THE JOHNS HOPKINS UNIVERSITY
INSTITUTE FOR POLICY STUDIES

AND

UNIVERSITY OF STUTTGART

BUSINESS PARKS IN THE BALTIMORE REGION:
AN INVENTORY

Compiled by Klaus P. Schorer

Department of Geography
University of Stuttgart

INSTITUTE WORKING PAPER NO. 1

Copyright 1988 by Klaus P. Schorer

Additional copies of this inventory may be obtained at a cost of $3.50 from the Institute for Policy Studies, The Johns Hopkins University Shriver Hall, Baltimore, Maryland 21218
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
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.

Lester M. Salamon
Director
Institute for Policy Studies
The Johns Hopkins University
Acknowledgments

The author would like to thank Prof. Dr. Roland Hahn for his valuable suggestions and his support in the course of the project. The author gratefully acknowledges the research assistance of Dr. Lester M. Salamon. The research was made possible by the International Fellows Program of The Johns Hopkins University Institute for Policy Studies.
**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

<table>
<thead>
<tr>
<th></th>
<th>Park Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Airport Square Office Park</td>
</tr>
<tr>
<td>2</td>
<td>Airport Square Technology Park</td>
</tr>
<tr>
<td>3</td>
<td>Annapolis Commerce Park</td>
</tr>
<tr>
<td>4</td>
<td>Annapolis Science Center</td>
</tr>
<tr>
<td>5</td>
<td>BWI Commerce Park</td>
</tr>
<tr>
<td>6</td>
<td>Baltimore Commons Business Park</td>
</tr>
<tr>
<td>7</td>
<td>Baymeadow Industrial Park</td>
</tr>
<tr>
<td>8</td>
<td>Brandon Woods Energy Business Park</td>
</tr>
<tr>
<td>9</td>
<td>Bristol Business Center</td>
</tr>
<tr>
<td>10</td>
<td>Business Park at the Airport</td>
</tr>
<tr>
<td>11</td>
<td>Cabot Park at Dorsey Road</td>
</tr>
<tr>
<td>12</td>
<td>Cloverleaf Business Park</td>
</tr>
<tr>
<td>13</td>
<td>Commons Corporate Center</td>
</tr>
<tr>
<td>14</td>
<td>Dorchester Site</td>
</tr>
<tr>
<td>15</td>
<td>Fox Chase Executive Park</td>
</tr>
<tr>
<td>16</td>
<td>Gateway International</td>
</tr>
<tr>
<td>17</td>
<td>Glen Burnle Business Center</td>
</tr>
<tr>
<td>18</td>
<td>Heritage Office Center</td>
</tr>
<tr>
<td>19</td>
<td>International Trade Center</td>
</tr>
<tr>
<td>20</td>
<td>National Business Park</td>
</tr>
<tr>
<td>21</td>
<td>Parkway Center I,II</td>
</tr>
<tr>
<td>22</td>
<td>Patapsco Industrial Park</td>
</tr>
<tr>
<td>23</td>
<td>Piney Orchard</td>
</tr>
<tr>
<td>24</td>
<td>Priest Bridge Business Park</td>
</tr>
<tr>
<td>25</td>
<td>Riva 400 Office Park</td>
</tr>
<tr>
<td>26</td>
<td>Techwood at BWI</td>
</tr>
<tr>
<td>27</td>
<td>The Headquarters &amp; The Quad at Headquarters</td>
</tr>
</tbody>
</table>

- Parks No.9, 26 in Baltimore Commons Business 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/Remain 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/Remain 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/Remain 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/Remain 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: 300000
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. 1/11 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
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: 1/1,2-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
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: Guilford 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 I,II
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: n/a
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: RL3 & 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
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 Ln. & 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: Atman 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/Smitthy Braedon
Project Start: 1976
Project will be finished: = n/a
Size of Park in Acres/Acres Remaining for Development;
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: Reisterstown 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 RE.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: 1986
Project will be finished: 1988
Size of Park in Acres/Acres Remaining for Development: 28
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: deli 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: 250000
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 acre 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 centerpieces 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

Baltimore City

N
0 2 4 km

M ca. 1 : 111000

21
**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/Acrs 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/Acrs 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/Acrs 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: Jon Avenue  
Developer: McCormick Prop.  
Project Start: 1986  
Project will be finished: ≈ 1987  
Size of Park in Acres/Acrs Remaining for Development: 7  
Number of Buildings/Kind of Buildings: 4/1-story R&D bidgs.  
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
2 Cranberry Run Business Center
3 Forest Hill Business Airpark
4 Forest Hill Business Center
5 Harford Mall Business Park
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
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 blds.
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 Ellicott Ridge Professional Center
12 Fox Run Business Center
13 Gateway Crossing 95
14 Guilford 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 RL100 Business Park
32 Stirling 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
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
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. (o 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: 200000
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 Gll 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 Sleling 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: 1/1-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.

Guilford 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 Ln. & 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.
Montpelier 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 bidgs.
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. bidgs.
Distance to IS/BWI/Baltimore/Wash.D.C. in miles: 5/18/20/23
Comments: 190000 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 bidgs.
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 bidgs. actually used as offices or warehouses; 90% of existing space in 4 bidgs. is leased; 5 more bidgs. 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
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: Guilford 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 & Guilford 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: Guilford 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: Guilford Rd. & Rt.32
Developer: McCormick Prop.
Project Start: 1985
Project will be finished: 1987
Size of Park in Acres/Acres Remaining for Development: 31
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.

RT100 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.

Siegel 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 Siegel 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
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
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.
Sqi 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.