

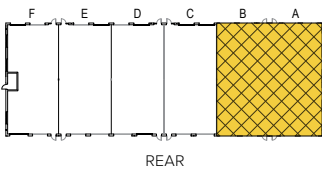
Glen Burnie Crossing
87 Dover Road | Glen Burnie, MD 21060
Suites A-B



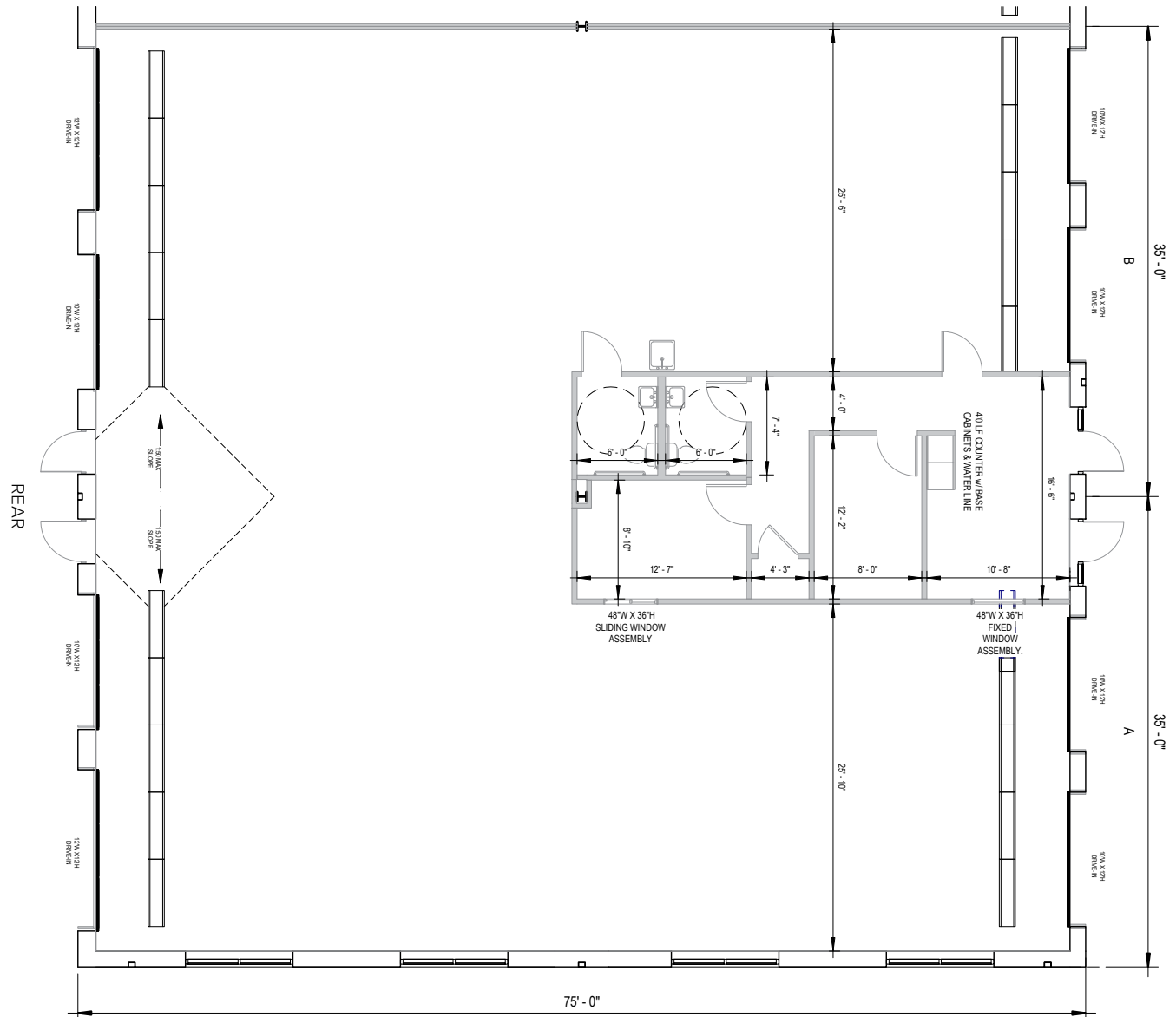
Total SF Available:
5,250 SF

End unit with 642 SF office,
4,608 SF warehouse with (4)
10'x12' drive-ins

KEY PLAN
NOT TO SCALE



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



About Glen Burnie Crossing

Located at the intersection of Ritchie Highway (MD Route 2) and Dover Road, in the heart of Glen Burnie's automotive corridor, these six buildings feature over 112,800 square feet of automotive/retail and flex/R&D space.

Zoned C-4, the automotive/retail buildings feature grade-level doors and a drive-through design. This location is ideal for automotive service and automotive retail business locations. Excellent signage opportunity exists at a signalized intersection on Ritchie Highway, with an average daily traffic count of over 28,300 vehicles.

Automotive Building Features

- Grade-level doors
- Exhaust ports
- Drive-through design
- Abundant parking
- Oil separator
- C-4 Zoning
- Floor drains

Traffic Count (MDOT)

Ritchie Hwy (Rt.2) & Dover Rd: 28,371 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,170	69,997	112,452
Avg. Household Income	\$75,932	\$93,409	\$88,783



Pictured left:
Electronic pylon sign at intersection of Dover Road and Ritchie Highway;
Pictured below:
Cutaway view of auto/flex building



Automotive/Flex Space

Automotive/Flex Buildings

85 Dover Road	35,100 SF
87 Dover Road	15,750 SF
89 Dover Road	15,750 SF
91 Dover Road	13,125 SF
93 Dover Road	13,125 SF

85-93 Dover Road Specifications

Suite Sizes	2,625 up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Space

Flex/Retail Building

81 Dover Road	20,000 SF	LEED DESIGNED
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81 Dover Road Specifications

Suite Sizes	Up to 20,000 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in
Zoning	C-4



Distances to:

Annapolis, MD (Downtown)	20 miles
Baltimore, MD (Downtown)	12 miles
BWI Airport	4 miles
Columbia, MD	9 miles
Interstate 95	3 miles
Interstate 695 (Baltimore Beltway)	6 miles
MD 295	0.5 miles
Fort Meade/NSA	6 miles
Washington, D.C. (Downtown)	28 miles

Contact Us

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

Matt Lenihan

Vice President, Leasing

mlehan@smpi.com

410.369.1202

Sean Doordan

SVP, Leasing & Acquisitions

sdoordan@smpi.com

410.369.1211

Corporate Headquarters:

2560 Lord Baltimore Drive
 Baltimore, MD 21244

410.788.0100 | SJPI.COM



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

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 REV 04/21