

**THE JOHNS HOPKINS UNIVERSITY
INSTITUTE FOR POLICY STUDIES**

AND

UNIVERSITY OF STUTTGART

**BUSINESS PARKS IN THE BALTIMORE REGION:
AN INVENTORY**

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Table of Contents

Preface.	II
Acknowledgments	III
Introduction	1
Business Parks in Anne Arundel County	3
Business Parks in Baltimore County	12
Business Parks in Baltimore City	21
Business Parks in Harford County	24
Business Parks in Howard County	28

Preface

Increasingly, economic development in American urban areas is taking place in specially constituted "business parks," where businesses can find an assortment of supportive services and amenities and an appropriate mix of uses to complement their own activities. Such parks now exist for industrial, office, and mixed uses. One of their great advantages is that they ease the developmental burden on individual businesses, providing them locations where land use control, infrastructure, and related issues have already been solved. They also offer a supportive environment and pleasant surroundings for a wide range of business activities. As advances in transportation and communications, changes in production technology, and the shift to services have freed businesses to select from a wider array of locations, business parks have consequently grown in importance as a locus for economic growth.

The Baltimore region has been an active participant in this growth of business parks. To date, however, information on the location and character of business parks in the Baltimore region has been spotty. This publication is intended to fill this gap in information. It provides a comprehensive inventory of the major, identifiable business parks in the five-county Baltimore region, embracing Baltimore City, Baltimore County, Anne Arundel County, Harford County, and Howard County. Included is information on the location of the park, the developer, the acreage, the number and types of buildings, and the distances to key transportation links and to Baltimore and Washington. In addition, the inventory includes maps showing the locations of the parks in each county.

The Institute for Policy Studies is indebted to Mr. Klaus Schorer of the Department of Geography of the University of Stuttgart, who compiled this inventory during his stay as an International Urban Fellow at the Johns Hopkins University Institute for Policy Studies. We are pleased to make the results of his work available in this form in the hope that it may contribute both to an understanding of economic geography and to the growth and prosperity of the Baltimore region.

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Acknowledgments

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Introduction

The following inventory of business parks in the Baltimore Region includes facilities in Anne Arundel, Baltimore, Harford, and Howard Counties and in Baltimore City. This listing is the result of a larger research project on the geographic aspects of business parks in a regional economy. The larger work will be submitted as a master's thesis to the Geography Department of the University of Stuttgart, Federal Republic of Germany.

The data for this inventory were compiled from January through May, 1988. All the data on the parks were acquired from the responsible developers. Nearly all existing parks have been included in the inventory. In a few cases, the developers did not respond to inquiries. Nevertheless, the names of these parks, which seem to conform to the definition of "business park" used here, are listed at the end of the section of the corresponding county or city.

The numbers for the distances to the nearest Interstate highway (IS), Baltimore-Washington International Airport (BWI), Baltimore/Inner Harbor (Baltimore) and Washington D.C./Downtown (Wash.D.C.) are measured on principal roads. Where there is a reasonable choice between an Interstate route and another highway, the Interstate route has been selected.

All business parks included in the inventory were defined as follows:

A business park is a tract of land which is (1) under the control or management of a single person or organization; and (2) suitable for either industrial or office use (or both) in terms of location, zoning and utilities (i.e., water, electricity, gas and sewers). Each park must have a covenant setting standards for various aspects of the tenants' facilities and operations, including: setbacks of buildings, land use ratios, off-street parking, and architectural control of buildings and building material. A degree of landscaping and green space is required to ensure the openness and park-like character of the business park. The whole park must be described in advance in a master plan. Additional facilities for common use can be provided to increase the attractiveness of the park.

Three major types of business parks were found in the region: industrial parks, office parks and mixed-use parks. The term "corporate park" was used to express a type of business park which was developed by a land developer. An example of this kind is the Columbia Gateway Corporate Community.

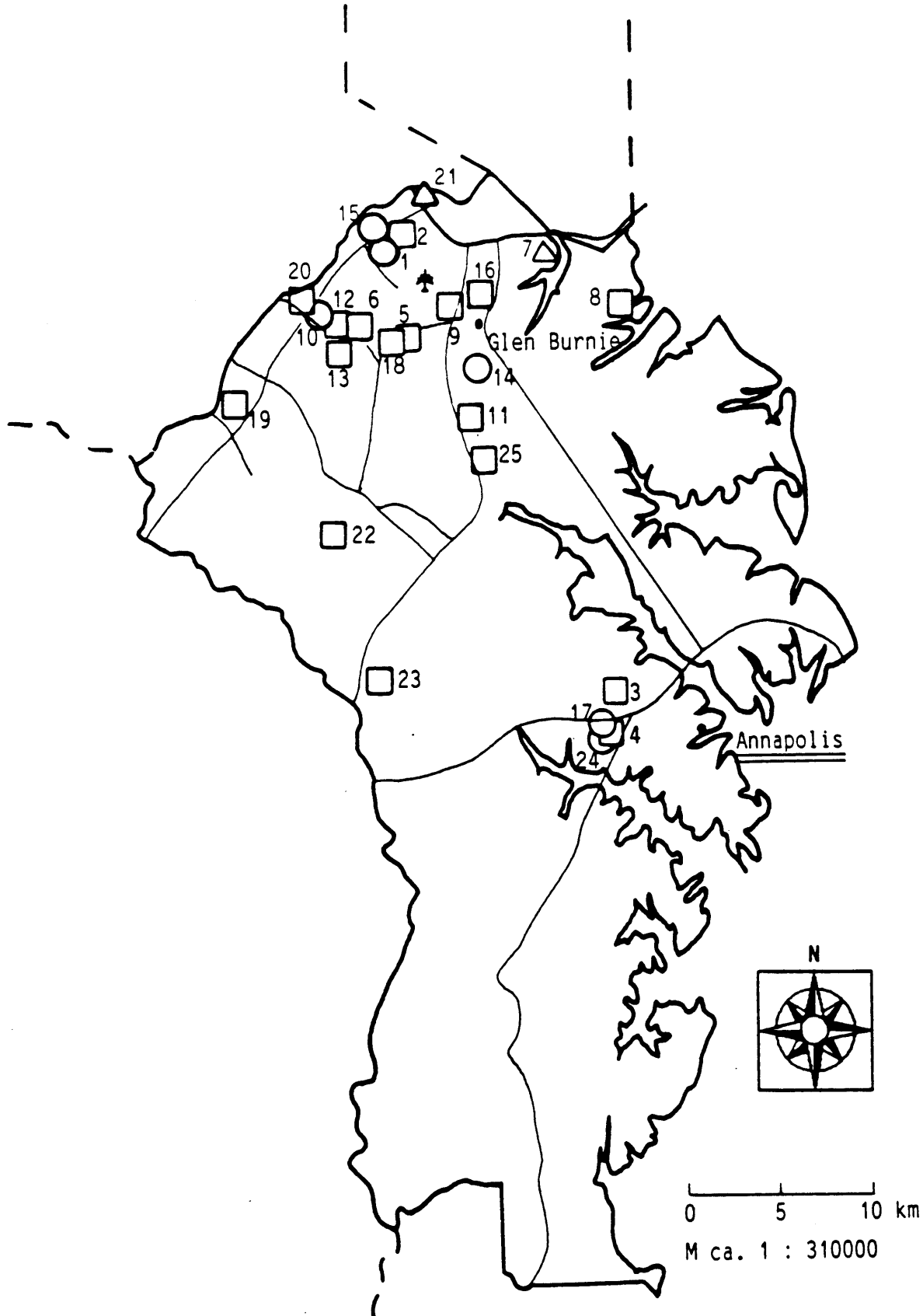
The categorization of industrial parks was relatively easy. The activities found in industrial parks are manufacturing, storage, distribution and warehousing; in other words, activities which are not explicitly excluded in "restricted light manufacturing" areas. Another feature of many industrial parks, especially in older projects, is the availability of rail access within the park. Extensive warehousing, a low percentage of office space, and an orientation towards highways accommodating heavy truck traffic define them as industrial parks. Moreover, in none of the industrial parks were exclusive office buildings found. In the industrial parks the lowest degree of landscaping and "pleasant" working environment is found. Only moderate restrictions are placed on the emission of noise, odors, air pollution and fumes. Zoning classifications describe the allowed land use as light or heavy manufacturing although very heavy industries, like steel mills, chemical plants or refineries were not found in this type of park.

Parks which offer exclusively office space were defined as office parks. In office parks multi-level structures dominate. One special kind of office park is worth mentioning. Besides leasing or renting office or commercial space, some developers offer so called "condominiums", or "condos," for sale rather than rent.

The uses allowed in the remaining parks are light industry or manufacturing, office, R&D or high tech activities, warehousing and distribution. In some cases these parks encompass commercial and retail, as well as residential and cultural functions. A differentiation between R&D and high tech projects is highly arbitrary, and therefore not made in this study. The term "Mixed-use Park" is proposed as an overall title for all these remaining parks.

