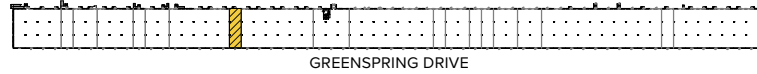


Timonium Exchange
2161 Greenspring Drive | Timonium, MD 21093

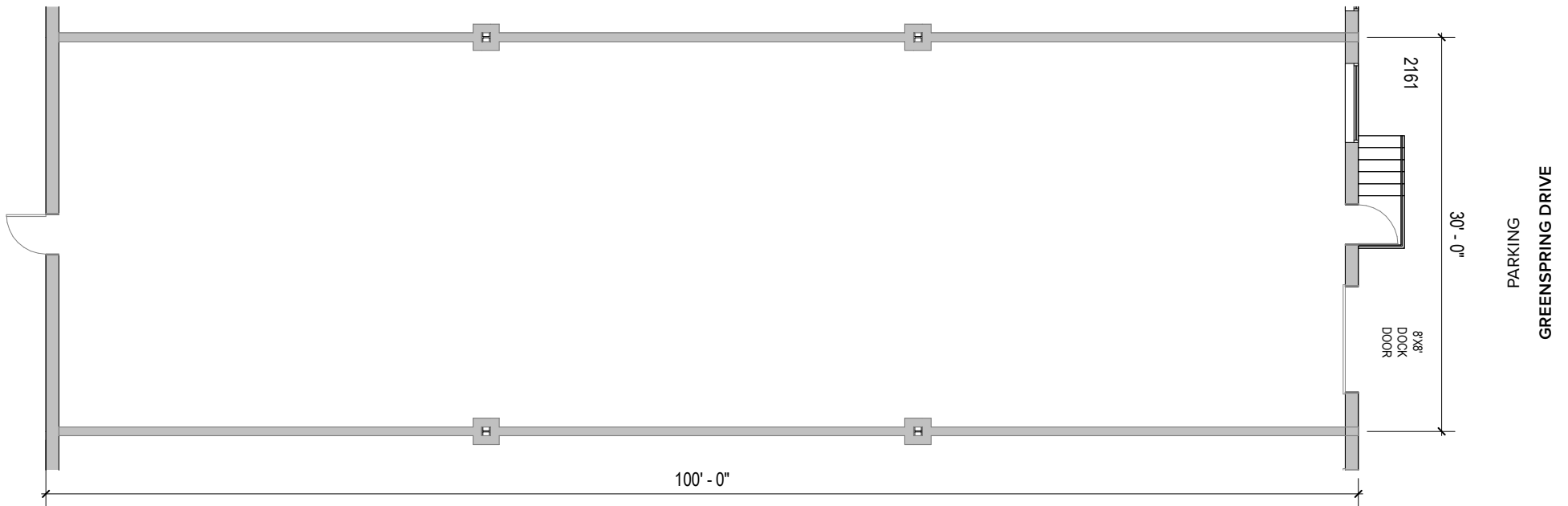


KEY PLAN
NOT TO SCALE



Total SF Available:
3,000 SF

Shell space with 8'x8' dock door



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
Parking	2 spaces per 1,000 SF
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:

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

Contact Us

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

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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 residential space nationwide.

Connect with us @stjohnprop



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