



NEWLY RENOVATED EXTERIOR

Timonium Business Center

2125-2249 Greenspring Drive
Timonium, MD 21093



About Timonium Business Center

Timonium Business Center is one of St. John Properties' most successful projects. The property has been part of the St. John portfolio since 1971, and has served as a long-term home to a variety of businesses.

Timonium Business Center offers 189,000 square feet of warehouse, office and retail space, and is ideally located in the well travelled Timonium Road-York Road business corridor. It features 20 foot clear minimum ceiling heights and drive-in or front loading docks.

The center is located immediately off I-83, enabling easy connections to Baltimore and Washington, D.C. markets to the south, and to York and Hanover, PA markets to the north. It's just a short walk from the Timonium Light Rail station.



FLEX/R&D SPACE

FLEX/R&D BUILDINGS

2125-2249 Greenspring Dr. 189,000 SF

FLEX/R&D SPECIFICATIONS

Suite Sizes	3,000 up to 189,000 SF
Ceiling Height	20 ft. clear minimum
Offices	Built to suit
Parking	2 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	BM-IM

For more information on Timonium Business Center, visit: sjpi.com/timoniumbusiness





Timonium Business Center

MARYLAND
45

YORK ROAD

MARYLAND STATE
FAIRGROUNDS

- 100
- 2249
- 2247
- 2245
- 2243
- 2241
- 2239
- 2237
- 2235
- 2233
- 2231
- 2229
- 2227
- 2225
- 2223
- 2221
- 2219
- 2217
- 2215
- 2213
- 2211
- 2209
- 2207
- 2205
- 2203
- 2201
- 2199
- 2197
- 2195
- 2193
- 2191
- 2189
- 2187
- 2185
- 2183
- 2181
- 2179
- 2177
- 2175
- 2173
- 2171
- 2169
- 2167
- 2165
- 2163
- 2161
- 2159
- 2157
- 2155
- 2153
- 2151
- 2149
- 2147
- 2145
- 2143
- 2141
- 2139
- 2137
- 2135
- 2133
- 2131
- 2129
- 2127
- 2125
- 100

GREENSPRING DRIVE

GREENSPRING RUG CARE

SpeedPro Imaging

BALTIMORE GRANITE DIRECT

BORHANI RUG CO.

CARROLL'S CARRY OUT

ELITE CORE MARTIAL ARTS

CORNERSTONE

ARTISAN FRAMEWORKS

Jim Boyd's Flooring America

PET DEPOT

PIMLICO KEY SERVICE

Tuxedo House Maryland's Finest

Retro Fitness

TIMONIUM EXCHANGE

83

TO I-83 NORTH

16

16B





Distances to:

Annapolis, MD (Downtown)	37 miles
Baltimore, MD (Downtown)	12 miles
BWI Airport	22 miles
Columbia, MD	23 miles
Hanover, MD	21 miles
Interstate 83	0.2 mile
Interstate 95	11 miles
Interstate 495 (Capital Beltway)	40 miles
Interstate 695 (Baltimore Beltway)	2 miles
Washington, D.C. (Downtown)	50 miles
York, PA	40 miles

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



2560 Lord Baltimore Drive
 Baltimore, MD 21244
410.788.0100 | SJPI.COM
 MD | CO | LA | NV | PA | UT | VA | WI

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

Will McCullough
 Leasing Representative
 410.369.1207 | wmccullough@sjpi.com

Sean Doordan
 Senior VP, Leasing & Acquisitions
 410.369.1211 | sdoordan@sjpi.com

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 10/19