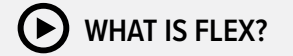


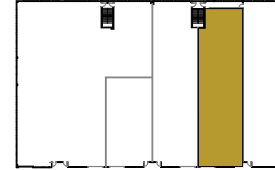
Bestgate Commerce Park
2001 Commerce Park Drive | Annapolis, MD 21401
Suite B



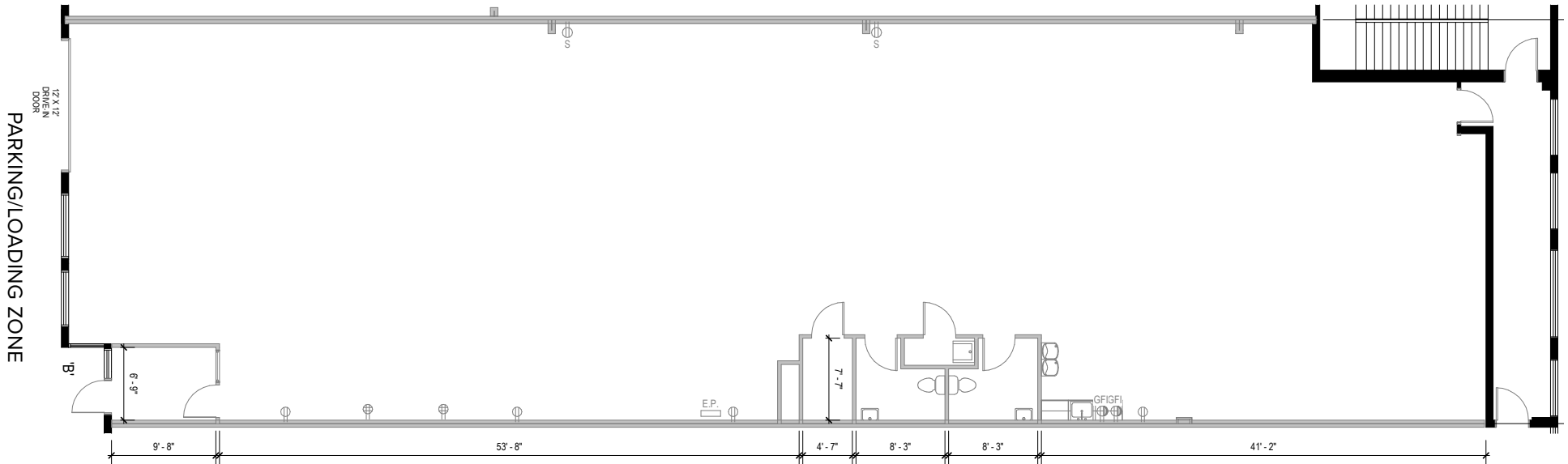
Total SF Available:
5,139 SF

*100% warehouse with
restrooms (2), and 12'x12'
drive-in loading 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 Bestgate Commerce Park

Bestgate Commerce Park is a 7.25-acre business community situated off Bestgate Road in Annapolis. The property includes (2) two-story flex buildings totaling over 103,300 square feet of space. Both buildings are equipped with drive-in doors for easy loading capabilities.

Strategically positioned near downtown Annapolis, the business community is located within a short distance to new and established retail amenities including Annapolis Mall, The Shoppes at Riva, Beacon Square and more.

Directly adjacent is St. John Properties' 888 Bestgate Road, a Class 'A' office building featuring The Big Bean Coffee House on the first floor as well as a two-story parking garage with electric vehicle charging stations.

Two-Story Flex Buildings

2001–2003 Commerce Park Dr 52,127 SF

2009–2011 Commerce Park Dr 51,225 SF

Two-Story Flex Specifications

Suite Sizes Up to 31,144 SF

Ceiling Height

Warehouse 18 ft. clear

Office 8–12 ft. clear

Loading Drive-in loading

Construction Brick on block

Parking

2001–2003 Commerce Park Dr 2.3 spaces/1,000 SF

2009–2011 Commerce Park Dr 2.6 spaces/1,000 SF

Zoning W1

Traffic Counts

Bestgate Rd at Commerce Park Dr: 24,000 vehicles/day

Demographics

	3 Miles	5 Miles	7 Miles
Population	47,237	115,963	184,940
Avg. Household Income	\$200,398	\$195,571	\$206,640

For more information on
Bestgate Commerce Park, visit:
sjpi.com/bestgatecommerce





Distances to:

Annapolis Mall	0.2 miles
MD 50/301	1.3 miles
Annapolis Town Center	1.4 miles
Annapolis, MD (Downtown)	3.4 miles
Interstate 97	3.8 miles
BWI Airport	19.5 miles
Interstate 695 (Baltimore Beltway)	21 miles
Baltimore, MD (Downtown)	26 miles
Washington, D.C. (Downtown)	30 miles

Contact Us

Michael Tait

Leasing Representative

MTait@sjpi.com | 443.464.1315

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. 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 09/26