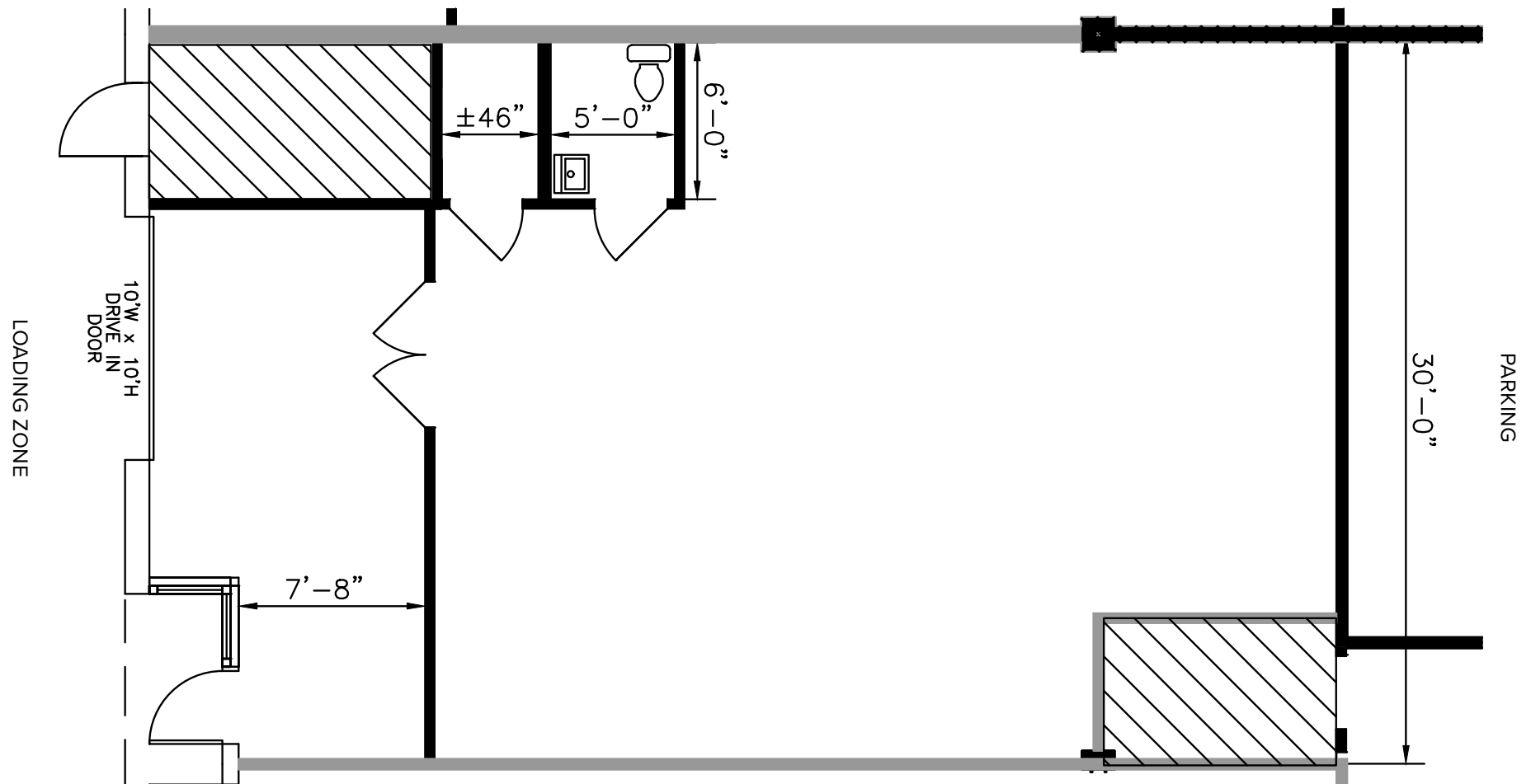


TOTAL SF AVAILABLE:

1,390 SF



About BWI Commerce Park

The 40-acre business community is located at the intersection of MD Route 176 (Dorsey Road) and Old Telegraph Road, near Baltimore-Washington Parkway (MD Route 295). It is also adjacent to St. John Properties' International Trade Center, located off MD Route 176.



