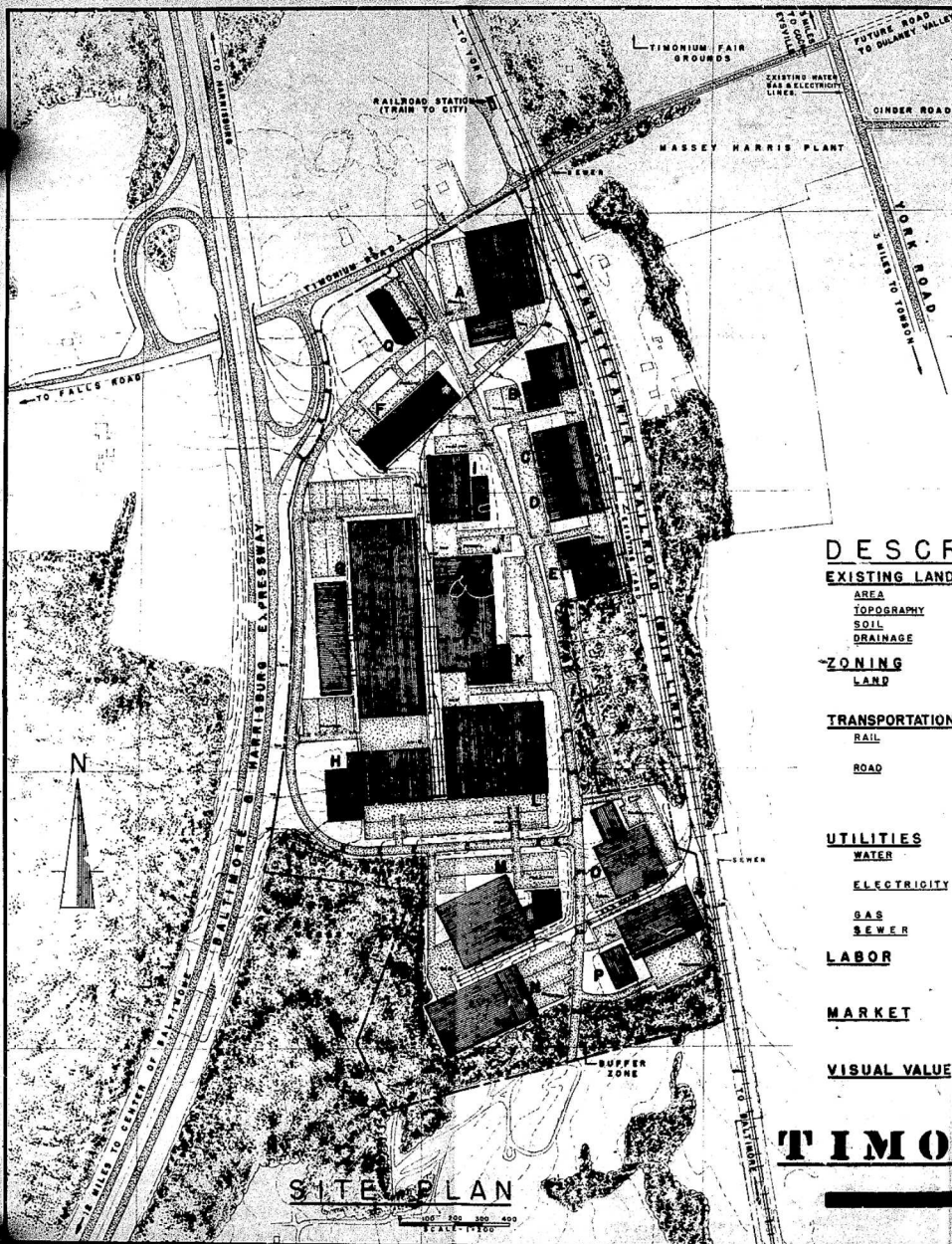


The UNION NEWS
J. H. Keenan
Manager



SCHEME FOR ESTATE

USABLE LAND	66.5 ACRES
OFFICES & FACTORIES	32% — 24.50 ACRES
PARKING	15% — 9.75
STREETS-RR, SPURS & UTILITIES	24% — 16.08 "
SHIPPING & SERVICE ROADS	8% — 5.54 "
COMM. FACIL., RECRE. & SETBACKS	16% — 10.33 "

FACTORIES AND RELATED AREAS ARE SHOWN AS FULLY DEVELOPED. INITIALLY A PLANT MAY BE SMALLER DEPENDING ON THE ANTICIPATED GROWTH OF THAT INDUSTRY.

