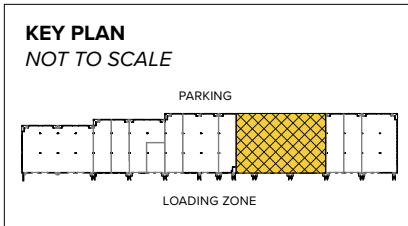


**Reisterstown Business Center**  
224–232 Business Center Drive | Reisterstown, MD 21136

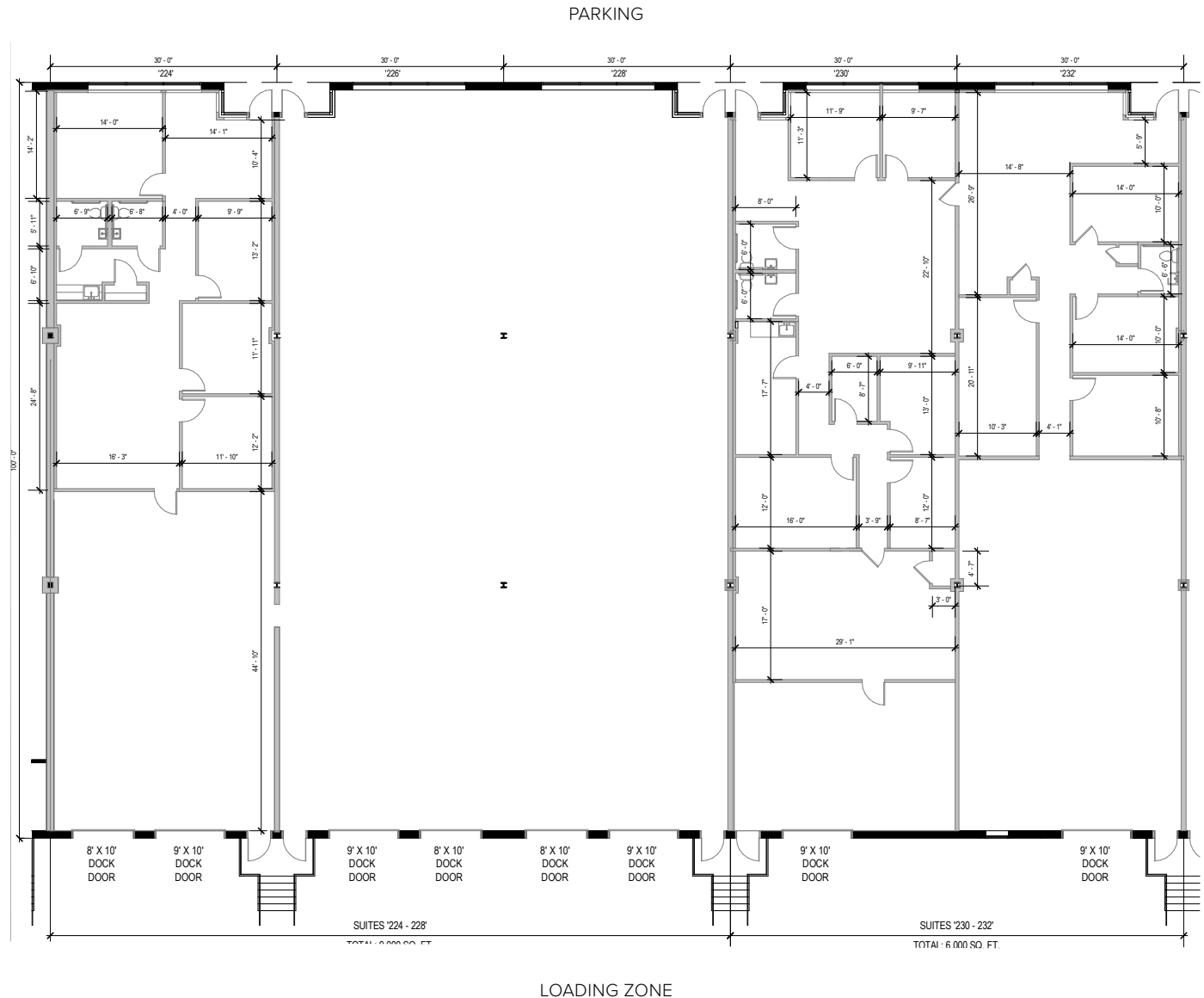


**Total SF Available:**  
3,000 - 15,000 SF

Up to 5,246 sq. ft. of built out office, 9,754 sq. ft. warehouse with 8'x10' dock doors (3) and 9'x10' dock doors (5)



**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 Reisterstown Business Center

This 16-acre mixed-use business community is located off MD Route 140 in Reisterstown, Maryland in Baltimore County.

The unified architecture of St. John Properties' three buildings, totaling 132,600 square feet of office space and flex/R&D, provide Reisterstown Business Center a campus-like business environment. Tenant sizes from 1,950 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

## Area Demographics in a 3 Mile Radius



**Traffic count:** 22,075 vehicles/day along Main Street (MD 30) and Chatsworth Avenue



**Population in a 3 mile radius:** 43,624 people



**Average household income in a 3 mile radius:** \$129,114 annually

Visit [sjpi.com/reisterstownbusiness](http://sjpi.com/reisterstownbusiness) to learn more

## Flex/R&D Buildings

100-166 Business Center Drive 47,400 SF

200-282 Business Center Drive 59,400 SF

300-346 Business Center Drive 25,800 SF

## Flex/R&D Specifications

Suite Sizes 1,950 up to 59,400 SF

Ceiling Height 16 ft. clear minimum

Parking 4 spaces per 1,000 SF

Heat Gas

Roof EPDM rubber

Construction Brick on block

Loading Dock or drive-in

Zoning BR

## Pad Site

Available Pad Site .61 Acres | Zoned BL





**Distances to:**

- Baltimore, MD (Downtown) ..... 17 miles
- BWI Airport ..... 25 miles
- Columbia, MD ..... 21 miles
- Interstate 95 ..... 19 miles
- Interstate 795 ..... 3 miles
- Interstate 695 (Baltimore Beltway) ..... 9 miles
- Owings Mills, MD ..... 5 miles
- Towson, MD ..... 15 miles



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# Contact Us

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

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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 residential space nationwide.

Connect with us @stjohnprop



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