

WELL LOCATED OFFICE & FLEX BUILDING IN THE HEART OF HUNT VALLEY

FOR LEASE

33,680 SF



REDUCED  
ASKING  
PRICE  
\$13.50 PSF  
NNN

11103 PEPPER ROAD

HUNT VALLEY, MD 21031

 CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS



Available Q1 2026

Functional design with offices and production areas

Currently used for office with air conditioning, light manufacturing

Approximately 129 parking spaces and 2 dock height loading positions

Zoning ML-IM

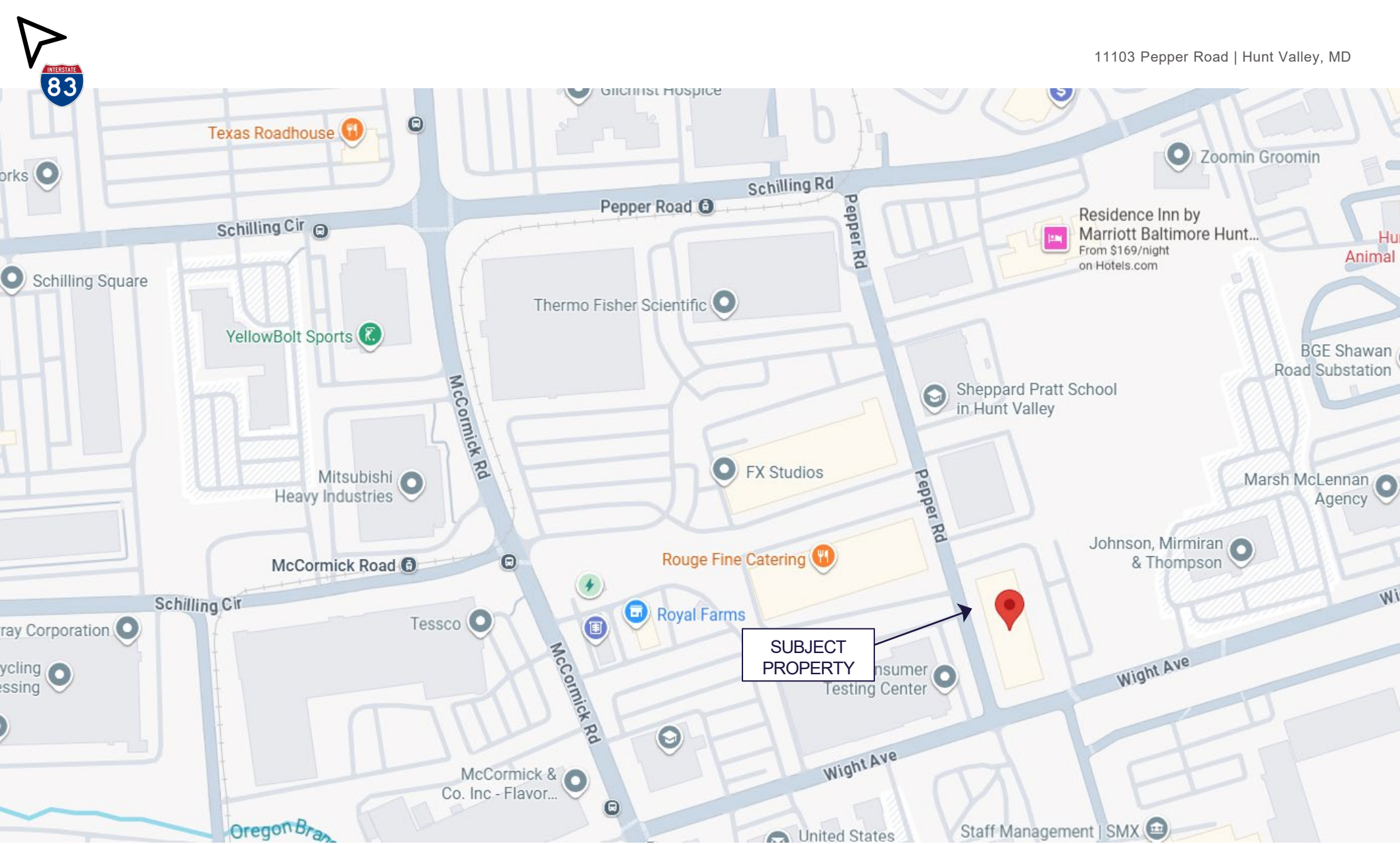
Joist Ceiling Heights

- Approximately 8,500 sf, south office section is 10'6" to bottom of bar joist in the office area
- Balance of the building measuring 16' to the bottom of the bar joist (approximately 25,180 sf)

