

FLEX/OFFICE FOR LEASE 9570 BERGER ROAD

9570 Berger Road, Columbia, MD 21046

Available: 3,049 - 12,212 SF



LISTING DATA

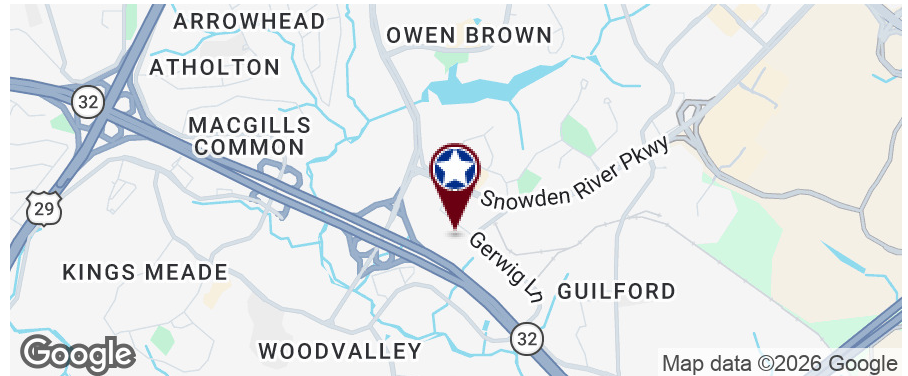
AVAILABLE SF: 3,049 SF - 12,212 SF

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Baltimore

PROPERTY HIGHLIGHTS

- Zoning: NT
- Building Size: 52,720 SF
- Ceiling Height: 8' - 18' Clear
- Sprinkler: Wet System
- HVAC: Gas Heat



PROPERTY OVERVIEW

Position your business in the heart of Columbia with this highly versatile commercial warehouse opportunity designed to accommodate both traditional industrial operations and dynamic non-traditional users. Featuring a front-loaded configuration with a strategic mix of dock-high and drive-in loading doors, the property offers exceptional functionality, efficiency, and prominent visibility for distribution, showroom, creative, fitness, production, and service-oriented businesses alike. Join an established and diverse tenant community including Capital Tristate Lighting Supply, Rising Tide Jiu Jitsu, Roggenart European Bakery, Bistro & Cafe's commercial prep kitchen, and Maryland Dance Project. This is a rare opportunity to establish your presence in one of Central Maryland's most accessible and business-friendly locations.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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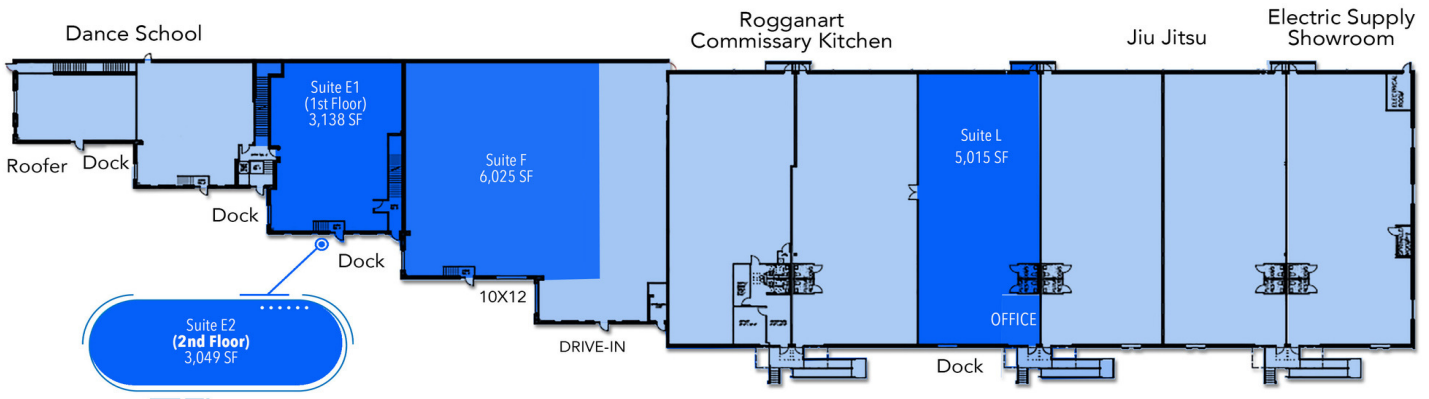
LEASE TYPE | NNN

TOTAL SPACE | 3,049 - 12,212 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.75 - \$13 SF/yr

AVAILABLE



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E1	Available	3,138 SF	NNN	\$13.00 SF/yr	1 Dock No Office 10' 4" Ceilings 1 Bathroom
Suite E2	Available	3,049 SF	NNN	\$9.75 SF/yr	No Dock 2nd Floor Office 1 Bathroom
Suite F	Available	6,025 SF	NNN	\$13.00 SF/yr	1 Dock No Office 12x12 Drive-In 19' 4" Clear Shell
Suite L	Available	5,015 SF	NNN	\$13.00 SF/yr	1 Dock 30x15 Office 17' Clear 2 Bathrooms

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STE E2



STE E2 - 2nd Floor



STE E1



STE E1

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STE L



STE L



STE F



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