

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



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

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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

📍 ½ Mile to
McCormick & Company, Inc. Global HQ

WIGHT AVENUE

25 WIGHT AVENUE
48,120 SF

35 WIGHT AVENUE
48,120 SF

1.38±
ACRES

11070
YORK RD

DRIVE-THRU

DRIVE-THRU

DUNKIN'

10990 DUNKIN RD
8,395 SF

DRIVE-THRU

11040
YORK RD

2.48±
ACRES



32,901
VEHICLES/DAY

MARYLAND
45

YORK ROAD

Valley View Farms
GARDEN CENTER & NURSERY

Arby's



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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