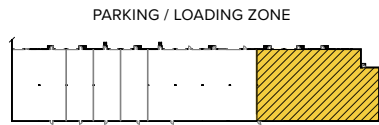




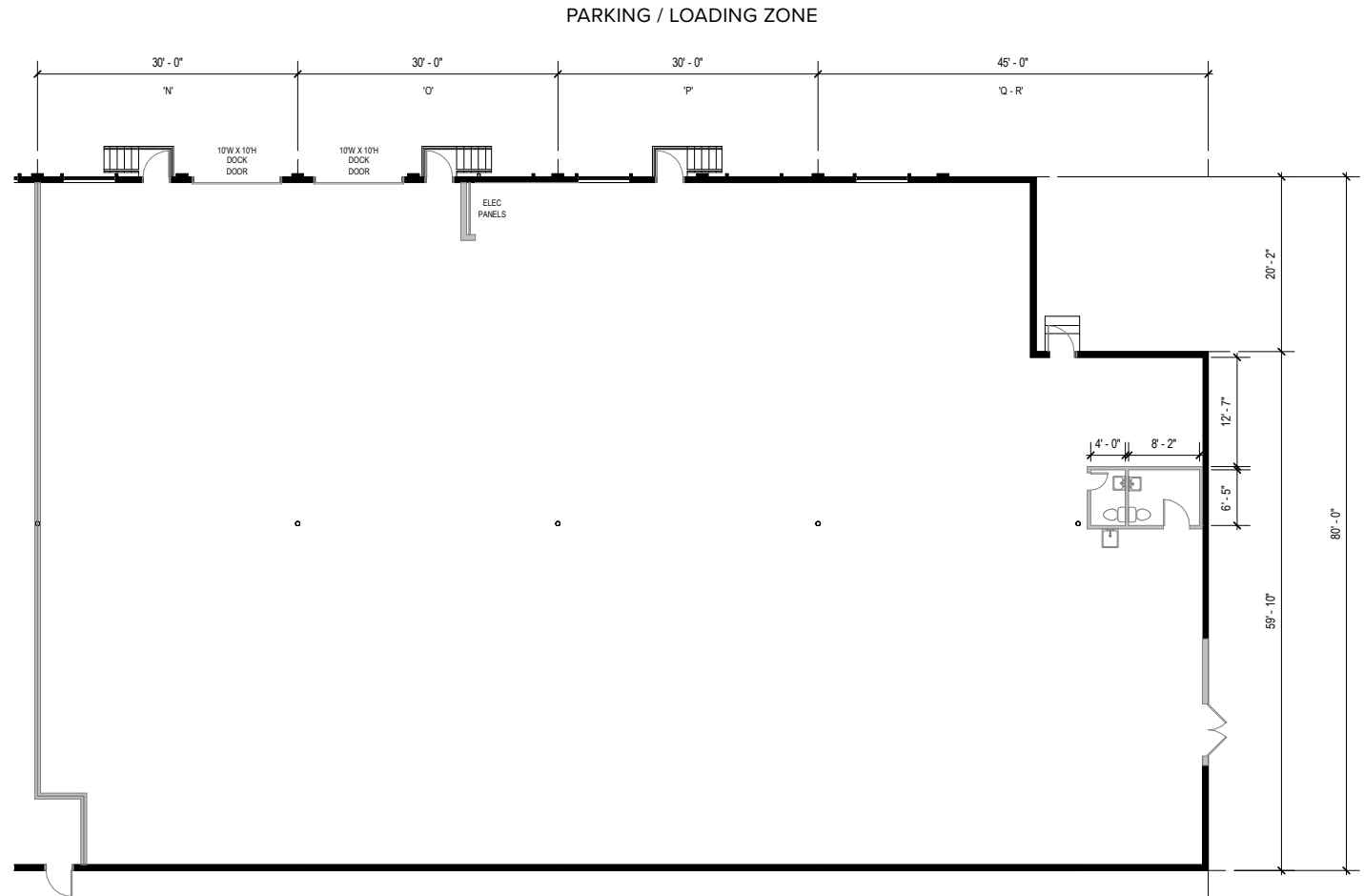
Total SF Available:
10,400 SF

100% warehouse space with restrooms, 8'x8' dock height doors (2), and at-grade side entrance with double door

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.