Excellent access to York Road and McCormick Road to Interstate 83

Walking distance to Light Rail

All amenities within short driving distance: York Road and Hunt Valley Towne Centers



# NEIGHBORHOOD

# HUNT VALLEY



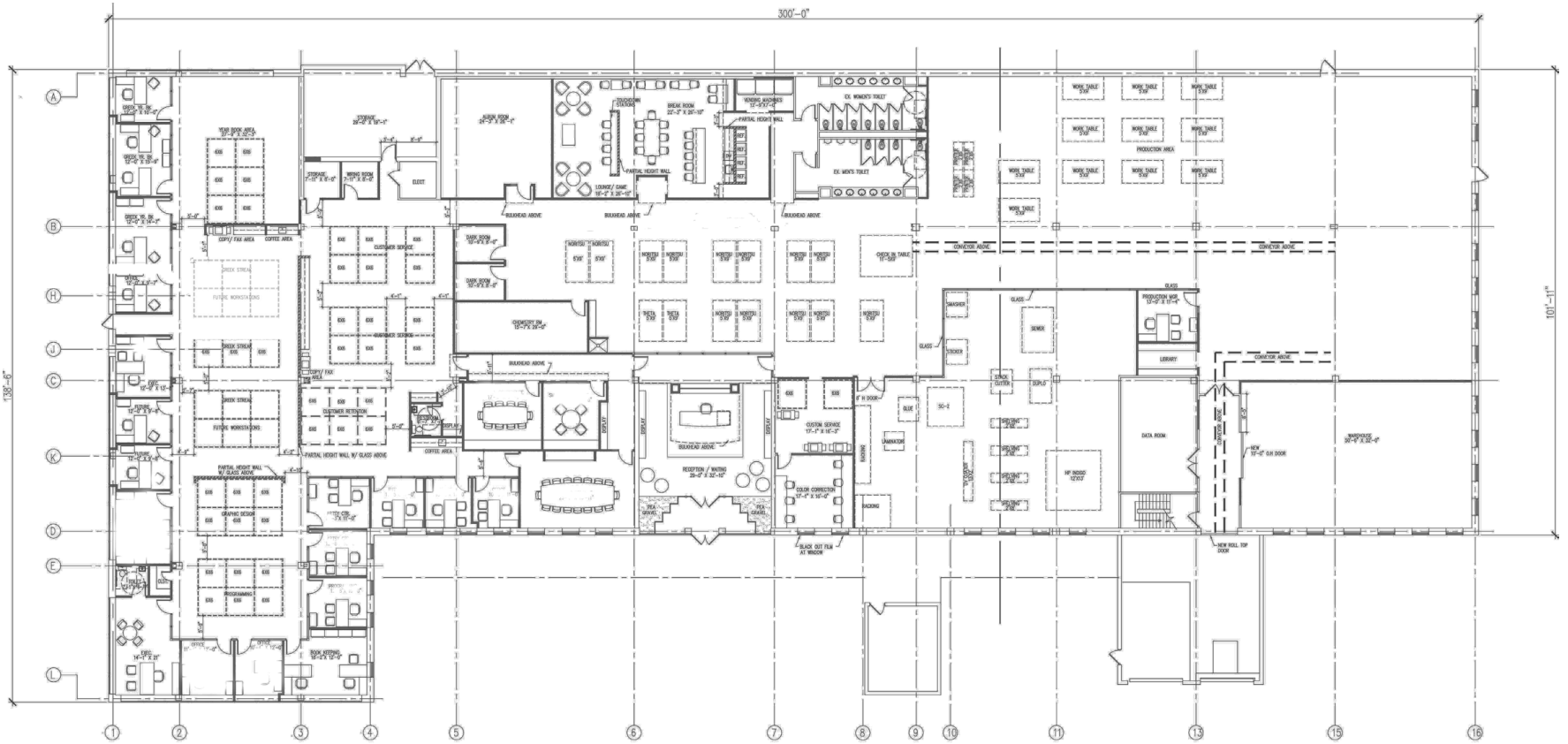
# AMENITIES HUNT VALLEY



300'

