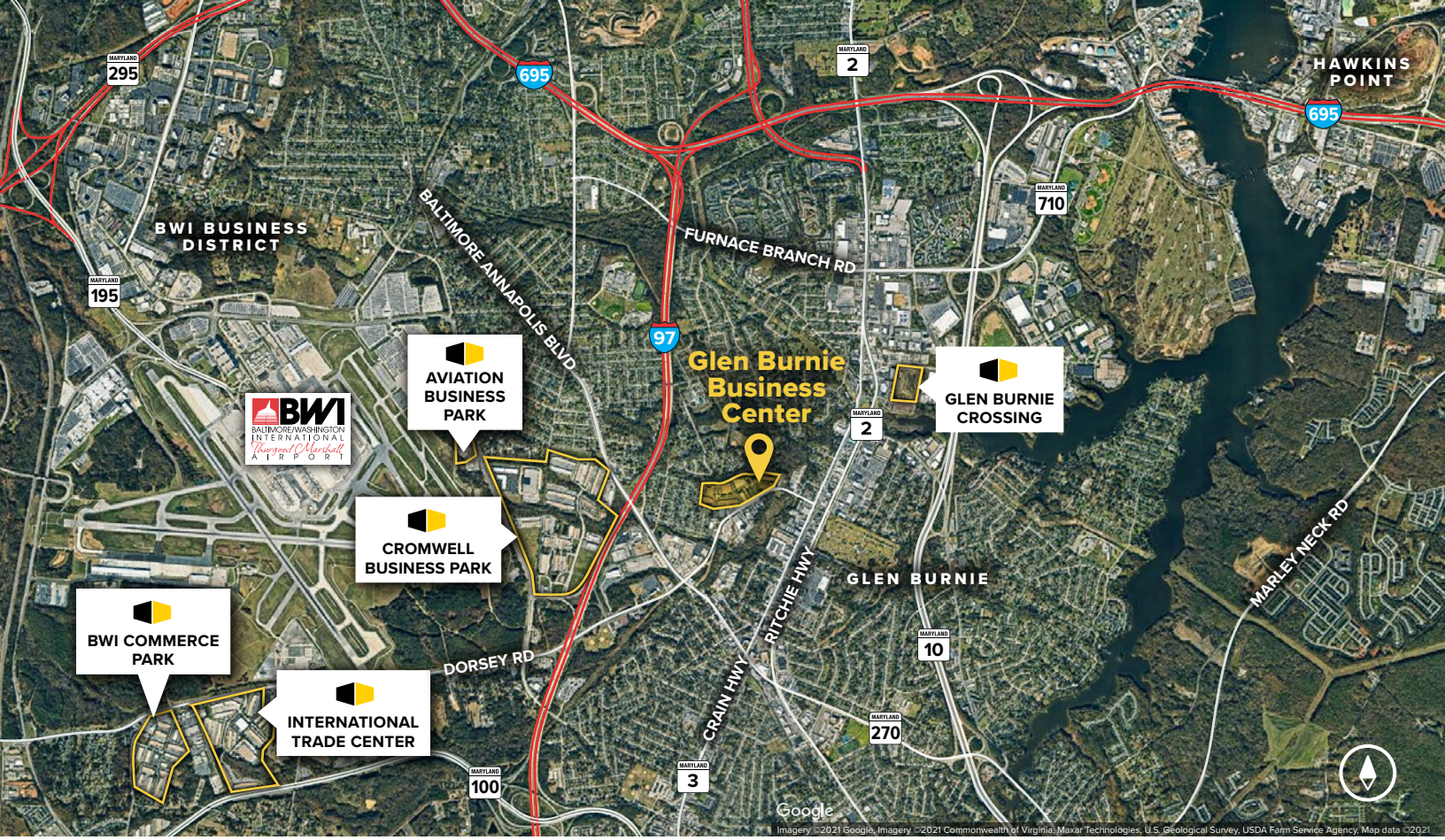
Glen Burnie Business Center is a 21-acre mixed-use business community located near the intersection of Dorsey Road and Route 648 (Baltimore-Annapolis Boulevard), less than 3 miles from MD Route 2, Interstate 97, Interstate 695, and BWI Airport.

The unified architecture of St. John Properties' seven buildings, comprising more than 310,000 square feet of flex/R&D, offer tenant sizes from 3,000 square feet up to 63,650 square feet of space. Thirty foot wide column spans combined with 18-20 foot ceiling heights offer maximum flexibility.

Flex/R&D Buildings		
132 8th Avenue	40,560 SF	LEED SILVER
150 Penrod Court	37,000 SF	
175 Penrod Court	55,800 SF	
180 Penrod Court	63,650 SF	
190 Penrod Court	44,000 SF	
200 Penrod Court	39,000 SF	
7221 Grayburn Drive	30,000 SF	

Flex/R&D Specifications	
LEED *(Select buildings)*	Certified Silver
Suite Sizes	3,000 up to 63,650 SF
Ceiling Height	18-20 ft. clear minimum
Offices	Build to suit
Parking	1 space per 1,000 SF
132 8th Avenue	4 spaces per 1,000 SF
Heat	Gas
Roof	Gypsum, steel deck
Construction	Brick on block
Loading	Dock or drive-in
Zoning	C-4

For more information on Glen Burnie Business Center, visit: ***sjpi.com/glenburniebusiness***



Distances to:

Interstate 97	1 mile
MD Route 2	1 mile
BWI Airport	3 miles
Interstate 695 (Baltimore Beltway)	3 miles
Baltimore, MD (Downtown)	9 miles
Interstate 95	9 miles
Washington, D.C. (Downtown)	34 mile

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:

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Leasing Representative
CMetz@sjpi.com | 410.369.1274

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

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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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