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



Visit sjpi.com/patapscobusiness to learn more

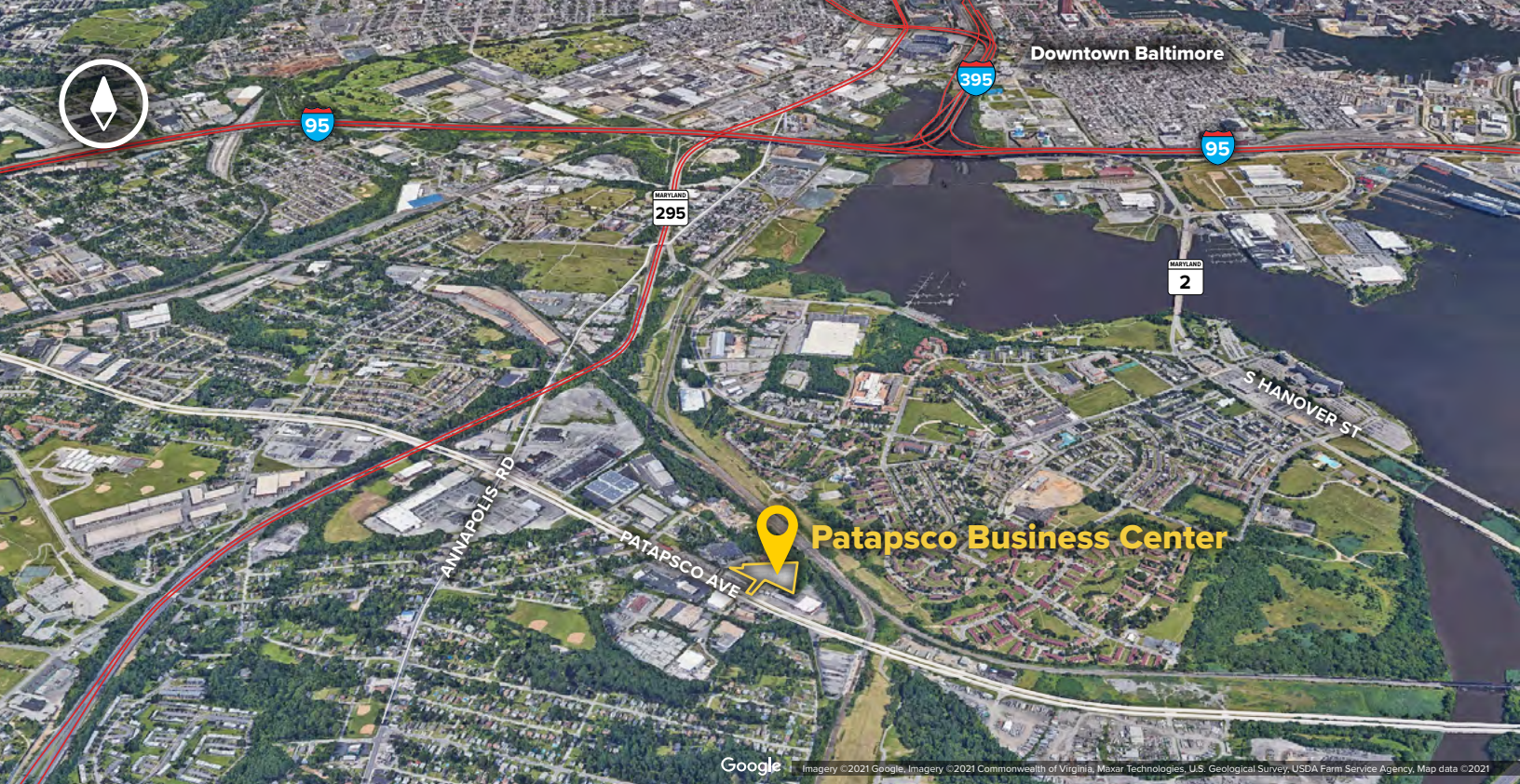


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— 2018 —



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



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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.

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