



# **Aviation Business Park**

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





### **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).

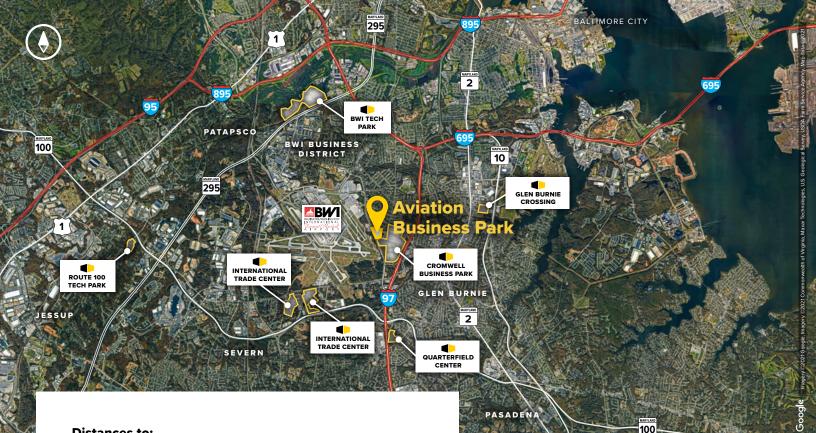


35,124 SF
Up to 35,124 SF
14 ft. clear minimum
Drive-in
4 spaces per 1,000 SF
TPO
Tilt-up concrete
W-1

Single-Story Office Build	ding	
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	







#### **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 97	01 mile
MD Route 100	1.5 miles
MD Route 295	4 miles

### **Contact Us**

For additional leasing information or to schedule a tour, contact:

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#### **About St. John Properties**

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