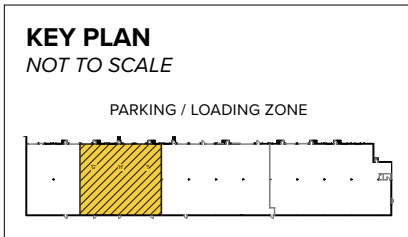


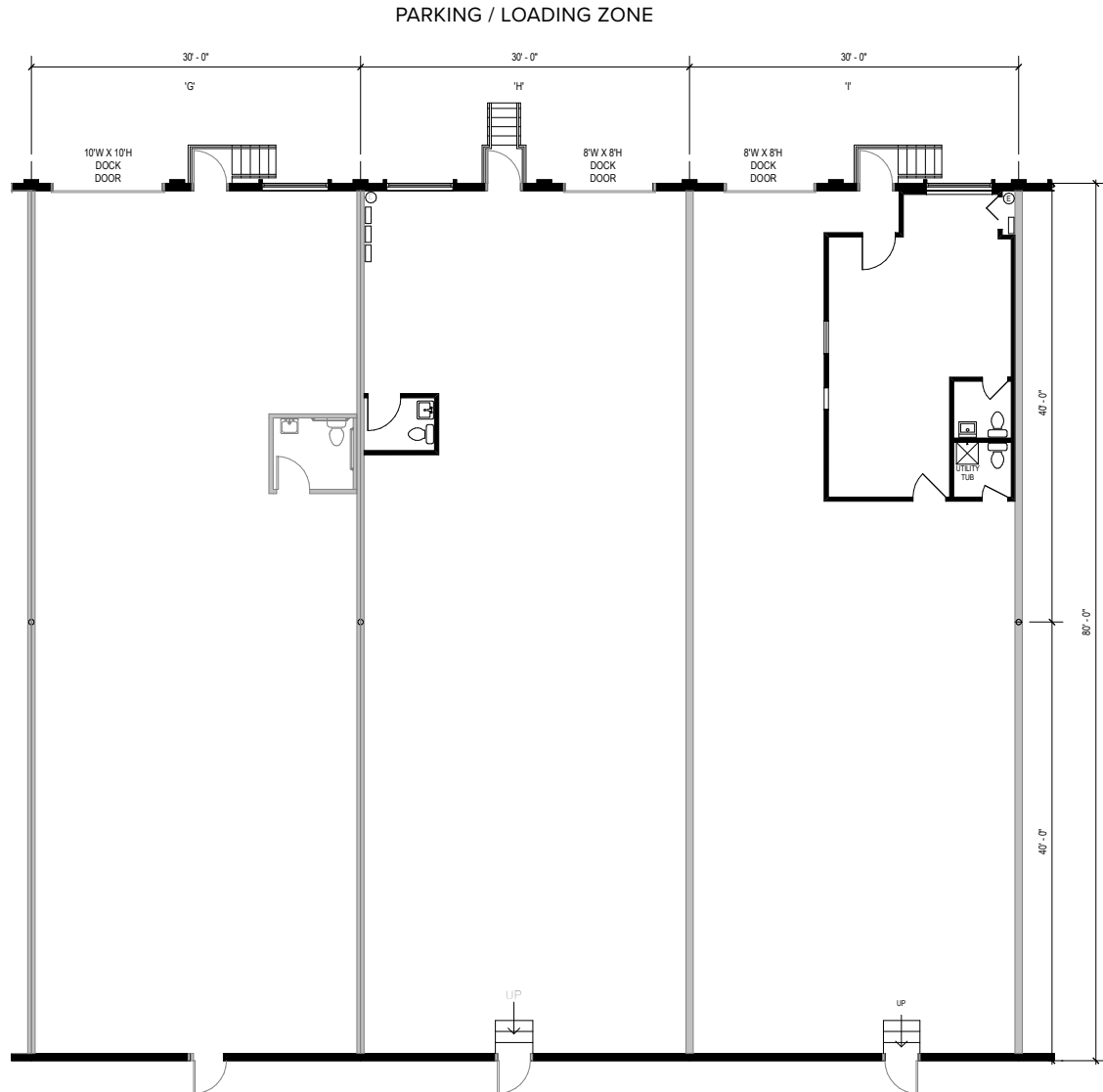


Total SF Available:
7,200 SF

482 sq. ft. of existing office area,
8'x8' dock doors (2),
and 10'x10' 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.





Patapsco Business Center

812 W. Patapsco Avenue
Baltimore, MD 21230

Patapsco Business Center is a 41,600 square foot single-story flex/R&D building located on Patapsco Avenue in Baltimore City, MD. The building is situated just minutes from downtown Baltimore via MD 295.