Anne Arundel County

- 1 Airport Square Office Park**
 - 2 Airport Square Technology Park**
 - 3 Annapolis Commerce Park**
 - 4 Annapolis Science Center**
 - 5 BWI Commerce Park**
 - 6 Baltimore Commons Business Park**
 - 7 Baymeadow Industrial Park**
 - 8 Brandon Woods Energy Business Park**
 - 9 Bristol Business Center**
 - 10 Business Park at the Airport**
 - 11 Cabot Park at Dorsey Road**
 - 12 Cloverleaf Business Park**
 - 13 Commons Corporate Center**
 - 14 Dorchester Site**
 - 15 Fox Chase Executive Park**
 - 16 Gateway International**
 - 17 Glen Burnie Business Center**
 - 18 Heritage Office Center**
 - 19 International Trade Center**
 - 20 National Business Park**
 - 21 Parkway Center I,II**
 - 22 Patapsco Industrial Park**
 - 23 Piney Orchard**
 - 24 Priest Bridge Business Park**
 - 25 Riva 400 Office Park**
 - 26 Techwood at BWI**
 - 27 The Headquarters & The Quad at Headquarters**
- Parks No.9, 26 in Baltimore Commons Business Park**



Business Parks in Anne Arundel County

- | | |
|--------------------------------|--------------------------------------|
| 1 Airport Square Office Park | 2 Airport Square Technology Park |
| 3 Annapolis Commerce Park | 4 Annapolis Science Center |
| 5 BWI Commerce Park | 6 Baltimore Commons Business Park |
| 7 Baymeadow Industrial Park | 8 Brandon Woods Energy Business Park |
| 9 Business Park at the Airport | 10 Cabot Park at Dorsey Road |
| 11 Cloverleaf Business Park | 12 Commons Corporate Center |
| 13 Dorchester Site | 14 Fox Chase Executive Park |
| 15 Gateway International | 16 Glen Burnie Business Center |
| 17 Heritage Office Center | 18 International Trade Center |
| 19 National Business Park | 20 Parkway Center I, II |
| 21 Priest Bridge Business Park | 22 Riva 400 Office Park |
| 23 The Headquarters & The Quad | |

- Office Park
- △ Industrial Park
- Mixed Use Park

Airport Square Office Park

County: Anne Arundel

Location: Elkridge Landing & Nursery Rd.

Developer: Dickinson-Heffner

Project Start: 1980

Project will be finished: ~ 1987

Size of Park in Acres/Acres Remaining for Development: 124

Number of Buildings/Kind of Buildings: 12/mid-rise office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 2026000/870000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: most of the space in the park is leased to federal institutions.

Airport Square Technology Park

County: Anne Arundel

Location: Nursery Rd. & Winterson Rd.

Developer: Dickinson-Heffner

Project Start: 1986

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 160

Number of Buildings/Kind of Buildings: 12/mid-rise office and R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1400000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: 6 bldgs. already built on 29 acres; fiber optics network available; planned are picnic area, amphitheater, walkways and restaurants.

Annapolis Commerce Park

County: Anne Arundel

Location: Bestgate Rd.

Developer: P.W. Gabardini

Project Start: 1982

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 40

Number of Buildings/Kind of Buildings: 10/2 4-story office bldgs., 1,2-story R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 500000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 18/18/26/28

Annapolis Science Center

County: Anne Arundel

Location: Admiral Cochrane Rd., Annapolis

Developer: n/a

Project Start: 1972

Project will be finished: ~ 1987

Size of Park in Acres/Acres Remaining for Development: 80

Number of Buildings/Kind of Buildings: 9/office, R&D bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 18/18/26/28

Comments: various developers.

Baltimore Commons Business Park

County: Anne Arundel

Location: Dorsey Rd. & Candlewood Rd.

Developer: Transcontinental Properties, now: Parker Frames & Co.

Project Start: 1975

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 300

Number of Buildings/Kind of Buildings: /warehouse, office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: corporate park; rail access; 22 lots.

Baymeadow Industrial Park

County: Anne Arundel

Location: Ordnance Rd. & Baymeadow Dr.

Developer: Dickinson-Heffner

Project Start: 1970

Project will be finished: ~ 1988

Size of Park in Acres/Acres Remaining for Development: 220/30

Number of Buildings/Kind of Buildings: 16/1,2 story light manuf., warehouse, distrib., office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1800000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/11/8/40

Brandon Woods Energy Business Park

County: Anne Arundel

Location: Fort Smallwood Rd.(Rt. 173)

Developer: Constellation Properties,

County: Baltimore

Project Start: 1985

Project will be finished: ~ 1998

Size of Park in Acres/Acres Remaining for Development: 201

Number of Buildings/Kind of Buildings: /multi use bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 3000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/12/10/35

Comments: within a 560 acres property (Chestnut Hill Farm), a future residential/business community; the construction ground is coal ash; fiber optics network; spec bldgs. I/II with 40000/60000 sq.ft.; developer cooperates with KMS Group at the Piney Orchard Community.

Bristol Business Center

County: Anne Arundel

Location: New Ridge Rd.

Developer: Bristol Realty

Project Start: 1985

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 6

Number of Buildings/Kind of Buildings: /1-story R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 675000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: within the corporate park Balt. Commons Business Park.

Business Park at the Airport

County: Anne Arundel

Location: Hollins Ferry Rd. & Airport Rd.

Developer: Parkway Companies, Hanover

Project Start: 1984

Project will be finished: ~ 1988

Size of Park in Acres/Acres Remaining for Development: 138

Number of Buildings/Kind of Buildings: 8/warehouse, warehouse-office, R&D-type, 3-mid-rise office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 450000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: 120000 sq.ft. already built; multi-purpose bldgs.; the 3 office bldgs. with 130000 sq.ft. altogether.

BWI Commerce Park

County: Anne Arundel

Location: Dorsey Rd. & Connelley Rd.

Developer: MIE Development

Project Start: n/a

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 50

Number of Buildings/Kind of Buildings: 11/1-story office, R&D, warehouse bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 4200000/700000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Cabot Park at Dorsey Road

County: Anne Arundel

Location: Dorsey Rd. & Abraham Rd.

Developer: Cabot, Cabot & Forbes

Project Start: 1988

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 65

Number of Buildings/Kind of Buildings: 8/mid-rise office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 650000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: restaurants planned.

Cloverleaf Business Park

County: Anne Arundel

Location: Old Mill Rd. & New Cut Rd. (on Rt.3)

Developer: Attmann Properties

Project Start: 1985

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 10

Number of Buildings/Kind of Buildings: 4/warehouse, retail bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 112000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 6/3/10/40

Comments: 15 acres for expansion with 170000 sq.ft. office, R&D, warehouse in 1-story bldgs.

Commons Corporate Center

County: Anne Arundel

Location: Dorsey Rd. & Mellon Rd. & Ashton Rd.

Developer: Manekin

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 40

Number of Buildings/Kind of Buildings: 11/1,2-story, R&D, office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: restaurants, bank, hotel, tech center for future development planned.

Dorchester Site

County: Anne Arundel

Location: New Ridge Rd. & Dorsey Rd., SE corner

Developer: Trammel Crow

Project Start: 1990

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 384

Number of Buildings/Kind of Buildings: /1-story R&D, 1-story-mid-rise office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 3000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: future project; predominantly office space; no lots are available for corporate park development; new Rt.100 with direct exit on site.

Fox Chase Executive Park

County: Anne Arundel

Location: Oakwood Rd. & Hospital Dr., Glen Burnie

Developer: Attmann Properties

Project Start: 1988

Project will be finished: ~ 1989

Size of Park In Acres/Acres Remaining for Development: 17

Number of Buildings/Kind of Buildings: 4/4-story office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 192000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 6/5/10/40

Comments: each bldg. with 48000 sq.ft.

Gateway International

County: Anne Arundel

Location: Winterson Rd. & Concourse Rd.

Developer: BTR Realty

Project Start: 1985

Project will be finished: ~ 1989

Size of Park In Acres/Acres Remaining for Development: 36

Number of Buildings/Kind of Buildings: 5/mid-rise office bldgs. Sq.ft. In Entire Park/Sq.ft. available: 400000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: hotel with sport facilities, 250 beds, restaurant; 100000 sq.ft. already built.

Glen Burnie Business Center

County: Anne Arundel

Location: Rt.176 & Gray Dorn Dr.

Developer: Maryland Industrial Enterprises

Project Start: 1970

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 27

Number of Buildings/Kind of Buildings: 6/1-story bldgs., subdivided with dock-loading

Sq.ft. in Entire Park/Sq.ft. available: 294000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/6/10/38

Comments: almost 100% leased.

Heritage Office Center

County: Anne Arundel

Location: Riva Rd., Riva

Developer: McCormick Properties

Project Start: 1985

Project will be finished: ~ 1986

Size of Park in Acres/Acres Remaining for Development: 14

Number of Buildings/Kind of Buildings: 4/office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 240000/97000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 18/18/26/28

International Trade Center

County: Anne Arundel

Location: Dorsey Rd. & W.B.A. Rd.

