





# **Timonium Exchange**

**2125–2249** Greenspring Drive & **56** West Timonium Road Timonium, MD 21093





# **About Timonium Exchange**

Timonium Exchange is one of St. John Properties' most successful projects. The property has been part of the portfolio since 1971, and has served as a long-term home to a variety of businesses.

Timonium Exchange offers 196,293 square feet of warehouse, office and retail space, and is ideally located in the well travelled Timonium Road-York Road business corridor. It features 18 to 20 foot clear minimum ceiling heights and drive-in or front loading docks.

The center is located immediately off Interstate 83, enabling easy connections to Baltimore and Washington, D.C. markets to the south, and to York and Hanover, PA markets to the north. It's just a short walk from the Timonium Light Rail station.

For more information on Timonium Exchange, visit: **sjpi.com/timoniumexchange** 

Flex	/R&D	/Retail	<b>Space</b>
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56 West Timonium Road 7,293 SF 2125–2249 Greenspring Drive 189,000 SF

## Flex/R&D/Retail Specifications

- 100,1000,1000,1000,1000,1000,1000,1000				
Suite Sizes	3,000 up to 189,000 SF			
Ceiling Height	18-20 ft. clear minimum			
Heat	Gas			
Roof	EPDM rubber			
Construction	Brick on block			
Loading	Dock or drive-in			
Zoning	BM-IM & ML-IM			

# **Traffic Count (MDOT)**

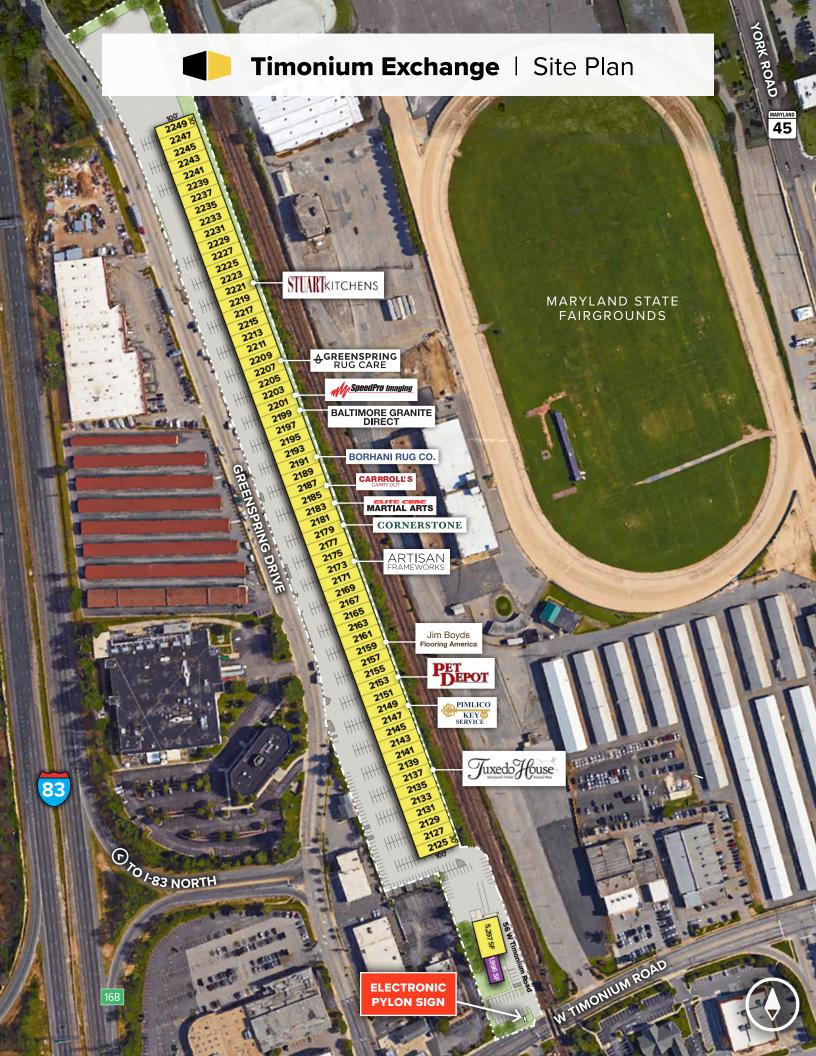
W Timonium Rd at Greenspring Drive: 22,812 vehicles/day

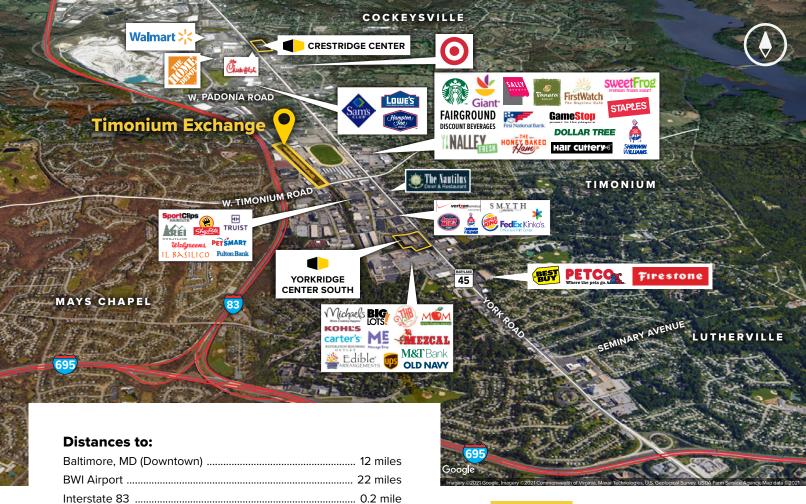
# **Demographics**

	1 Mile	3 Miles	5 Miles
Population	9,705	67,559	134,631
Avg. Household Income	\$148,952	\$133,110	\$146,480











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# **Contact Us**

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

Interstate 95 ...... 11 miles

Washington, D.C. (Downtown) ...... 50 miles

York, PA ...... 40 miles

# FLEX/R&D SPACE:

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#### **RETAIL SPACE:**

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

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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