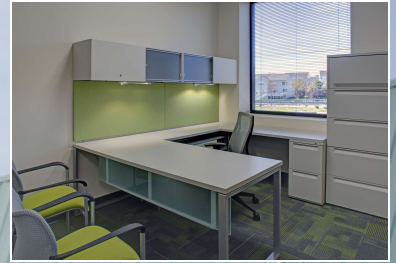


PROPERTY OVERVIEW

TIMONIUM BUSINESS PARK

1940 & 1946 GREENSPRING DRIVE, TIMONIUM, MD 21093



Building Information

- Convenient to I-83, I-695 and York Road corridor
- One-story brick construction with office front
- 20' clear ceiling height
- 17 docks
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- 3:1000 parking ratio
- Baltimore County, M-L zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- Baja Fresh
- Baltimore Coffee & Tea
- Basta Pasta
- Bertucci's
- BlueStone Restaurant
- Burger King
- Chili's
- Chipotle
- Dunkin Donuts
- Einstein Bros Bagels
- Hightopps Backstage Grille
- Jersey Mike's Subs
- Jimmy John's
- Maryland State Fairgrounds
- Michael's Cafe
- Mom's Organic Market
- Mother's North Grille
- Nautilus Diner
- Office Depot
- Panera Bread
- Pasta Blitz
- Qdoba Mexican Eats
- Radisson Hotel
- Red Roof Inn
- Ryleigh's Oyster
- Smoothie King
- Sonic Drive-In
- Starbucks
- Subway
- THB Bagels & Deli
- Yamato Sushi
- Zoe's Kitchen

Site Plan

Timonium Business Park

1940 Greenspring Drive
1946 Greenspring Drive

Light Industrial
Light Industrial

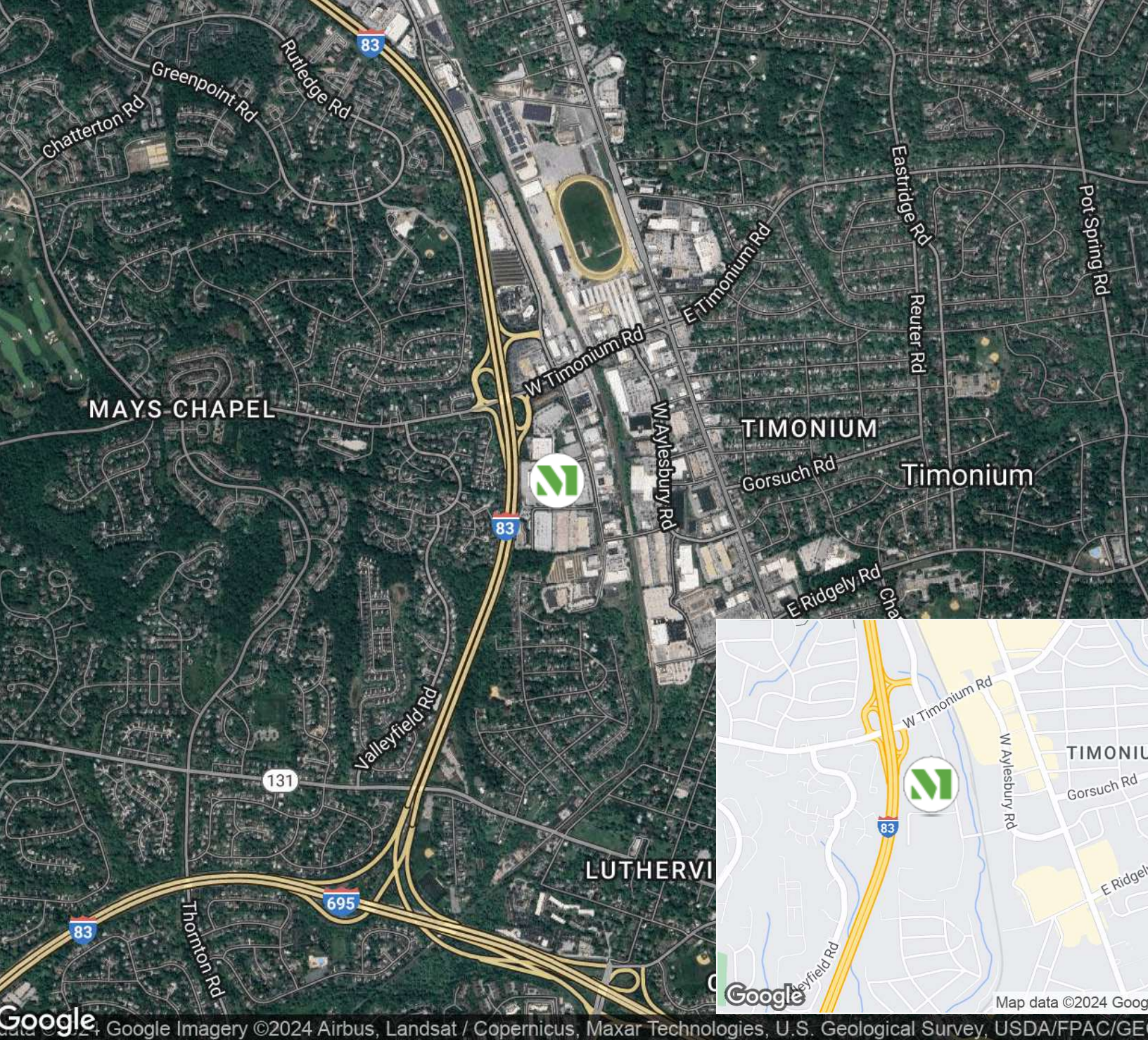
54,675 SF
74,900 SF



“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”

JUDITH E. ANTISDEL
PRESIDENT
ANNE-TISDALE DIRECT





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Whit Levering | Ashley Reimer | Lauren Lindsay

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