Developer: McCormick Prop.

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 93

Number of Buildings/Kind of Buildings: /office, R&D, flex. bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: at least 10 bldgs.; campus-like setting; 10 lots.

National Business Park

County: Anne Arundel

Location: Gullford Rd. & Rt.295 & Rt.32

Developer: KMS Group

Project Start: 1989

Project will be finished: ~ 1999

Size of Park in Acres/Acres Remaining for Development: 200

Number of Buildings/Kind of Buildings: 12/medium rise light manufact., R&D, office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1300000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/12/15/22

Comments: restaurant; hotel; exercise path; jogging/bike trails; especially for defense related companies (SCIF, TEMPEST).

Parkway Center LII

County: Anne Arundel

Location: Parkway Dr. & Dorsey Road

Developer: Parkway Companies

Project Start: 1966

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 221

Number of Buildings/Kind of Buildings: 35/R&D, warehouse, distribution, light manufact. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 2750000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/5/15/25

Comments: built in 2 phases; phase 1 1966 with rail access, hotel, bank; phase 2 1982 with 50 acres, fast food restaurant, inn.

Patapsco Industrial Park

County: Anne Arundel

Location: Nursery Rd. & I-695

Developer: Arundel Corp.

Project Start: 1982

Project will be finished: ~

Size of Park in Acres/Acres Remaining for Development: 68

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/7/7/30

Piney Orchard

County: Anne Arundel

Location: southeast of Fort Meade, Patuxent Rd. & Chapel Rd.

Developer: KMS Group

Project Start: 1988

Project will be finished: ~ 2000

Size of Park in Acres/Acres Remaining for Development: 175

Number of Buildings/Kind of Buildings: /Industrial, R&D, office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1700000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 9/15/20/23

Comments: part of a 1500 acres Planned Unit Development (PUD) with residential (5000 units), commercial and industrial developments; 25 acres retail center with travel agency, food and retail; Business Park will include office, R&D and light manufacturing space; rail access; lakes; ball fields; pools; jogging/bike trails; racket ball courts; built-to-suit industrial bldgs.; defense related attributes like SCIF/TEMPEST.

Priest Bridge Business Park

County: Anne Arundel

Location: Rt.3 & 450, Crofton

Developer: Gardiner Realty

Project Start: 1974

Project will be finished: ~ 1998

Size of Park in Acres/Acres Remaining for Development: 100/30

Number of Buildings/Kind of Buildings: 16/small warehouse (attach. office space), office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 15/15/25/22

Comments: 45% occupied.

Riva 400 Office Park

County: Anne Arundel

Location: Riva Rd.

Developer: Annapolis Development Corp.

Project Start: 1984

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 8

Number of Buildings/Kind of Buildings: 9/2,3,4 story office bldgs., 2 mid-rise office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 182000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 18/18/26/28

Comments: restaurant; 2 new bldgs. planned/under construction with 52000 sq.ft. each.

Techwood at BWI

County: Anne Arundel

Location: New Ridge Rd. & Charwood Rd.

Developer: Trammel Crow

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 57

Number of Buildings/Kind of Buildings: 14/1-story R&D bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 750000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/3/14/30

Comments: within corporate park Baltimore Commons Business Park.

The Headquarters & The Quad at Headquarters

County: Anne Arundel

Location: Rt.3, Millersville

Developer: Stone-Snyder General Partnership

Project Start: 1985

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 14

Number of Buildings/Kind of Buildings: 10/H.T., R&D, manufact., warehouse, retail bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 200000

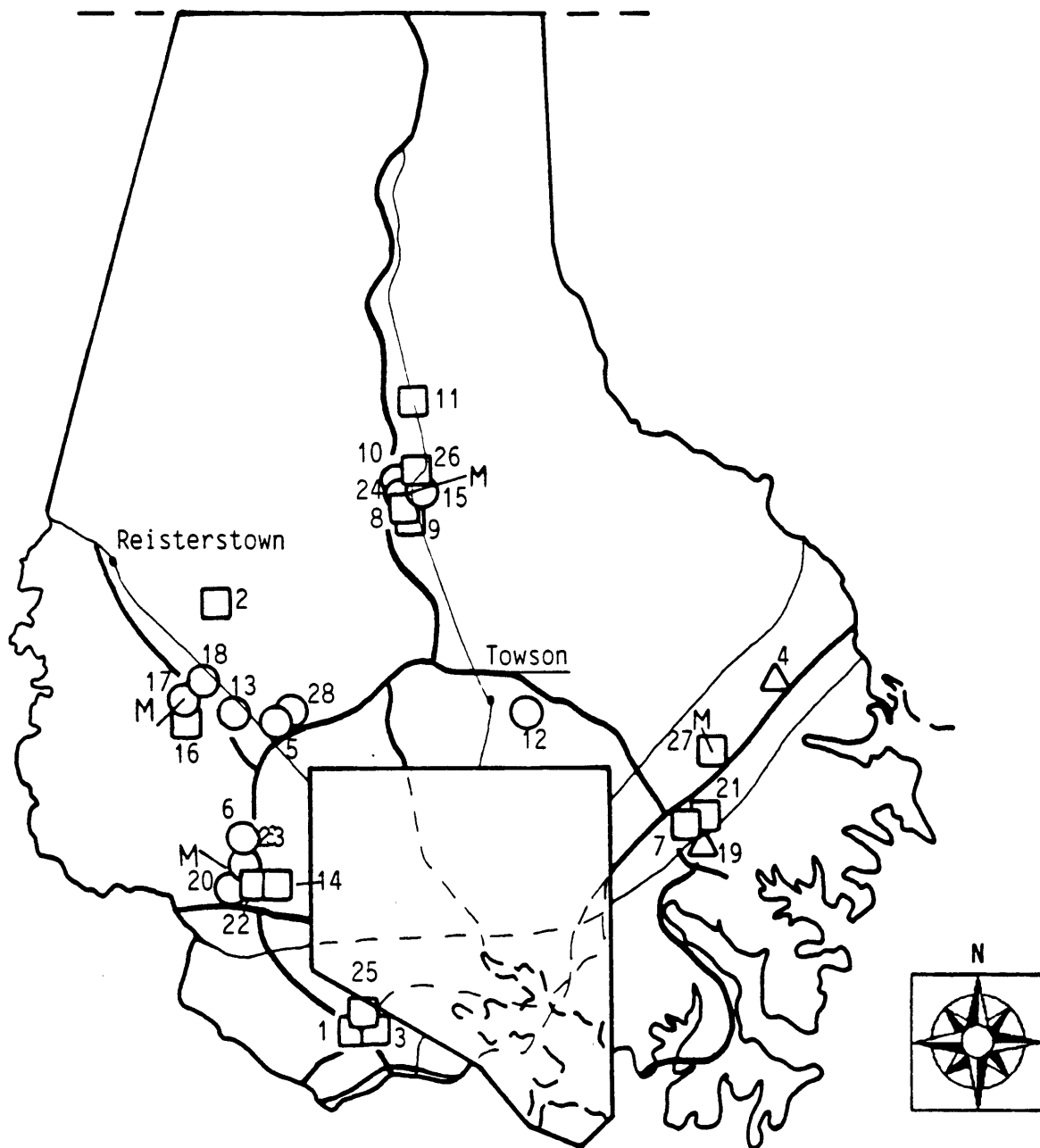
Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 10/14/16/35

Comments: The Quad with 4 bldgs. with 71400 sq.ft.; The Headquarters with 6 bldgs.

Appendix Anne Arundel County: Parkway Executive Center

Baltimore County

- 1 Arbutus Business Center
- 2 Business Center at Owings Mills
- 3 Caton Research Center I,II
- 4 Chesapeake Industrial Park
- 5 Executive Center
- 6 Executive Park West
- 7 Golden Ring Executive Park
- 8 Hunt Valley Business Community
- 9 Lakefront in Hunt Valley
- 10 Longview Executive Park
- 11 Loveton Center
- 12 Maryland Executive Park
- 13 McDonogh Crossroads
- 14 Meadows Business Park
- 15 North Park
- 16 Owings Mills Corporate Campus
- 17 Owings Mills Corporate Center
- 18 Painters Mill Executive Park
- 19 Pulaski Industrial Park
- 20 Rolling Crossroads Professional Park
- 21 Rossville Industrial Park
- 22 Rutherford Business Center
- 23 Security Office Park
- 24 Shawan Center
- 25 Sulphur Spring Business Park
- 26 The Highlands
- 27 White Marsh Business Community
- 28 Woodholme Business Center



Business Parks in Baltimore County

- | | |
|-----------------------------------|---|
| 1 Arbutus Business Center | 2 Business Center at Owings Mills |
| 3 Caton Research Center I,II | 4 Chesapeake Industrial Park |
| 5 Executive Center | 6 Executive Park West |
| 7 Golden Ring Executive Park | 8 Hunt Valley Business Community |
| 9 Lakefront in Hunt Valley | 10 Longview Executive Park |
| 11 Loveton Center | 12 Maryland Executive Park |
| 13 Mc Donogh Crossroads | 14 Meadows Business Park |
| 15 North Park | 16 Owings Mills Corporate Campus |
| 17 Cwings Mills Corporate Center | 18 Painters Mill Executive Park |
| 19 Pulaski Industrial Park | 20 Rolling Crossroads Professional Park |
| 21 Rossville Industrial Park | 22 Rutherford Business Center |
| 23 Security Office Park | 24 Shawan Center |
| 25 Sulphur Spring Business Park | 26 The Highlands |
| 27 White Marsh Business Community | |

M ca. 1 : 355000

- Office Park
- △ Industrial Park
- Mixed Use Park

Arbutus Business Center

County: Baltimore

Location: Sulphur Spring Rd. & Benson Ave.