Flex/R&D Space

812 W. Patapsco Avenue Suites A-D 9,600 SF

812 W. Patapsco Avenue Suites E-R 32,000 SF

Flex/R&D Specifications

Suite Sizes 2,400 up to 32,000 SF

Ceiling Height 16 ft. clear minimum

Offices Built to suit

Heat Gas

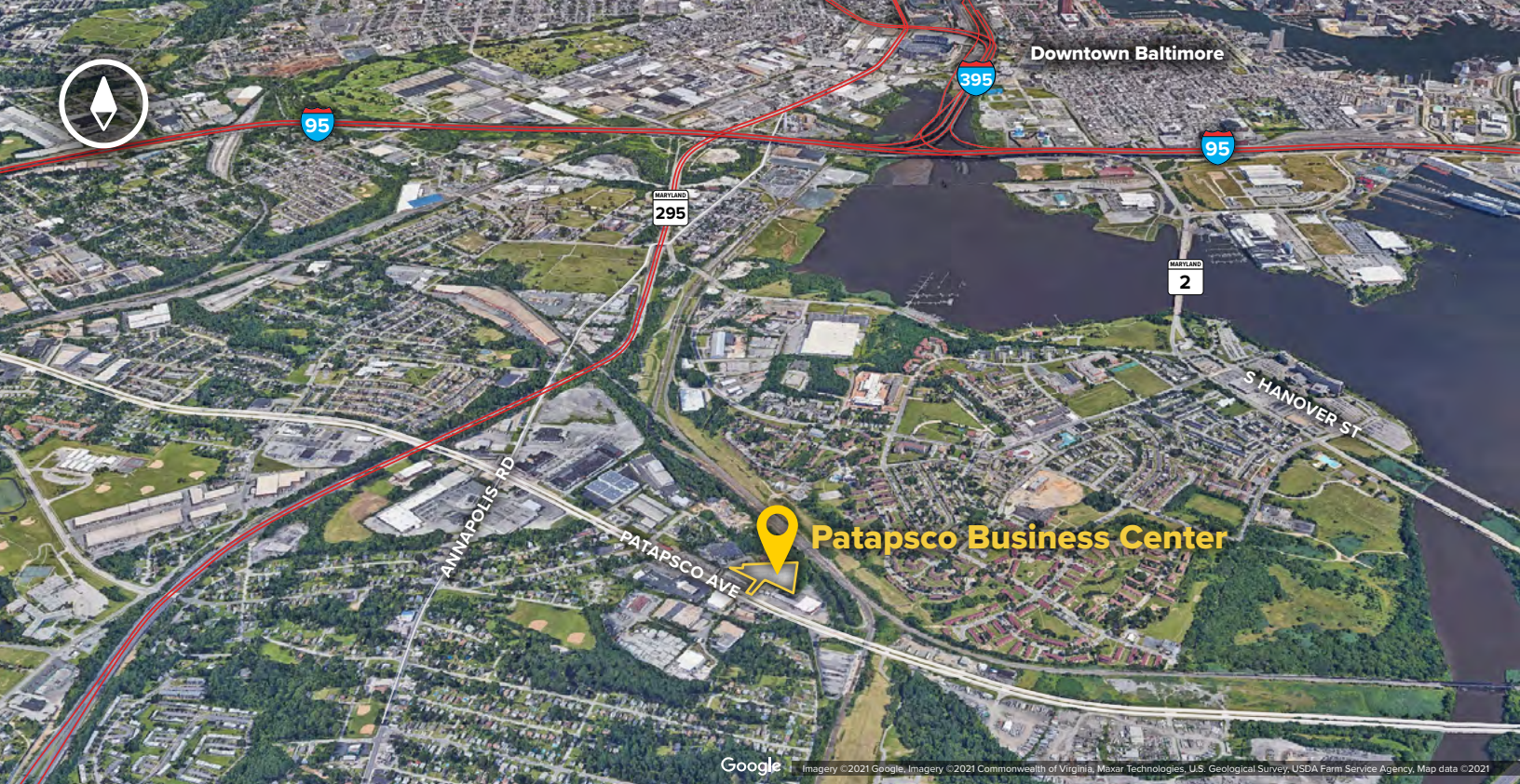
Roof EPDM rubber

Exterior Walls Brick on block

Loading Dock or drive-in

Zoning M-2-1





Distances to:

- Interstate 95 2 miles
- MD 295 2 miles
- Baltimore, MD (Downtown) 4 miles
- Interstate 695 4 miles
- BWI Airport 6 miles
- Annapolis, MD (Downtown) 22 miles
- Washington, D.C. 36 miles



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:

Claire Cobert

Leasing Representative

CCobert@sjpi.com | 410.369.1274

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

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 10/25