

Aberdeen Technology Park @ The HEAT Center

Aberdeen, MD



Aberdeen Technology Park at the HEAT (Higher Education & Applied Technology) Center is an 11-acre business community located near MD Route 22, just off Interstate 95 near Aberdeen, MD in Harford County.

The unified architecture of St. John Properties' two buildings, comprising nearly 100,000 square feet of flex space, provides Aberdeen Technology Park a campus-like business environment. Tenant sizes from 2,400 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.



Flex

Building Address	Sq. Ft.
1200 Technology Drive	38,400
1202 Technology Drive	59,340

Flex Specifications

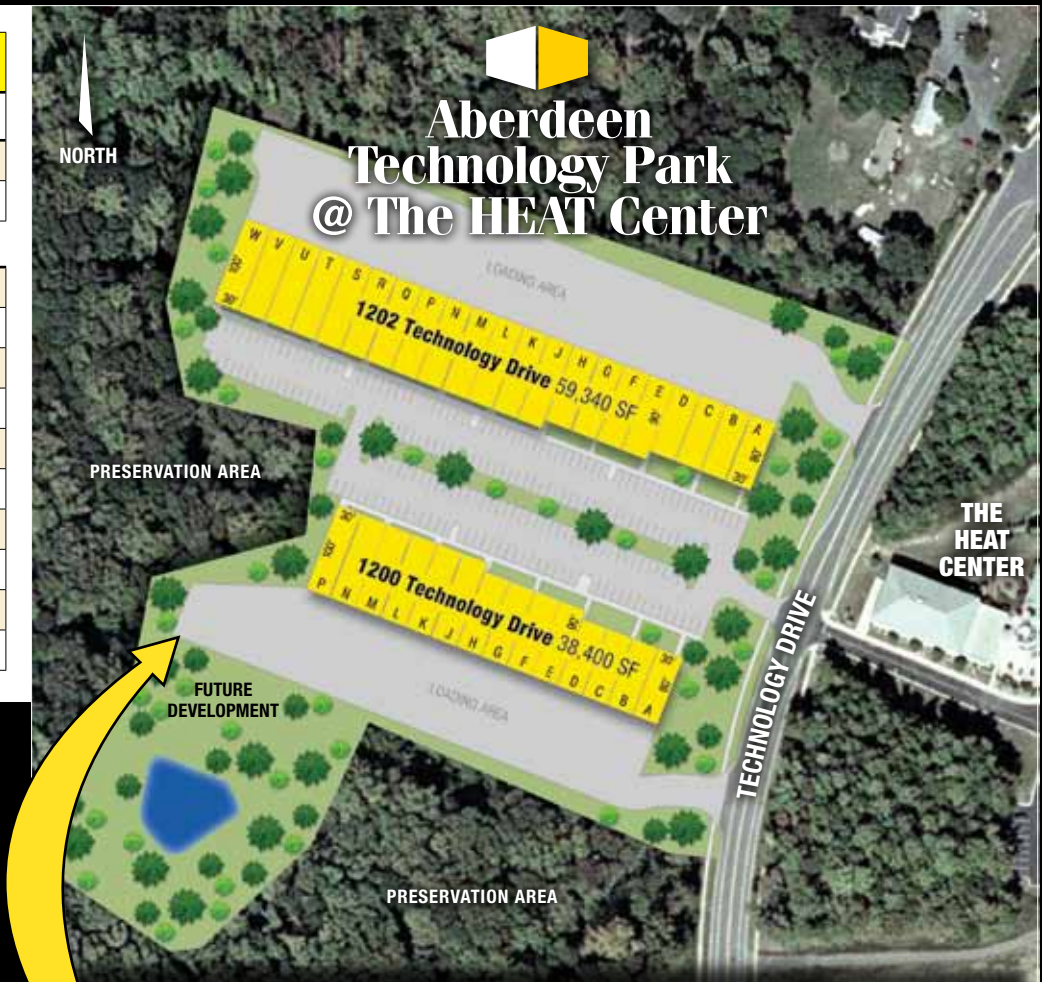
Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,400-2,700-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water & Sewer	Public
Zip Code	21001

Convenient to the Northeast Baltimore Market

Aberdeen Technology Park is conveniently located off MD Route 22, with easy access to Interstate 95 via Exit 85 (Aberdeen). This Harford County location offers rapid connections to downtown Baltimore and the Baltimore-Washington common market to the south, as well as Aberdeen Proving Ground (The GATE), Wilmington, DE and Philadelphia, PA to the north. The HEAT Center, of which Aberdeen Technology Park is a part, is a research and development park featuring an academic center offering numerous undergraduate and graduate degree programs.

Distances to:

Aberdeen Proving Ground (The GATE) ..5 miles
 Baltimore (Downtown)30 miles
 Bel Air, MD9 miles
 BWI Airport38 miles
 Interstate 95 1 mile
 Interstate 695 (Baltimore Beltway) .. 21 miles
 Philadelphia, PA65 miles
 Port of Baltimore28 miles
 Washington, DC (Downtown)68 miles
 Wilmington, DE40 miles



All About St. John Properties

St. John Properties, Inc., is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 15 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.



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