Developer: Hill Management

Project Start: 1988

Project will be finished: ~ 1988

Size of Park in Acres/Acres Remaining for Development: 14

Number of Buildings/Kind of Buildings: /1-story flex. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 244000/75000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/8/6/40

Business Center at Owings Mills

County: Baltimore

Location: Crondall La. & Cronhill Dr.

Developer: Dorment & Carter

Project Start: 1986

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 126/27

Number of Buildings/Kind of Buildings: /light industrial, office, flex., R&D bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/23/14/51

Comments: 18 lots.

Caton Research Center I,II

County: Baltimore

Location: Benson Ave. & Joh Ave.

Developer: MIE Development

Project Start: 1985

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 54

Number of Buildings/Kind of Buildings: 13/1-story office, R&D, light manufact. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 507400

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/8/6/33

Comments: built in 2 phases; Caton 1 with 201700 sq.ft., 20.5 acres; Caton 2 with 305700 sq.ft., 33 acres.

Chesapeake Industrial Park

County: Baltimore

Location: I-95 & Joppa Rd.

Developer: Chesapeake Park Corporate (Martin Marietta)

Project Start: 1968

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 200

Number of Buildings/Kind of Buildings 20/Industrial prod. bldgs., hangars, warehouses

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/24/15/53

Comments: park is remaining land of the Martin Marietta Airport; most of the site occupied by Martin Marietta; baseball field; public green space.

Executive Center

County: Baltimore

Location: Reisterstown Rd. & Hooks La.

Developer: Attman Properties

Project Start: 1988

Project will be finished: ~ 1989

Size of Park in Acres/Acres Remaining for Development: 8

Number of Buildings/Kind of Buildings: 5/2-story office condos. Sq.ft. in Entire Park/Sq.ft. available: 96000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/22/13/50

Executive Park West

County: Baltimore

Location: Windsor Mill Rd. & Timanus La., Woodmoor

Developer: D.S. Brown Enterprises

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 30

Number of Buildings/Kind of Buildings: 10/2-story office bldgs. Sq.ft. in Entire Park/Sq.ft. available: 400000/340000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/13/9/49

Comments: benches; walks.

Golden Ring Executive Park

County: Baltimore

Location: Maiden Choice La. & Fontana La.

Developer: Coldwell Banker

Project Start: 1984

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 23

Number of Buildings/Kind of Buildings: 4/1 1-story office, 1-story flex. bldgs., motel
Sq.ft. in Entire Park/Sq.ft. available: 111000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/19/9/46

Comments: motel; restaurant.

Hunt Valley Business Community

County: Baltimore

Location: Hunt Valley

Developer: McCormick Prop.

Project Start: 1962

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 435

Number of Buildings/Kind of Buildings: /office, R&D, light manufact., warehouse bldgs.
Sq.ft. in Entire Park/Sq.ft. available: 3325000/192000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/28/14/55

Comments: child care center; post office; restaurants.

Lakefront in Hunt Valley

County: Baltimore

Location: McCormick Rd. & Beaver Dam Rd.

Developer: W.C. Pinkard

Project Start: 1978

Project will be finished: ~ 1995

Size of Park in Acres/Acres Remaining for Development: 31/25

Number of Buildings/Kind of Buildings: /1-story, H-T-type bldgs. Distance to

IS/BWI/Baltimore/Wash.D.C. in miles: 1/28/14/55

Longview Executive Park

County: Baltimore

Location: International Circle, Hunt Valley

Developer: Rouse & Assoc.

Project Start: 1986

Project will be finished: ~ 1988

Size of Park in Acres/Acres Remaining for Development: 22

Number of Buildings/Kind of Buildings: 3/2 1-story, 1 6-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 370000/115000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/30/19/57

Comments: volleyball court; picnic area; sculptures; jogging trail; 6-story bldg. with 200000 sq.ft., 1-story bldgs. with 36000/23000 sq.ft.; 14 acres already developed.

Loveton Center

County: Baltimore

Location: Rt.45, Sparks

Developer: McCormick Prop.

Project Start: 1978

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 250

Number of Buildings/Kind of Buildings: /office, light manufact. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 103000/56000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/32/20/60

Maryland Executive Park

County: Baltimore

Location: LaSalle Rd. & Joppa Rd.

Developer: Andrea Regan/Smithy Braedon

Project Start: 1976

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development:

Number of Buildings/Kind of Buildings: 6/4 1-story, 2 3-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 141000/22500

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/25/8/50

Comments: originally developed by Rouse & Assoc.

McDonogh Crossroads

County: Baltimore

Location: Relisterstown Rd & McDonogh Rd.

Developer: Mackenzie & Assoc.

Project Start: 1986

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 43

Number of Buildings/Kind of Buildings: 11/2,4-story office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 420000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/25/18/50

Comments: restaurants; copy shop; 4 bldgs. already built; fifth and sixth bldg. under construction; 1/2 of the space in a connected complex; park represents 40 acres of 60 acres, zoned for office use in Baltimore County.

Meadows Business Park

County: Baltimore

Location: Security Blvd. & I-695, Woodlawn

Developer: Equitable Life R.E. Project Start: 1968

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 51/20

Number of Buildings/Kind of Buildings: 26/1,2 story bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 1000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/10/7/39

North Park

County: Baltimore

Location: York Rd. & Shawan Rd.

Developer: W.C. Pinkard

Project Start: 1980

Project will be finished: ~ 1988

Size of Park In Acres/Acres Remaining for Development: 28

Number of Buildings/Kind of Buildings: 5/multi-story office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 317330

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/28/14/55

Owings Mills Corporate Campus

County: Baltimore

Location: Painters Mill Rd. & Red Run Blvd.

Developer: K.S. Sweet, Assoc.

Project Start: 1987

Project will be finished: ~ 2000

Size of Park In Acres/Acres Remaining for Development: 225

Number of Buildings/Kind of Buildings: 14/up to 8/9-story office, R&D bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 2500000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/23/14/51

Comments: 14 lots; restaurants; daycare center; health club; campus like setting.

Owings Mills Corporate Center

County: Baltimore

Location: Mill Run Circle

Developer: Rouse Co.

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 130

Number of Buildings/Kind of Buildings: 22/10 12-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1500000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/23/14/51

Comments: Owings Mills Mall on site; restaurants; daycare center; athletic facility planned; hotels with 300 beds total; first bldg. with 135000 sq.ft.; second bldg. with 190000 sq.ft.

Painters Mill Executive Park

County: Baltimore

Location: Painters Mill Rd.

Developer: D.S. Brown

Project Start: 1980

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development:

Number of Buildings/Kind of Buildings: 5/2-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 75000/7000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/28/15/55

Pulaski Industrial Park

County: Baltimore

Location: Pulaski Highway & Martin Blvd.

Developer: BTR Realty

Project Start: 1970

Project will be finished: ~ 1982

Size of Park In Acres/Acres Remaining for Development: 125

Number of Buildings/Kind of Buildings: /warehouse, manufacturing bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/20/8/50

Comments: 34 lots; rail access.

Rolling Crossroads Professional Park

County: Baltimore

Location: Johnnycake Rd. & North Rolling Rd.

Developer: Whalen Properties, Catonsville

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 20

Number of Buildings/Kind of Buildings: 4/3-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 260000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/13/13/45

Comments: 7 acres landscaped space; first bldg. completed.

Rossville Industrial Park

County: Baltimore

Location: Pulaski Highway & Old Philadelphia Rd.

Developer: James Knott Development

Project Start: 1985

Project will be finished: ~ 1991

Size of Park In Acres/Acres Remaining for Development: 45

Number of Buildings/Kind of Buildings: 10/1-story flex.bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/20/8/50

Comments: 4 existing bldgs.; 1 under construction; 5 more bldgs. planned.

Rutherford Business Center

County: Baltimore

Location: Beltway & Security Mall, Windsor Blvd.

Developer: McCormick Prop.

Project Start: 1967

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 235/15

Number of Buildings/Kind of Buildings: /office, R&D, light manufact. bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 859000/191000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/18/9/36

Comments: dell service; rail access; 41 lots.

