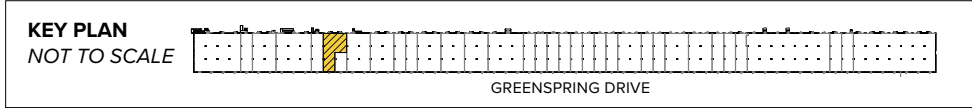


**Timonium Exchange**

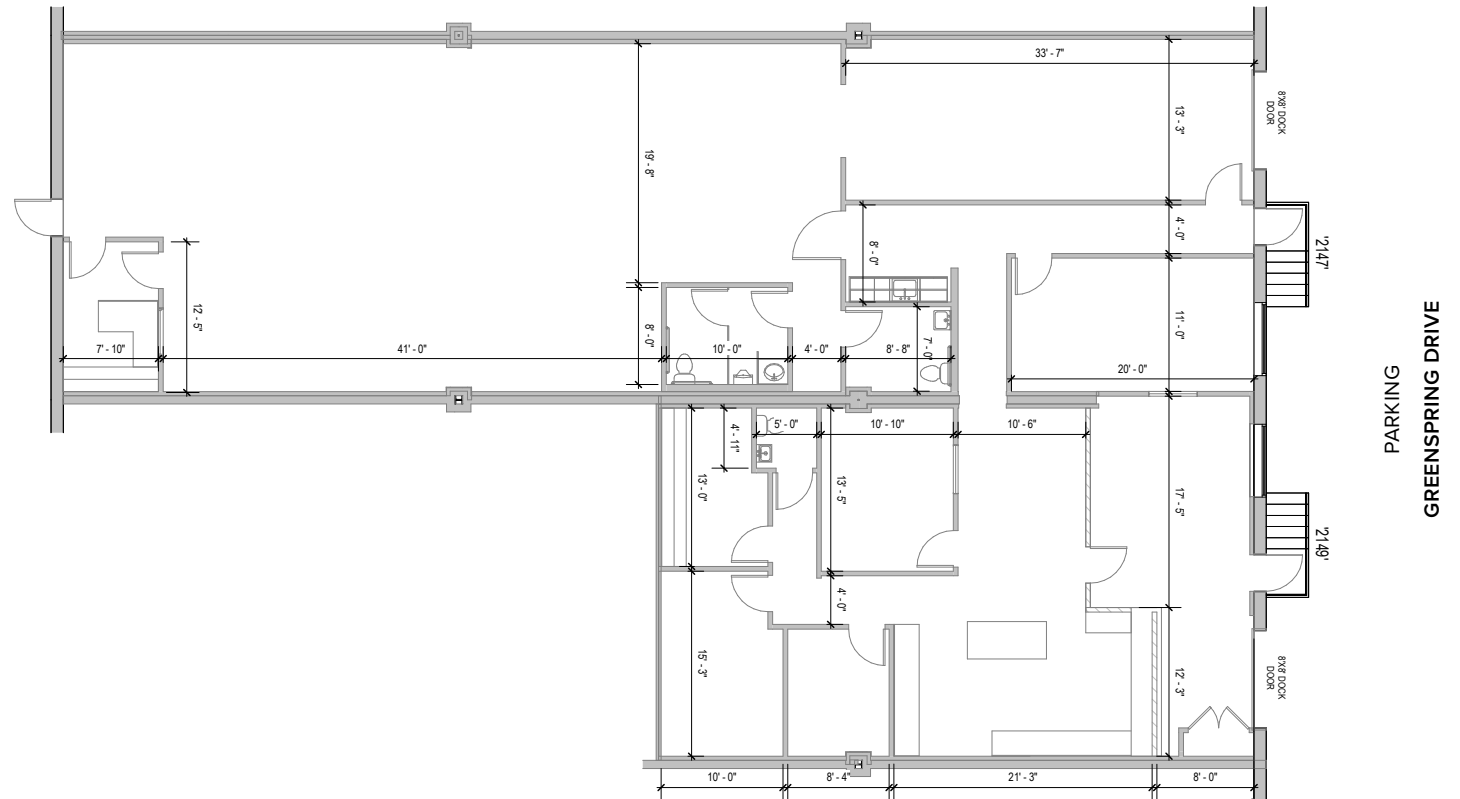
2147-2149(front) Greenspring Drive | Timonium, MD 21093



**Total SF Available:**

4,500 SF

1980 sq. ft. office and showroom, conditioned warehouse, and dock 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](http://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



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# Contact Us

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

Connect with us @stjohnprop



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