



# Yorkridge Center North

10540, 10600 & 10626 York Road  
Cockeysville, MD 21030



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## About Yorkridge Center North

Conveniently located off York Road in Cockeysville, Yorkridge Center North consists of three buildings comprising more than 113,000 square feet of retail, office, and flex/R&D space. The location is easily accessible from the Warren Road exit off Interstate 83 and offers quick connections to the Baltimore Beltway (Interstate 695), downtown Baltimore, Towson, and Timonium. High York Road visibility and strong demographics make Yorkridge Center North the ideal location.

### Traffic Count (MDOT)

York Road at Warren Road: 40,930 vehicles per day

Interstate 83 at Warren Road: 107,305 vehicles per day

### Demographics

|                                      | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------------|-----------|-----------|-----------|
| Population                           | 9,099     | 85,445    | 181,132   |
| Avg. Household Income                | \$150,899 | \$144,748 | \$149,370 |
| 3,300+ Businesses in a 3-mile radius |           |           |           |
| 59,290+ Employees in a 3-mile radius |           |           |           |



### Flex/R&D Buildings

|                 |           |
|-----------------|-----------|
| 10626 York Road | 58,903 SF |
| 10540 York Road | 28,820 SF |

### Flex/R&D Specifications

|                |                       |
|----------------|-----------------------|
| Suite Sizes    | 2,520 up to 58,903 SF |
| Ceiling Height | 16 ft. clear minimum  |
| Parking        | 4 spaces per 1,000 SF |
| Heat           | Gas                   |
| Construction   | Brick on block        |
| Loading        | Dock or drive-in      |
| Zoning         | BM-IM & ML-IM         |

### Two-Story Office Building

|                 |           |
|-----------------|-----------|
| 10600 York Road | 16,265 SF |
|-----------------|-----------|

### Two-Story Office Specifications

|                 |                       |
|-----------------|-----------------------|
| Suite Sizes     | 1,180 up to 16,265 SF |
| Ceiling Height  | 8 ft. clear minimum   |
| Parking         | 5 spaces per 1,000 SF |
| Heat: 1st Floor | Heat pump             |
| Heat: 2nd Floor | Gas                   |
| Construction    | Brick on block        |
| Zoning          | BM-IM & ML-IM         |

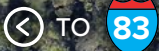
### Retail

|                 |          |          |
|-----------------|----------|----------|
| 10540 York Road | Inline   | 9,177 SF |
| 10620 York Road | Pad Site | 3,353 SF |

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## Yorkridge Center North Site Plan



WARREN ROAD



#### Distances to:

|                                |          |
|--------------------------------|----------|
| Interstate 83 .....            | 2 miles  |
| Interstate 695 .....           | 4 miles  |
| Timonium, MD .....             | 4 miles  |
| Towson, MD .....               | 6 miles  |
| Baltimore, MD (Downtown) ..... | 14 miles |
| BWI Airport .....              | 24 miles |
| York, PA .....                 | 36 miles |

## Contact Us

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