Security Office Park

County: Baltimore

Location: Security Blvd.

Developer: Casey, Miller, Borris & Burns

Project Start: 1979

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 3

Number of Buildings/Kind of Buildings: 3/3-story office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 125000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/15/9/39

Shawan Center

County: Baltimore

Location: Shawan Rd.

Developer: McCormick Prop.

Project Start: 1981

Project will be finished: ~ 1987

Size of Park In Acres/Acres Remaining for Development: 53

Number of Buildings/Kind of Buildings: /office bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 206000/19000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/28/14/55

Comments: restaurants.

Sulphur Spring Business Park

County: Baltimore

Location: Sulphur Spring Rd. & Old Georgetown Rd.

Developer: Hill Management

Project Start: 1983

Project will be finished: ~ 1985

Size of Park in Acres/Acres Remaining for Development: 11

Number of Buildings/Kind of Buildings: /1-story flex. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 132000/5000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/10/6/40

The Highlands

County: Baltimore

Location: York Rd. & Shawan Rd.

Developer: James F. Knott

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 173

Number of Buildings/Kind of Buildings: /1-3-story office, R&D, light manufact.bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 2500000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/27/15/57

Comments: picnic areas; planned in 2 phases.

White Marsh Business Community

County: Baltimore

Location: White Marsh west and south of I-95

Developer: Nottingham Properties

Project Start: 1981

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 250

Number of Buildings/Kind of Buildings: /1 to multi story office, light manufact., R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 2000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 1/25/12/50

Comments: within a planned new town with 1500 acres; 500 acres for industrial/commercial use; 250 acres west of I-95 with 500000 sq.ft. already installed; 2000000 sq.ft. planned altogether; jogging trails in towncenter; 27800 sq.ft. office space; 2 warehouses/distribution centers with 647000 sq.ft.; mixture of spec bldgs., leasing, lots for development; east of I-95 additional 250 acres with 2000000 sq.ft.; project is centerpiece of a 12000 acres long term growth area along I-95, mall with 200 stores largest mall in region, 2000 residential units, in the year 2000 14000 jobs are expected here.

Woodholme Business Center

County: Baltimore

Location: Hooks La. & Reisterstown Rd.

Developer: Trammel Crow

Project Start: 1988

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 23

Number of Buildings/Kind of Buildings: 3/4-story office bldgs. & retail center

Sq.ft. in Entire Park/Sq.ft. available: 300000

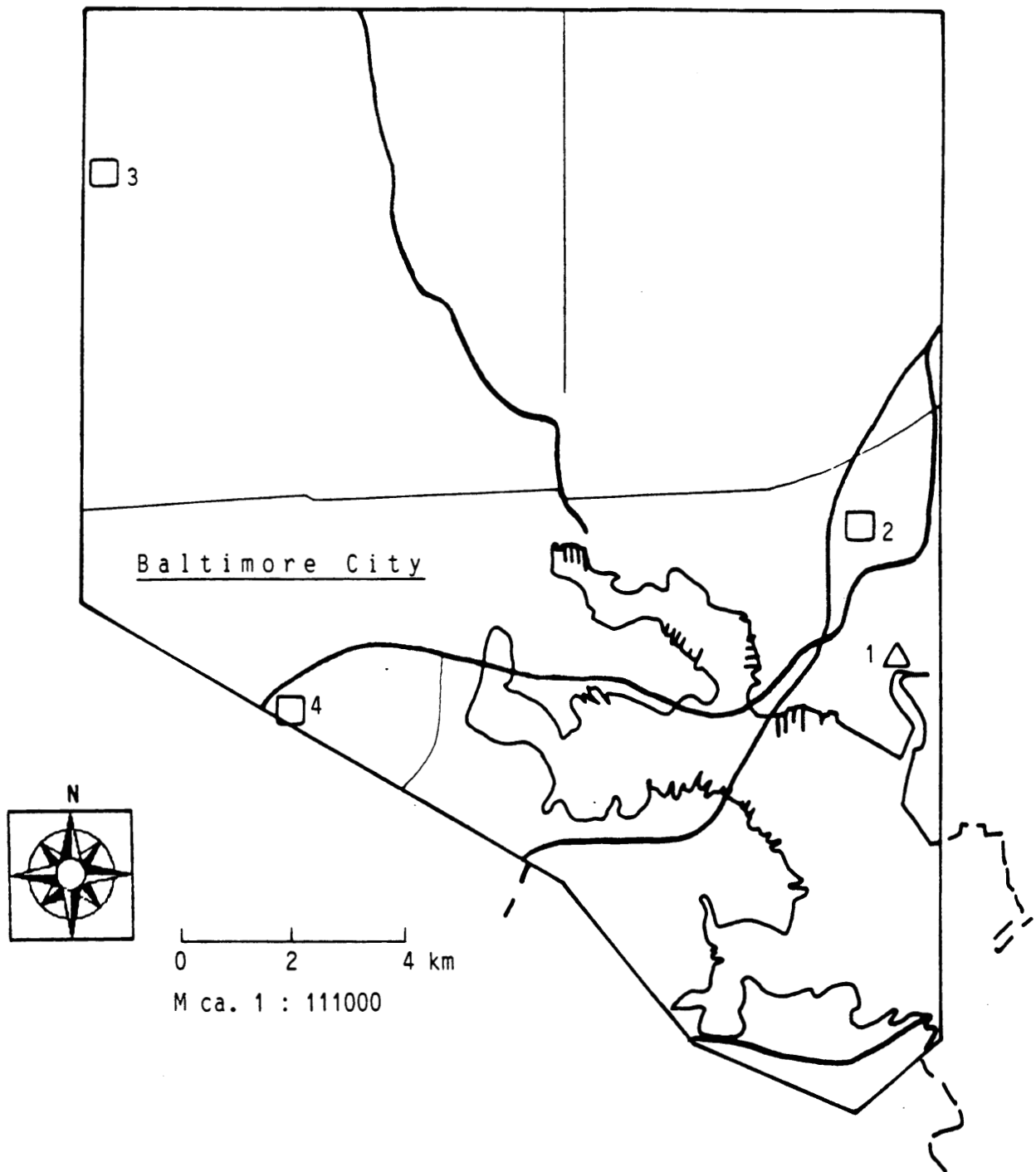
Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/18/11/45

Comments: 80000 sq.ft. strip retail center; heavily landscaped.

Appendix Baltimore County: Beltway West, developed by MIE;

Baltimore City

- 1 Holabird Industrial Park**
- 2 Hopkins Bayview Research Campus**
- 3 Seton Business Park**
- 4 Triangle Business Center**



Business Parks in Baltimore City

- | | |
|----------------------------|-----------------------------------|
| 1 Holabird Industrial Park | 2 Hopkins Bayview Research Campus |
| 3 Seton Business Park | 4 Triangle Business Center |

- Office Park
- △ Industrial Park
- Mixed Use Park

Hopkins Bayview Research Campus

City: Baltimore City

Location: City Eastern Avenue & Lombard Street

Developer: BEDCO & Dome Corporation

Project Start: 1989

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 130

Number of Buildings/Kind of Buildings:

Sq.ft. In Entire Park/Sq.ft. available: 170000

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 1/13/3/45

Holabird Industrial Park

City: Baltimore City

Location: City Holabird Ave. & Broening Hwy.

Developer: BEDCO

Project Start: 1978

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 170/20

Number of Buildings/Kind of Buildings: 23

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/12/3/43

Comments: 1350000 sq.ft. leased or sold; rail access.

Seton Business Park

City: Baltimore City

Location: Northern Parkway

Developer: BEDCO

Project Start: 1980

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 150

Number of Buildings/Kind of Buildings: 10

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 3/15/6/43

Comments: 50 acres already developed.

Triangle Business Center

City: Baltimore City

Location: Joh Avenue

Developer: McCormick Prop.

Project Start: 1986

Project will be finished: ~ 1987

Size of Park In Acres/Acres Remaining for Development: 7

Number of Buildings/Kind of Buildings: 4/1-story R&D bldgs.

