



# Aviation Business Park

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



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

[SJPI.COM](http://SJPI.COM) | 410.788.0100



## 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).



### Flex/R&D Building

6958 Aviation Boulevard	35,124 SF
-------------------------	-----------

### Flex/R&D Specifications

Suite Sizes	Up to 35,124 SF
Ceiling Height	14 ft. clear minimum
Loading	Drive-in
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Tilt-up concrete
Zoning	W-1

### Single-Story Office Buildings

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

Visit [sjpi.com/aviation](http://sjpi.com/aviation) to learn more







# Aviation Business Park | Site Plan

MARYLAND  
648



23,250  
VEHICLES/DAY



6938 Aviation Blvd.

**SUBWAY**

**AVIATION**  
DELI & GRILL

**Los Portales**  
Authentic Mexican Cuisine



**Celebree**  
SCHOOL

**CROMWELL  
BUSINESS  
PARK**

MARYLAND  
162

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
Thurgood Marshall  
AIRPORT



GIBSON/SCHULER  
WEALTH ADVISORS

Wild FLOWER

Progressive Insurance

**THE BIG  
SCREEN  
STORE**  
**THE SOFA  
STORE**

121,110  
VEHICLES/DAY



CROMWELL PARK DRIVE

EXIT 15

97

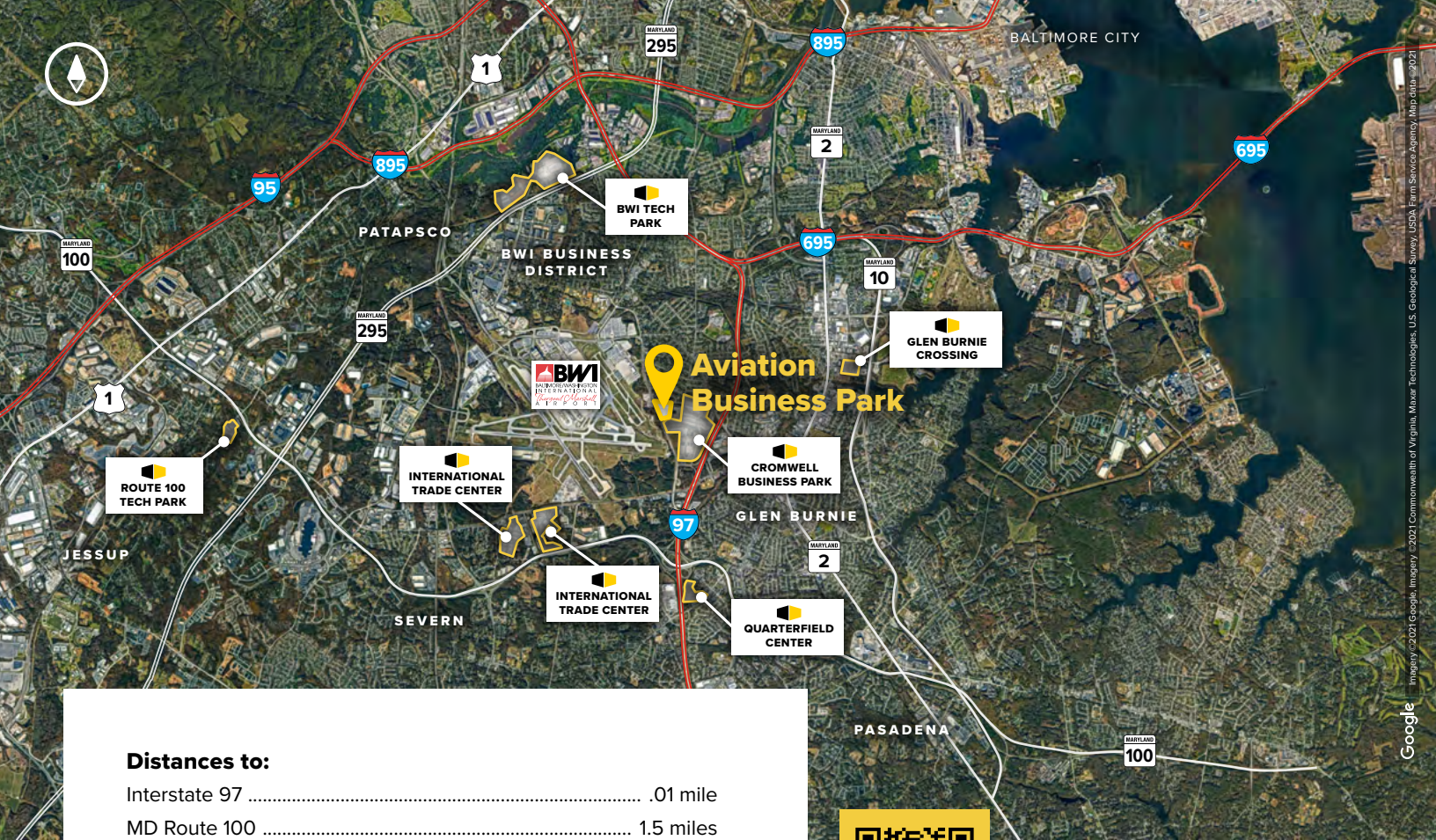
BALTIMORE  
ANNAPOLIS

**FUTURE RETAIL  
DEVELOPMENT**

**ROYAL  
FARMS**  
Real Fresh. Real Fast.

**Tropé**  
**CHARLEY'S**  
HEARTLAND.





#### Distances to:

Interstate 97 .....	.01 mile
MD Route 100 .....	1.5 miles
BWI Thurgood Marshall Airport .....	2 miles
Interstate 695 (Baltimore Beltway) .....	3 miles
MD Route 295 .....	4 miles
Baltimore, MD (Downtown) .....	10 miles
Columbia, MD .....	14 miles
Annapolis, MD (Downtown) .....	18 miles

## Contact Us

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

#### Lacey Johansson

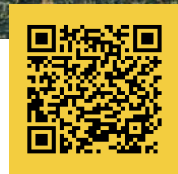
Assistant Vice President, Leasing

ljohansson@sjpi.com | 410.369.1229

#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

**410.788.0100 | SJPI.COM**



Scan with your mobile device to take a virtual tour, download floor plans and more!

#### About St. John Properties

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.

Connect with us **@stjohnprop**



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/25