MARK	BUILDING	AREA	TOTAL	PARKING	NO. CARS
A	OFFICES	17,000	66,000	83,000	128
B	FACTORY	6,400	25,600	32,000	44
C		6,400	25,600	32,000	44
D		6,400	25,600	32,000	44
E		6,400	25,600	32,000	44
F		6,400	25,600	32,000	44
G		9,000	36,000	45,000	66
H		42,000	168,000	210,000	304
I		13,500	54,000	67,500	88
J		8,400	33,600	42,000	62
K		4,800	19,200	24,000	36
L		14,000	56,000	70,000	100
M		22,500	90,000	112,500	168
N		16,800	67,200	84,000	125
O		14,000	56,000	70,000	100
P		10,000	40,000	50,000	66
Q		11,200	44,800	56,000	84
	ADMIN. BLDG.	28,000	112,000	140,000	200
	TOTALS	1,080,000	4,320,000	5,400,000	800

DESCRIPTION OF SITE

EXISTING LAND

- AREA — 755 ACRES (66.5 FOR INDUSTRIAL USE — 9 FOR BUFFER STRIP)
- TOPOGRAPHY — UNUNDULATING WITH AVERAGE 4.1% SLOPE TO EAST
- SOIL — CLAY OVER ALLUVIAL SAND AND GRAVEL
- DRAINAGE — JONES FALLS (NOT IN BALTIMORE CITY RESERVOIR WATER SHED)

ZONING

LAND

- PRESENT ZONING — RESIDENTIAL — BUT THE AREA IS DESIGNATED INDUSTRIAL IN APPROVED LAND USE STUDY FOR NEW ZONING MAP

TRANSPORTATION

RAIL

- ON MAIN LINE TO WEST OF PENNSYLVANIA RAILROAD

ROAD

- LOCAL PASSENGER STATION WITH SERVICE INTO CITY
- AT INTERCHANGE POINT OF BALTIMORE HARRISBURG EXPRESSWAY AND JUST NORTH OF BELTWAY AROUND BALTIMORE CITY
- ADJACENT TO EXIST. YORK ROAD (U.S. 11) WITH BUS SERVICE
- ON TIMONIUM RD. — A FUTURE IMPORTANT EAST-WEST LOCAL RD.

UTILITIES

WATER

- EXISTING 12" WATER MAIN ON YORK ROAD

ELECTRICITY

- NEW 20" MAIN TO BE CONSTRUCTED IN 1954

GAS

- 33,000 KW LINE ON YORK ROAD

SEWER

- 110,000 KW SUB-STATION ONE MILE NORTH AT TEXAS

LABOR

- EXISTING 6" LINE ON YORK ROAD

MARKET

- 15" SANITARY SEWER UNDER CONSTRUCTION (SEE PLAN)

VISUAL VALUE

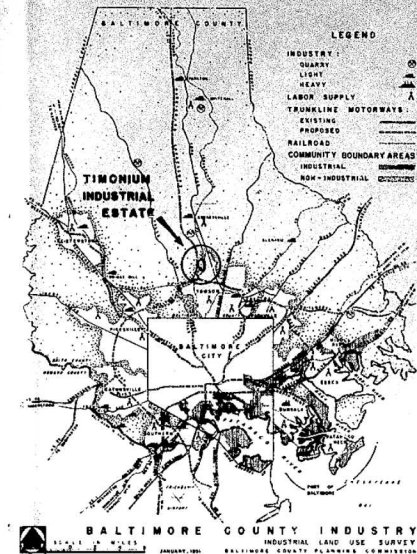
- 10,000 TO 12,000 SKILLED INDUSTRIAL WORKERS WITHIN 5 MILES

- IN A RAPIDLY GROWING RESIDENTIAL AREA

- CENTRAL DISTRIBUTION POINT FOR SERVICE INDUSTRIES FOR THE RICH NORTH SIDE OF METROPOLITAN AREA

- PROMINENT LOCATION ON EXPRESSWAY & RAILROAD

TIMONIUM INDUSTRIAL ESTATE



LOCATION MAP

ADVANTAGES

- LOCATION
- ZONING
- TRANSPORTATION
- UTILITIES
- LABOR
- MARKET
- VISUAL VALUE

WILSON AND CHRISTIE
ASSOCIATED ARCHITECTS
22 W. PA. AVE. TOWSON 4, MD.
5313 — AUGUST 19, 1953