

**NEW DEVELOPMENT: 113K 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 54,900+ 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: 32,900 vehicles/day

McCormick Road at Wight Avenue: 16,340 vehicles/day

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

### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,450	39,111	72,193
Number of Households	1,949	17,631	30,049
Avg. Household Income	\$179,530	\$138,395	\$168,100





# Hunt Valley Exchange | Site Plan

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

WIGHT AVENUE

25 WIGHT AVENUE  
48,120 SF

35 WIGHT AVENUE  
48,120 SF

1.38±  
ACRES

DRIVE-THRU

DRIVE-THRU

DUNKIN'

DRIVE-THRU

11040  
YORK RD

2.48± ACRES

11070  
YORK RD

8,165 SF

32,901  
VEHICLES/DAY

MARYLAND  
45

YORK ROAD



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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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 multifamily space nationwide.

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