For Sale Columbia, Howard County, MD

7125 Thomas Edison Drive

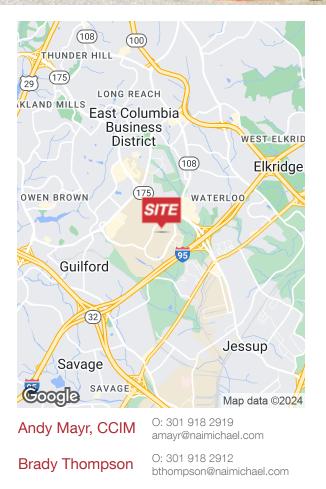
Columbia, Maryland 21046

Property Description

Approx. 58,109 +/- SF Office building Outstanding asset for user/investor Established income stream with value-add potential Currently 71.2% leased Situated on 4.08+/- acres Two-story building (29,000 sf per floor) Two loading dock platforms FOR SALE: \$6,195,000 ** Financials and Offering Memorandum are available upon signing a Confidentiality Agreement. Please contact listing agents directly**

Location Overview

Conveniently located in Columbia, MD, the property is easily accessible from Route 175 (Rouse Parkway) via Route 32 and Route 100, major arteries to and from Baltimore and surrounding suburbs, with a full interchange directly off the Capital Beltway (I-495/I-95).



7125



10100 Business Pkwy Lanham, MD 20706 301 459 4400 tel www.naimichael.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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