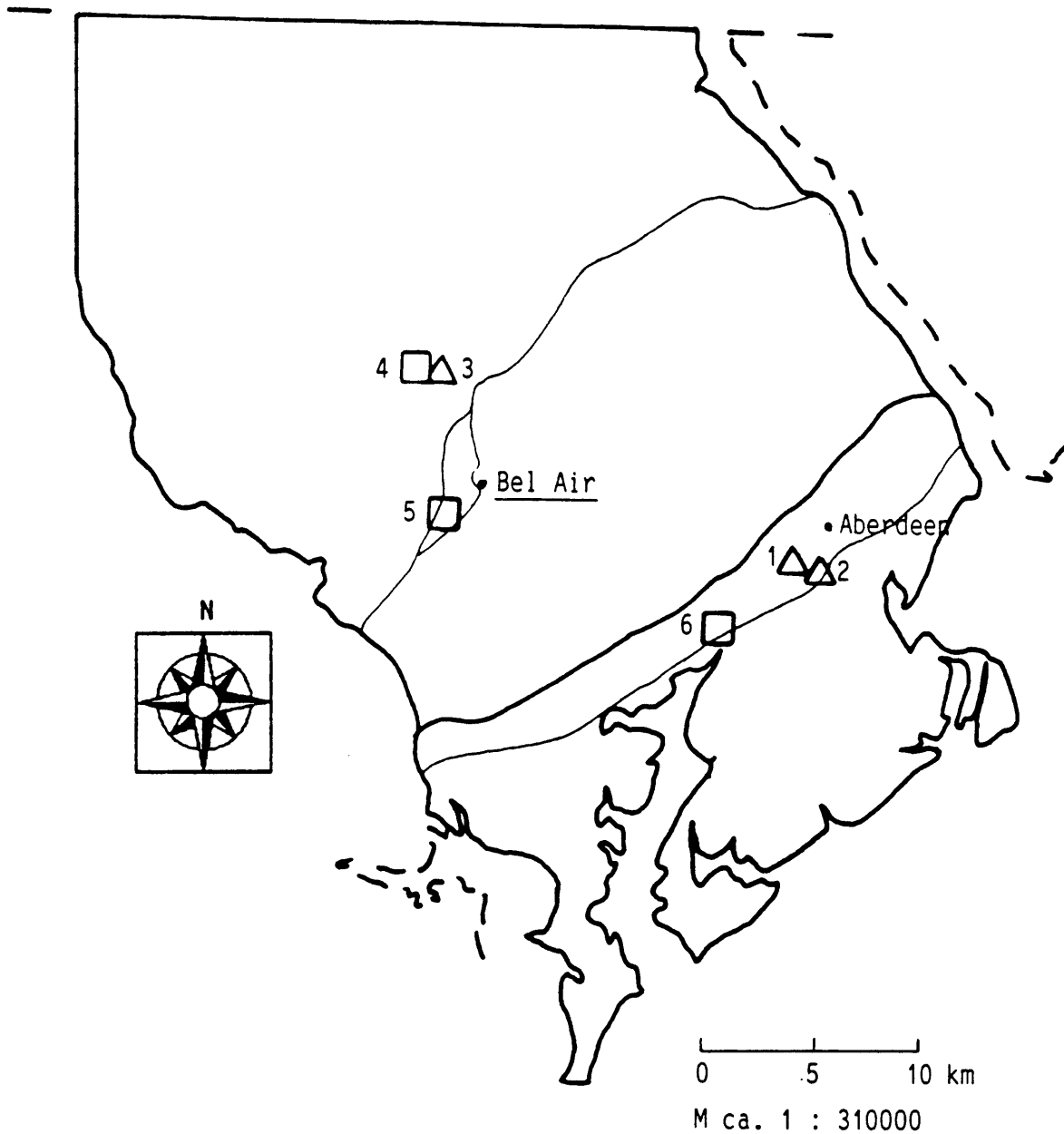
Sq.ft. In Entire Park/Sq.ft. available: 50500/37000

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/10/6/40

Comments: space available from 950-24200 sq.ft.

Harford County

- 1 Aberdeen Industrial Center
- 2 Cranberry Run Business Center
- 3 Forest Hill Business Airpark
- 4 Forest Hill Business Center
- 5 Harford Mall Business Park
- 6 Riverside Business Park



Business Parks in Harford County

- 1 Aberdeen Industrial Center
- 3 Forest Hill Business Airpark
- 5 Harford Mall Business Park

- 2 Cranberry Run Business Center
- 4 Forest Hill Business Center
- 6 Riverside Business Park

- Office Park
- △ Industrial Park
- Mixed Use Park

Aberdeen Industrial Center

County: Harford

Location: south of I-95, west of Aberdeen

Developer: Commercial & Realty Corp.

Project Start: 1988

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 60/60

Number of Buildings/Kind of Buildings: /warehousing, light manufact. bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/45/30/70

Comments: 11 lots; lots available from 3.3-6.1 acres; park can be expanded across the street (30 acres); utilities not installed till now.

Cranberry Run Business Center

County: Harford

Location: Old Philadelphia Rd., Aberdeen

Developer: George E. Drummey III

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 23

Number of Buildings/Kind of Buildings: /office, warehousing, distribution, manufact. bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 198000/95000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/45/31/72

Forest Hill Business Airpark

County: Harford

Location: Jarrettsville Rd., Forest Hill

Developer: Forest Hill Construction Company

Project Start: 1982

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 86/86

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 10/34/26/61

Comments: 2600 ft. runway; hangar space available.

Forest Hill Business Center

County: Harford

Location: Rt.23 & Rt.24

Developer: Parker Frames & Co.

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 81

Number of Buildings/Kind of Buildings: /light manuf., office, warehouse., distrib., R&D bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 10/34/22/62

Comments: 57 lots.

Harford Mall Business Park

County: Harford

Location: Rt.1 & Tollgate Rd.

Developer: BTR Realty

Project Start: 1984

Project will be finished: ~ 1989

Size of Park in Acres/Acres Remaining for Development: 33/11

Number of Buildings/Kind of Buildings: /light manufact., warehouse, distribution bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 7/31/20/58

Riverside Business Park

County: Harford

Location: Brass Mill Rd. & Wharf Point Rd.

Developer: Bata Land Co./Steuart Develop.

Project Start: 1978

Project will be finished: ~ 2000

Size of Park in Acres/Acres Remaining for Development: 350/220

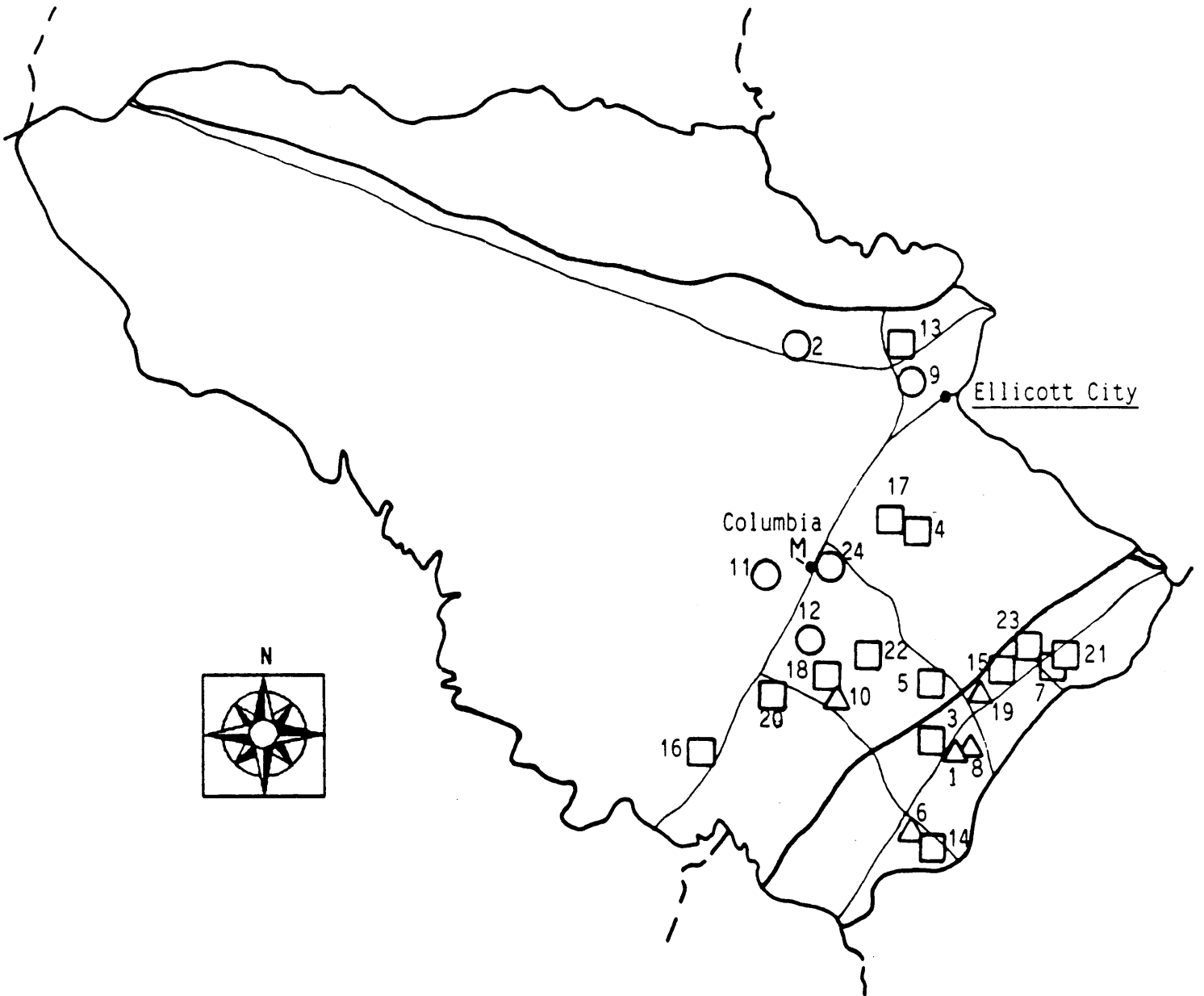
Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/35/25/62

Comments: 25 lots; park within a planned 1400 acres community; hotel and shopping facility is planned; rail access.

