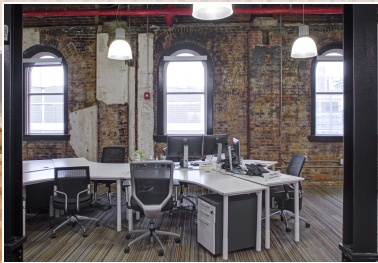


PROPERTY OVERVIEW

HIDDEN ROCK I

9305-9307 GERWIG LANE, COLUMBIA, MD 21046



Building Information

- Located in the Guilford Industrial Park with easy access via MD Route 32, Route 100, I-95 and I-295
- One light industrial building totalling 123,500 SF
- One-story brick construction with steel trim
- 20' clear ceiling height
- 120/208 volt, 3-phase, 4-wire service
- Public utilities
- Docks and drive-ins
- Sprinklered
- Bus stop within walking distance
- Howard County, NT zoning: office, warehouse for R&D



Surrounding Amenities

- McDonald's
- Starbucks
- Burger King
- Taco Bell
- KFC
- Papa John's
- Burger King
- Ledo Pizza
- Boston Market
- The Home Depot
- The UPS Store
- CrossFit Gym

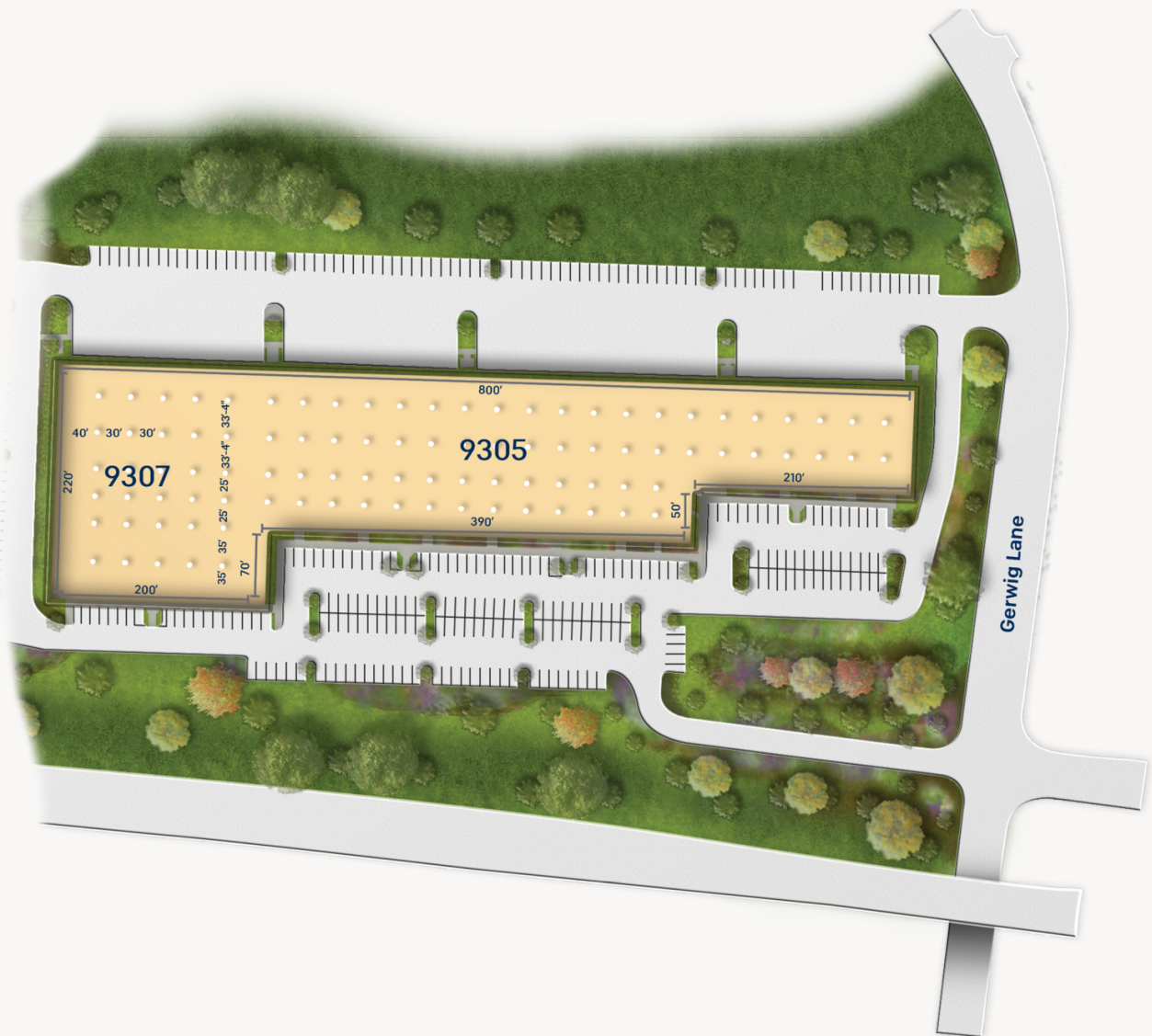
Site Plan

Hidden Rock I

9305-9307 Gerwig Lane

Flex/Light Industrial

123,500 SF



“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”

TRACI MIGLIORISI
DIRECTOR OF FINANCE
LOTAME





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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