



Aviation Business Park

6956, 6958, 6960 Aviation Boulevard
Glen Burnie, MD 21061



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

About Aviation Business Park

Aviation Business Park is an 11.67-acre business community located adjacent to BWI Thurgood Marshall Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points. The business community sits adjacent to St. John Properties' Cromwell Business Park – home to a wide range of businesses and retail amenities.

The business park is comprised of three buildings totaling over 120,600 square feet of flex/R&D and single-story office space. The site has unmatched access to major transportation thoroughfares and is adjacent to I-97 and less than ten minutes from I-95, MD 295 (Baltimore-Washington Parkway), and I-695 (Baltimore Beltway).



Flex/R&D Buildings

6958 Aviation Boulevard 35,124 SF

Flex/R&D Specifications

Suite Sizes	Up to 35,124 SF
Ceiling Height	14 ft. clear minimum
Loading	Drive-in
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Tilt-up concrete
Zoning	W-1

Single-Story Office Building

6956 Aviation Boulevard 54,278 SF

6960 Aviation Boulevard 31,231 SF

Single-Story Office Specifications

Suite Sizes	Up to 54,278 SF
Ceiling Height	10 ft. finished height
Construction	Tilt-up concrete
Parking	4 spaces per 1,000 SF
Zoning	W-1





Aviation Business Park | Site Plan

MARYLAND
648



6960 6958
6956

23,250
VEHICLES/DAY

6938 Aviation Blvd.
SUBWAY
AVIATION
DELI & GRILL
Los Portales
Authentic Mexican Cuisine



Celebree
SCHOOL

CROMWELL
BUSINESS
PARK



MARYLAND
162

Starbucks **BH HS**
GIBSON/SCHULER
WEALTH ADVISORS
Wild FLOWER

Progressive Insurance

THE BIG
SCREEN
STORE **THE**
SOFA
STORE

121,110
VEHICLES/DAY

CROMWELL PARK DRIVE

FUTURE RETAIL
DEVELOPMENT

ROYAL
FARMS
Real Fresh. Real Fast.

Tropo **CRISPOTS**
PIZZA **CHARLEYS**
Real Fresh. Real Fast.

EXIT 15

97

ANNAPOLIS
BALTIMORE

BALTIMORE ANNAPOLIS BLVD.



Distances to:

Annapolis, MD (Downtown)	18 miles
Baltimore, MD (Downtown)	10 miles
BWI Thurgood Marshall Airport	2 miles
Columbia, MD	14 miles
Interstate 695 (Baltimore Beltway)	3 miles
Interstate 9701 mile
MD Route 100	1.5 miles
MD Route 295	4 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:

DJ Andrew
 Partner in Training
 dandrew@sjpi.com | 410.369.1222

Lacey Johansson
 Assistant Vice President, Leasing
 ljohansson@sjpi.com | 410.369.1229

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. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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