Howard County

- 1 Baltimore–Washington Industrial Park
- 2 Centennial Square Office Park
- 3 Chase
- 4 Colgate Ridge Tech Center
- 5 Columbia 100 Office Research Park
- 6 Columbia Business Center
- 7 Columbia Gateway Corporate Community
- 8 Corridor Industrial Park
- 9 Dorsey Business Center
- 10 Dorsey Run Park
- 11 Ellcott Ridge Professional Center
- 12 Fox Run Business Center
- 13 Gateway Crossing 95
- 14 Gullford Industrial Park
- 15 Hawthorn North Business Park
- 16 Hillcroft Executive Park
- 17 Howard County Executive Center
- 18 Junction Business Park
- 19 Lakeview at Broken Land
- 20 Meadowridge Business/Industrial Park
- 21 Montpeller Research Park
- 22 Oakland Ridge Industrial Center
- 23 Patuxent Crossing Business Center
- 24 Patuxent Woods Business Park
- 25 Port Capital Center
- 26 Rivers Business Commons
- 27 Rivers Corporate Park
- 28 Rivers Ninety-Five
- 29 Rivers Park I,II
- 30 Rivers Technology Park
- 31 Rt.100 Business Park
- 32 Stelling Business Park
- 33 Snowden Center
- 34 The Woods at Broken Land
- 35 Three Ponds Business Park
- 36 Troy Hill Corporate Business Park
- 37 Twin Knolls Business Park
- 38 Woodmere I,II



Business Park in Howard County

- | | |
|---|-------------------------------------|
| 1 Baltimore-Washington Industrial Park | 2 Centennial Square Office Park |
| 3 Chase | 4 Columbia 100 Office Research Park |
| 5 Columbia Gateway Corporate Community | 6 Corridor Industrial Park |
| 7 Dorsey Business Center | 8 Dorsey Run Park |
| 9 Ellicott Ridge Professional Center | 10 Guilford Industrial Park |
| 11 Hawthorn North Business Park | 12 Hillcroft Executive Park |
| 13 Howard County Executive Center | 14 Junction Business Park |
| 15 Meadowridge Business/Industrial Park | 16 Montpelier Research Park |
| 17 Oakland Ridge Industrial Center | 18 Patuxent Woods Business Park |
| 19 Port Capital Center | 20 Rivers Corporate Park |
| 21 Rt.100 Business Park | 22 Sieling Business Park |
| 23 Troy Hill Corporate Business Park | 24 Twin Knolls Business Park |

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M ca. 1 : 215000

- Office Park
- △ Industrial Park
- Mixed Use Park

Baltimore-Washington Industrial Park

County: Howard

Location: Rt.1 & Dorsey Run Rd.

Developer: Arundel Corporation

Project Start: n/a

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 310

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/11/18/21

Comments: 45 lots.

Centennial Square Office Park

County: Howard

Location: 10282 Baltimore National Pike (Rt.40)

Developer: Standard Management

Project Start: 1986

Project will be finished: ~ 1989

Size of Park in Acres/Acres Remaining for Development: 9

Number of Buildings/Kind of Buildings: 6/2-story office-condominium bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/18/12/30

Comments: built in 3 phases; for each tenant a private entrance.

Chase

County: Howard

Location: Rt.1 & Mission Rd. (e I-95, w Rt.1. n Rt.32)

Developer: Konterra

Project Start: 1989

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 300

Number of Buildings/Kind of Buildings:

Sq.ft. in Entire Park/Sq.ft. available: 2000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/15/18/24

Comments: future project; part of a residential/commercial community (600 acres) with shopping, retail, recreation;

Colgate Ridge Tech Center

County: Howard

Location: Thomas Edison Dr. & Columbia Gateway Dr.

Developer: Creaney & Smith

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 12

Number of Buildings/Kind of Buildings: 3/2-story, 1/1-story H.T., light industry bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 104200

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/13/15/28

Comments: within corporate park Columbia Gateway.

Columbia Business Center

County: Howard

Location: Dobbin Rd.

Developer: Mc Gill Development

Project Start: 1985

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 20

Number of Buildings/Kind of Buildings: 9/7 1-story office, 1/1-story flex., 1/1-retail bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 160000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/15/17/30

Comments: within corporate park Stelling Business Park; shopping facilities on site; restaurant; indoor fitness center; walks; benches; 7 office bldgs. with 81000 sq.ft.; 1 R&D bldg. with 53000 sq.ft.; retail center with 25000 sq.ft..

Columbia Gateway Corporate Community

County: Howard

Location: Columbia Gateway Dr.

Developer: Rouse Company

Project Start: 1986

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 584/353

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/13/15/28

Comments: corporate park; 13 lots; daycare center; restaurants; fiber optic network; shopping center; hotel with 200-350 beds (probably with 600-700 beds); total employment in park after completion 15000-18000 employees.

Columbia 100 Office Research Park

County: Howard

Location: Rt.108 & Rt.103

Developer: McCuan Development Group, Columbia

Project Start: 1988

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 108/78

Number of Buildings/Kind of Buildings: /1-story office, R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 900000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/15/16/30

Comments: 19 lots; 20 acres open space; hotel planned; food center; jogging trail; along new Rt.100.

Corridor Industrial Park

County: Howard

Location: Corridor Rd. & Rt.1

Developer: Rouse Company

Project Start: 1974

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 286/2

Number of Buildings/Kind of Buildings: 24/warehouse, manufacturing, distribution bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/13/15/23

Comments: park is divided by Rt.32; bigger part on S-side of Rt.32; rail access; 265000 sq.ft. existing space.

Dorsey Business Center

County: Howard

Location: Rt.1 & Dorsey Road

Developer: Douglas Legum Development

Project Start: 1986

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 75

Number of Buildings/Kind of Buildings: 12/1 to multi story bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 750000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/4/11/27

Comments: already built are 1 5-story, 7 1-story and 2 2-story bldgs. with altogether 225000 sq.ft.; also planned are a swimming pool, health club, a 134 beds hotel and restaurants.

Dorsey Run Park

County: Howard

Location: Dorsey Run Rd. & Rt.175

Developer: Crystal Hill

Project Start: 1986

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 25/7

Number of Buildings/Kind of Buildings: 5/1-story industrial bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/11/17/29

Comments: 2 bldgs. existing, 3 more for future development.

Ellicott Ridge Professional Center

County: Howard

Location: Ellicott Center Dr., Ellicott City

Developer: Lancelotta & Assoc.

Project Start: 1986

Project will be finished: ~ 1988

Size of Park In Acres/Acres Remaining for Development: 6

Number of Buildings/Kind of Buildings: 7/2-story office condominium bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 77000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/14/11/30

Fox Run Business Center

County: Howard

Location: Columbia Gateway Dr.

Developer: Rouse & Assoc.

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 8

Number of Buildings/Kind of Buildings: 2/1-story R&D, office, warehouse bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 90000/2000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/13/15/28

Comments: within corporate park Columbia Gateway.

Gateway Crossing 95

County: Howard

Location: Columbia Gateway Dr. & Alexander Bell Dr.

Developer: Manekin

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 36

Number of Buildings/Kind of Buildings: 12/mid-rise office, 6 1-story R&D bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 600000/520000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/13/15/28

Comments: within corporate park Columbia Gateway; first phase on 16.5 acres and 280000 sq.ft. in mid-rise office bldgs. lot at Alexander Bell Dr.; second phase on 20 acres lot and 6 1-story R&D bldgs. with 200000 sq.ft. at Gateway Dr.; future plans call for additional 11 acres north of phase 1 with additional 100000 sq.ft. R&D space.

Gulford Industrial Park

County: Howard

Location: Snowden River Parkway

Developer: Rouse Company

Project Start: 1975

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 250

Number of Buildings/Kind of Buildings: 31/1,2 story office, warehouse, light manuf. bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/14/15/27

Comments: Inn, restaurant and sports facilities across the street; rail access; 100 % occupied; 2470000 sq.ft. existing.

Hawthorn North Business Park

County: Howard

Location: Cedar La. & Hickory Rd.

Developer: Rouse Company

Project Start: n/a

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 32/10

Number of Buildings/Kind of Buildings: 10/office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 9/23/24/30

Comments: 196000 sq.ft. existing space.

Hillcroft Executive Park

County: Howard

Location: Broken Land Parkway

Developer: Rouse Company

Project Start: 1978

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 44/31

Number of Buildings/Kind of Buildings: 4/office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 7/19/19/31

Comments: 53000 sq.ft. existing space.

