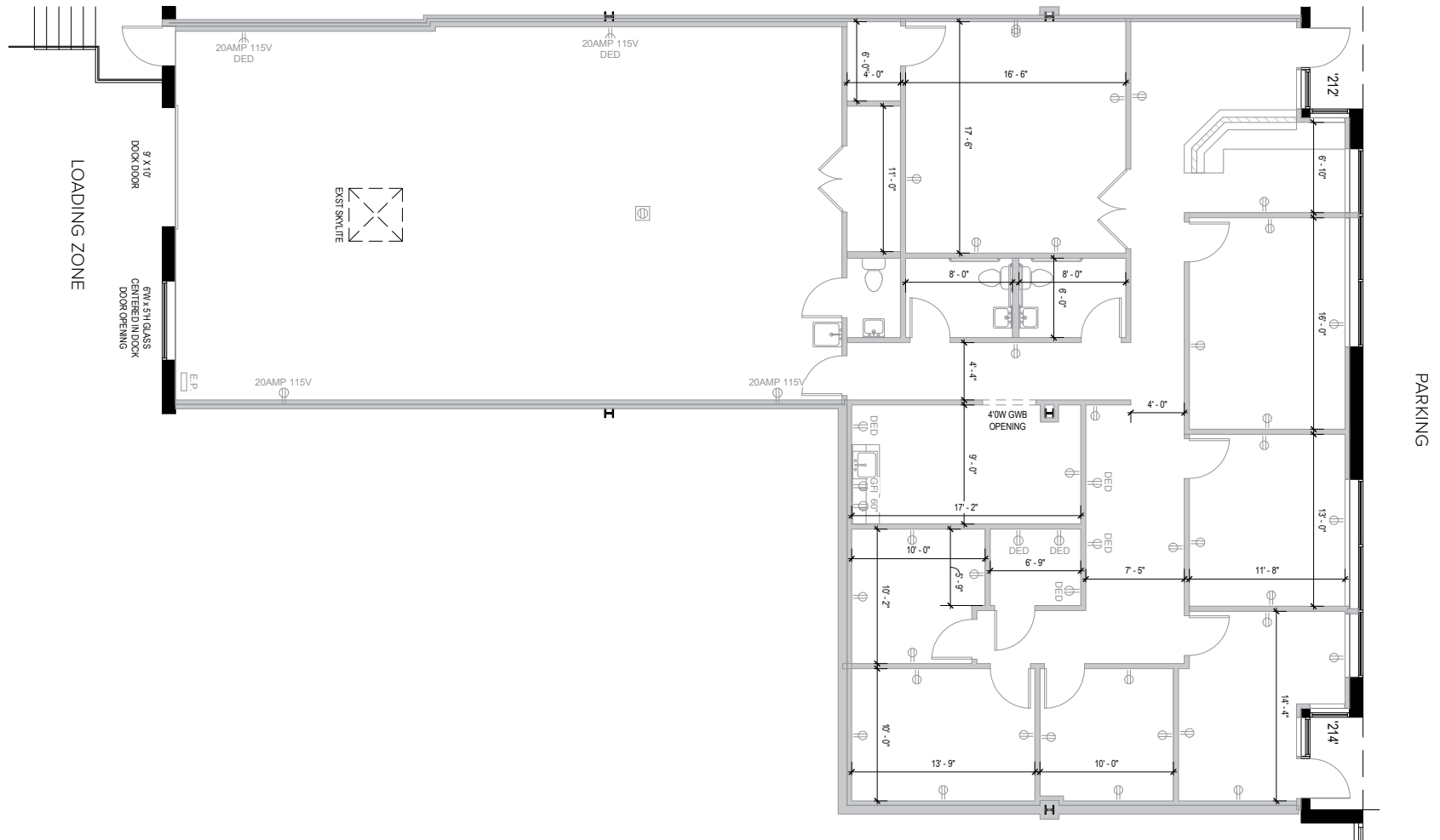
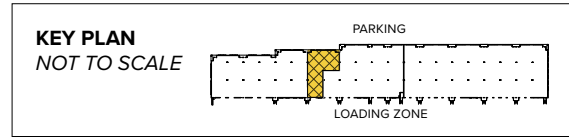


**Reisterstown Business Center**  
212-214(front) Business Center Drive | Reisterstown, MD 21136

**Total SF Available:**  
3,870 SF

**Office: 2,190 SF**  
**Warehouse: 1,680 SF**  
(1) 9'x10' dock door, 400 amp electrical service



## About Reisterstown Business Center

This 16-acre mixed-use business community is located off MD Route 140 in Reisterstown, Maryland in Baltimore County.

The unified architecture of St. John Properties' three buildings, totaling 132,600 square feet of office space and flex/R&D, provide Reisterstown Business Center a campus-like business environment. Tenant sizes from 1,950 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.

## Area Demographics in a 3 Mile Radius



**Traffic count:** 22,075 vehicles/day along Main Street (MD 30) and Chatsworth Avenue



**Population in a 3 mile radius:** 34,114 people



**Average household income in a 3 mile radius:** \$118,864 annually

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

## Flex/R&D Space

### Flex/R&D Buildings

100-166 Business Center Drive	47,400 SF
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200-282 Business Center Drive	59,400 SF
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300-322 Business Center Drive	25,800 SF
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### Flex/R&D Specifications

Suite Sizes	1,950 up to 59,400 SF
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Ceiling Height	16 ft. clear minimum
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Offices	Built to suit
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Parking	4 spaces per 1,000 SF
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Heat	Gas
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Roof	EPDM rubber
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Exterior Walls	Brick on block
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Loading	Dock or drive-in
---------	------------------

Zoning	BR
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## Pad Site

Available Pad Site	.61 Acres   Zoned BL
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**Distances to:**

Baltimore, MD (Downtown) .....	17 miles
BWI Airport .....	25 miles
Columbia, MD .....	21 miles
Interstate 95 .....	19 miles
Interstate 795 .....	3 miles
Interstate 695 (Baltimore Beltway) .....	9 miles
Owings Mills, MD .....	5 miles
Towson, MD .....	15 miles



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# Contact Us

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

Connect with us @stjohnprop



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