

NEW DEVELOPMENT

113,000 SF of Flex/R&D and Retail in Hunt Valley
Delivering 2026



Hunt Valley Exchange

York Road at Wight Avenue
Cockeysville, MD 21030



SJPI.COM | 410.788.0100

About Hunt Valley Exchange

Hunt Valley Exchange is located at the signalized intersection of York Road and Wight Avenue in the Hunt Valley/Cockeysville area. The location offers easy access to I-83 and the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson and Timonium to the south, and northern points including the Harrisburg and York, PA, markets. Upon completion, the Baltimore County business community will include more than 113,200 square feet of flex/R&D and retail space.

- ▶ Pad site opportunities with drive-through capability
- ▶ Excellent visibility and access off York Road
- ▶ Access to daytime population of 46,000+ employees within a 3 mile radius

Inline Retail Building

11060 York Road 8,165 SF

Pad Sites

11040 York Road 2.48± Acres 6,000 SF

11070 York Road 1.38± Acres 2,809 SF

Flex/R&D Buildings

25 Wight Avenue 48,120 SF

35 Wight Avenue 48,120 SF

Flex/R&D Specifications

LEED	Designed
Suite Sizes	Up to 48,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
HVAC	Heat pump
Roof	TPO
Construction	Brick on block
Zoning	ML-IM

Traffic Count (MDOT)

York Road at Wight Avenue: 32,901 vehicles/day

McCormick Road at Wight Avenue: 16,341 vehicles/day

I-83 at Shawan Road: 84,050 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,081	38,001	73,252
Number of Households	939	16,995	29,657
Avg. Household Income	\$144,903	\$132,146	\$161,033



For more information, visit:
sjpi.com/huntvalleyexchange



Hunt Valley Exchange | Site Plan

1/2 Mile to
McCormick & Company, Inc. Global HQ

WIGHT AVENUE

1.38±
ACRES

11070
YORK RD

DRIVE-THRU

DRIVE-THRU

1060 YORK RD
8,365 SF

DRIVE-THRU

11040
YORK RD

2.48±
ACRES

25 WIGHT AVENUE
48,120 SF

35 WIGHT AVENUE
48,120 SF



32,901
VEHICLES/DAY

MARYLAND
45

YORK ROAD

Valley View Farms
GARDEN CENTER & NURSERY

Arby's



FUTURE
Signalized Intersection

Andy Nelson's





Distances to:

Hunt Valley Town Centre	0.8 mile
Interstate 83	1 mile
Timonium, MD	5 miles
Interstate 695	6 miles
Towson, MD	8 miles
Baltimore, MD (Downtown)	17 miles
BWI Airport	31 miles
York, PA	36 miles

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About St. John Properties
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