Howard County Executive Center

County: Howard

Location: Rt.29 & Rt.40

Developer: Nick/Louis Mangione

Project Start: 1986

Project will be finished: ~ 1996

Size of Park In Acres/Acres Remaining for Development: 100/74

Number of Buildings/Kind of Buildings: 15/multi-story off., retail, 1-story R&D, warehouse bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1500000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/14/11/30

Comments: restaurant; services for tenants; retail center on 4-5 acres; first bldg. already finished.

Junction Business Park

County: Howard

Location: Rt.1 & Rt.32, Annapolis Junction

Developer: Emory Hill McConnell Assoc.

Project Start: 1985

Project will be finished: ~ 1989

Size of Park In Acres/Acres Remaining for Development: 110/90

Number of Buildings/Kind of Buildings: 19/1-story office, R&D, distribution bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/11/18/25

Comments: 19 lots; 150000 sq.ft. available summer 1988; 110000 sq.ft. already leased.

Lakeview at Broken Land

County: Howard

Location: Broken Land Parkway & Cradlerock Way

Developer: Trammel Crow

Project Start: 1981

Project will be finished: ~ 1988

Size of Park In Acres/Acres Remaining for Development: 15

Number of Buildings/Kind of Buildings: 4/2 1-story, 1 3-story, 1 4-story office, R&D, warehouse bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 235000/50000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/15/25/25

Comments: within corporate park Broken Land South; built in 2 phases; phase 1 4 R&D bldg. and 1 office bldg.; phase 2 consists of a 4-story office bldg.

Meadowridge Business/Industrial Park

County: Howard

Location: US Rt.1 & Meadowridge Rd.,

Developer: Dorsey Crystal Hill

Project Start: 1988

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 130

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/6/10/30

Comments: developer either wants to sell the property or wants to stay in the project and to build spec bldgs.

Montpeller Research Park

County: Howard

Location: Johns Hopkins Rd. & Rt.29

Developer: Brit Am Development, Columbia

Project Start: 1988

Project will be finished: ~ 1996

Size of Park in Acres/Acres Remaining for Development: 103/103

Number of Buildings/Kind of Buildings: /low rise R&D type, office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 1000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/23/20/30

Comments: modest amount of shopping; hotel with 50 or more beds and conference facility; dayare center; campus like setting; wetlands; incubator like space for start-up firms; developer tries to sell/lease approximately 100000 sq.ft./year; no warehouse space available.

Oakland Ridge Industrial Center

County: Howard

Location: Rt.108 & Red Branch Rd.

Developer: Rouse Company

Project Start: 1963

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 264

Number of Buildings/Kind of Buildings: 54/1,2 story office, warehouse, light manuf. bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/18/20/23

Comments: 1900000 sq.ft. existing space.

Patuxent Crossing Business Center

County: Howard

Location: Patuxent Woods Dr.

Developer: Trammel Crow

Project Start: 1986

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 26

Number of Buildings/Kind of Buildings: 9/1-story R&D, office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 270000/27000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/18/19/24

Comments: within corporate park Patuxent Woods Business Park; R&D bldgs. actually used as offices or warehouses; 90% of existing space in 4 bldgs. is leased; 5 more bldgs. planned.

Patuxent Woods Business Park

County: Howard

Location: Broken Land Pkwy. & Patuxent Woods Dr.

Developer: Rouse Company

Project Start: 1985

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 51

Number of Buildings/Kind of Buildings: /mid-rise office, 1-story R&D bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3 18 19 24

Comments: corporate park; 2 lots.

Port Capital Center

County: Howard

Location: Rt.1 & Port Capital Dr., Jessup

Developer: Chertkopf & Co.

Project Start: 1972

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 100/10

Number of Buildings/Kind of Buildings: /Industrial space, no office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/8/12/22

Rivers Business Commons

County: Howard

Location: Gullford Rd. & Rt.32

Developer: Rouse & Assoc.

Project Start: 1985

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 7

Number of Buildings/Kind of Buildings: 4/2 1-story, 2 2-story office/R&D bldgs.

Sq.ft. In Entire Park/Sq.ft. available: 101000

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/17/18/23

Comments: within Rivers Corporate Park; ponds; walks.

Rivers Corporate Park

County: Howard

Location: Rt.29 & Rt.32 & Gullford Rd.

Developer: Rouse Company

Project Start: 1981

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 350

Number of Buildings/Kind of Buildings:

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/17/18/23

Comments: corporate park; nearby new residential developments of the same developer; restaurant site on park; fire station; 1180000 sq.ft. existing space.

Rivers Technology Park

County: Howard

Location: Gullford Rd. & Rt.32

Developer: Rouse & Assoc.

Project Start: 1983

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 13

Number of Buildings/Kind of Buildings: 7/7 1-story office, R&D bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. In miles: 2/17/18/23

Comments: within Rivers Corporate Park; pond; walks.

Rivers Park I,II

County: Howard

Location: Gullford Rd. & Rt.32

Developer: McCormick Prop.

Project Start: 1985

Project will be finished: ~ 1987

Size of Park In Acres/Acres Remaining for Development: 31

Number of Buildings/Kind of Buildings: 6/3 1-story flex., 3 1-story R&D bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 308000/154000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/17/18/23

Comments: within Rivers Corporate Park; built in 2 phases; phase 1 on 15 acres (1985-86) with 170000 sq.ft.; phase 2 on 16 acres (1986-87) with 147000 sq.ft..

Rivers Ninety-Five

County: Howard

Location: Gullford Rd. & Rt.32

Developer: Trammel Crow

Project Start: 1984

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 9

Number of Buildings/Kind of Buildings: 4/2 1-story R&D, 1 1-story office, 1 2-story office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 112000/7000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/17/18/23

Comments: within Rivers Corporate Park; 1 2-story bldg. with 40000 sq.ft.; 1 1-story R&D bldg. with 42000 sq.ft.

Rt.100 Business Park

County: Howard

Location: Rt.1 & proposed Rt.100

Developer: Transcontinental Properties

Project Start: n/a

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 180/15

Number of Buildings/Kind of Buildings: warehouse, office, distribution, manufact. bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 2/6/12/27

Comments: rail access; zoned for heavy industry.

Sieling Business Park

County: Howard

Location: Snowden River Parkway

Developer: Rouse Company

Project Start: 1975

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 254

Number of Buildings/Kind of Buildings: 28/1,2 story office, warehouse, light manufacture bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/15/17/30

Comments: corporate park; shopping center within the park; fast food; restaurants; 1422000 sq.ft existing space.

Snowden Center

County: Howard

Location: Snowden River Parkway

Developer: Commercial & Realty Corp.

Project Start: 1984

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 8

Number of Buildings/Kind of Buildings: 5/2 1-story office, R&D, 1 1-story office, 1 2-story retail bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 4/15/17/30

Comments: within corporate park Sieling Business Park; retail space as showroom for tenants.

The Woods at Broken Land

County: Howard

Location: Patuxent Woods Dr. & Broken Land Parkway

Developer: Manekin

Project Start: 1987

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 25

Number of Buildings/Kind of Buildings: 6/1-story R&D, mid-rise office bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 220000/8000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/18/19/24

Comments: within corporate park Patuxent Woods Business Park; 95-100% occupied.

Three Ponds Business Park

County: Howard

Location: Gateway Dr.

Developer: Rouse & Assoc.

Project Start: 1988

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 24

Number of Buildings/Kind of Buildings: 5/R&D, office, warehouse bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 232000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/11/13/30

Comments: within corporate park Columbia Gateway.

Troy Hill Corporate Business Park

County: Howard

Location: off I-95 & south of Rt.100

Developer: W.C. Pinkard

Project Start: 1988

Project will be finished: ~ 1998

Size of Park In Acres/Acres Remaining for Development: 191/154

Number of Buildings/Kind of Buildings: 15/1,2-story, multiple-story H-T type bldgs.

Sq.ft. in Entire Park/Sq.ft. available: 2000000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 3/15/15/26

Comments: future project; no heavy manufacturing; 4 acres lake planned; waterfront; service retail; developer sells lots for development.

Twin Knolls Business Park

County: Howard

Location: Twin Knolls Rd. & Rt.175

Developer: Rouse Company Project Start: 1978

Project will be finished: ~ n/a

Size of Park In Acres/Acres Remaining for Development: 75

Number of Buildings/Kind of Buildings: mid rise office bldgs.

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/16/17/29

Comments: consists of Twins Knolls North (36 acres) and Twins Knolls South (39 acres); 350000 sq.ft. existing space.

Woodmere I,II

County: Howard

Location: Broken Land Parkway & Cradlerock Way

Developer: Casey Miller Borris & Burns

Project Start: 1987

Project will be finished: ~ n/a

Size of Park in Acres/Acres Remaining for Development: 10

Number of Buildings/Kind of Buildings: 2/2 4-story office bldgs. Sq.ft. In Entire Park/Sq.ft. available: 128000

Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/15/25/25

Comments: within corporate park Broken Land South.

Appendix Howard County: Rivers Center, Developer: Manekin; Broken Land South, Rouse Co..