138' 6"

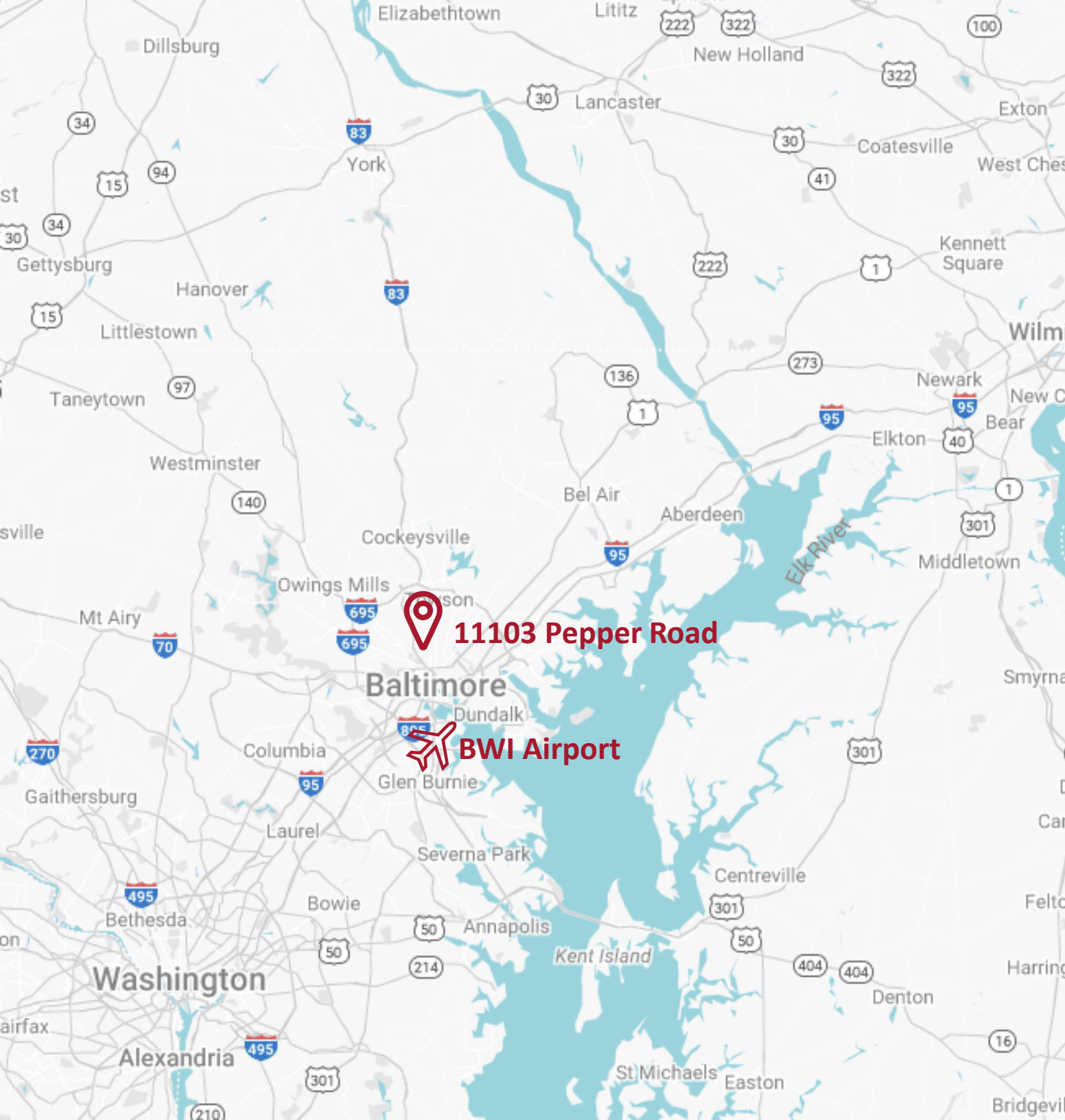
102'



# FLOOR PLAN

## 33,680 SF





**11103 Pepper Road**



**BWI Airport**

**LOCATION  
MAP**

# CONTACT INFORMATION

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