FLEX/R&D SPACE

FLEX/R&D BUILDINGS

2600 Cabover Drive	35,911 SF
2605 Cabover Drive	33,548 SF
2609 Cabover Drive	33,538 SF
7504 Connelley Drive	29,723 SF
7509 Connelley Drive	49,379 SF
7513 Connelley Drive	36,363 SF
7520 Connelley Drive	33,300 SF
7521 Connelley Drive	25,218 SF
7522 Connelley Drive	42,334 SF
7525 Connelley Drive	53,400 SF
7526 Connelley Drive	47,408 SF

FLEX/R&D SPECIFICATIONS

Suite Sizes	2,400 up to 53,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Walls	Brick on block
Loading	Dock or drive-in
Zoning	C-4 / W-2



SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

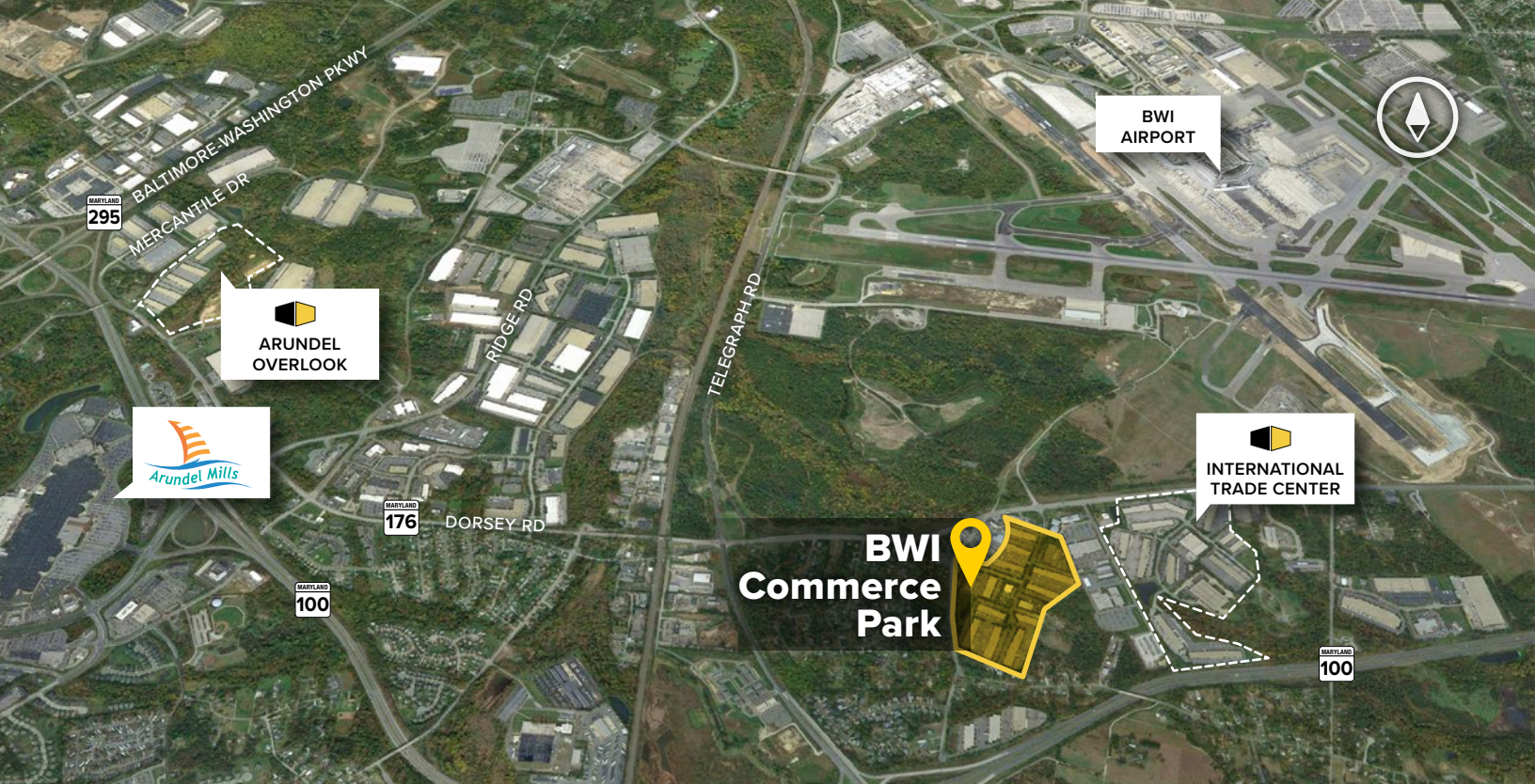
7502 Connelley Drive	33,620 SF
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SINGLE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,500 up to 33,620 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	C-4 / W-2

For more information on
BWI Commerce Park, visit:
sjpi.com/bwicommerce





Distances to:

Baltimore, MD (Downtown)	13 miles
BWI Airport	1 mile
I-495 (Capital Beltway)	20 miles
I-695 (Baltimore Beltway)	6 miles
I-97	2 miles
I-95	5 miles
MD Route 100	1 mile
MD Route 295	3 miles
Washington, D.C. (Downtown)	32 miles



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Baltimore, MD 21244

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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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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or to schedule a tour, contact:**

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