

# TIMONIUM

COMMERCE PARK



*This prime location in the  
Towson-Hunt Valley Corridor*

*has immediate access to  
Interstates 83 and 695. The  
flexible design of this park  
offers unique advantages for  
the business that requires  
high image office, R & D,  
light manufacturing, or  
warehouse space.*





# Standard Features

## Location

9554-9644 Deereco Rd.  
 Baltimore County  
 Baltimore, Maryland 21093

## Building Sizes

Building A: 80,220 sq. ft.  
 Building B: 64,200 sq. ft.  
 Total Project: 144,420 sq. ft.

## Bay Sizes

1,800 sq. ft.  
 2,700 sq. ft.  
 3,000 sq. ft.

## Ceiling Height

17' - 22'

## Lot Size

7.18 Acres

## Zoning

ML - IM

## Use

Office/Warehouse

## Construction

Brick with Metal Mansard

## Loading

Dock and Drive-In

## Heat

Gas

## Electric

100 amp, 120/208 volt,  
 3 phase, 4 wire

## Sprinkler

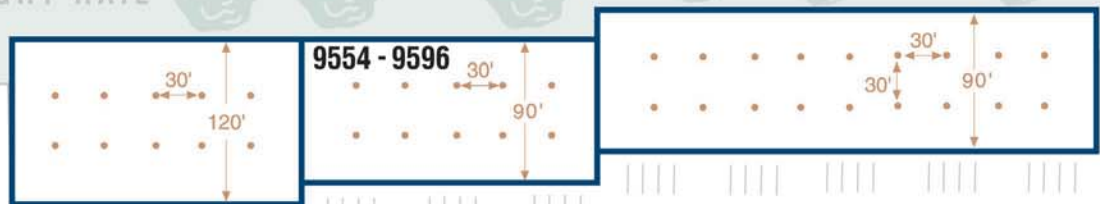
Wet

## Office

Build-to-Suit

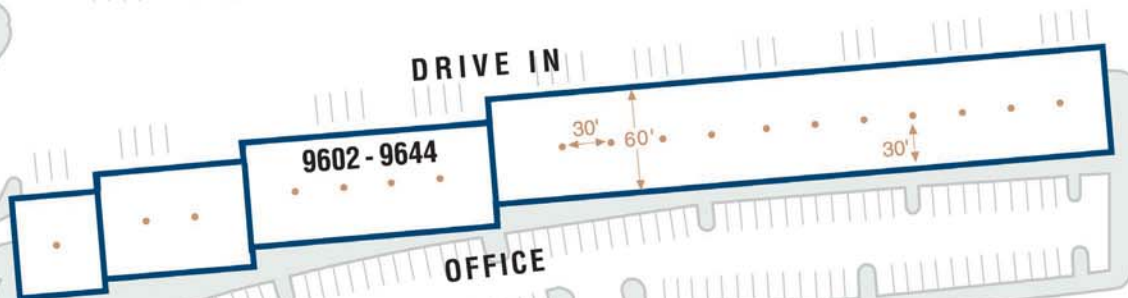
# TIMONIUM COMMERCE PARK

MTA LIGHT RAIL



DRIVE IN / DOCK

DRIVE IN



OFFICE

DEERECO ROAD



9640 Deereco Road

Timonium, Maryland 21093

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