

9885 Washington Blvd

Laurel, Maryland

*20,000 SF Flex Property, Ideal for a User
12,000 SF Warehouse and 2-Story 8,000 SF Office
Excellent Visibility & Signage on Route-1*



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Marcus & Millichap

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Offering Summary

**9885 Washington Boulevard North
Laurel, MD 20723**

Price:	\$3,500,000
Building Area:	20,000 SF
Warehouse	+/- 12,000 SF
Office	+/- 8,000 SF
Lot Size:	1.06 Acres
Zoning:	CE-CLI

Note: *The seller requires a 6-month leaseback to vacate the building.*



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Building & Location Features



- Interior Manufacturing Rooms Within Warehouse Have Air Conditioning
- 3,000 AMP Electric Service
- 3 Drive-In Doors & 1 Loading Dock
- 18' Ceiling Height and 15' Clear to Air Conditioning Duct Work
- 2-Ton Hoist/Crane in Warehouse
- 18 Private Offices
- Two Conference Rooms
- Skylights in Warehouse and Office
- Visibility & Signage on Route-1 with +/- 31,000 Vehicles Per Day
- Nearby Restaurants, Shopping & Transportation
- 7-Minute Drive to I-95
- Located Halfway Between Washington, D.C. and Baltimore

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale of 9885 Washington Boulevard North, Laurel, MD 20723. The CE-CLI zoned property sits on a 1.06-acre lot with a 20,000 SF flex building consisting of +/- 8,000 SF of two-story office space and +/- 12,000 SF of warehouse.

Currently occupied by Galaxy Electronics, and used for circuit board manufacturing, the property offers unique features such as heavy power, air conditioning in certain manufacturing rooms within the warehouse, floor drains in certain areas, and a 2-ton crane. Further, the warehouse offers three drive-in doors and one loading dock.

While the warehouse currently consists of multiple interior manufacturing rooms, a new owner could demolish the existing buildout and restore the warehouse to one large space with a single row of six columns and 18' clear heights.

The two-story office area consists of 18 private offices, two conference rooms, and a kitchen/break area. The expansive window line and skylights provide ample natural light.

Strategically positioned halfway between Baltimore and Washington, D.C., the location offers quick access to I-95, the Intercounty Connector (ICC), and Route 29. The immediate area has a tight industrial real estate market, with occupancy above 97% and annual rent growth exceeding 9%, reflecting strong demand and limited supply.

This investment is ideal for an owner-user seeking functional space in a convenient location and with prominent visibility on a highly trafficked street.



Surrounding Area



weis  **TOYOTA**
SHEEHY


Americas Best Value Inn

Parts Authority
Auto Parts Super Stores

Scooping Since 1928
Dreyer's
GRAND ICE CREAM

CAP WORLD
truck accessories & trailers


Days Inn

7 Minutes to I-95

 **H | O** THE HIDE OUT
 **POWER**

SAFWAY



PRIME
THRIFT



ORTHODONTIC

ASSOCIATES

NEWSEUM
THERE'S MORE TO EVERY STORY.

Marcus & M

Building Specifications

Parcel Number	06-472729
Year Built	1983
Building Area	20,000 SF
Warehouse:	12,000 SF (60%)
Brick Addition:	8,000 SF (40%)
Lot Size	1.06 Acres
Zoning	CE-CLI
FAR	0.43
Floors	2 in Office
Clear Height	18'
Docks	1
Drive-In Doors	3
Electric	3000 Amps
Structure	Masonry and metal
Parking	42 Spaces
Air Conditioning	Ofc & Parts of Warehouse
Heat	Gas Heat in Warehouse
Roof	Metal & BUR
Water & Sewer	Public
Lighting	LED in Warehouse
Fire Safety	Sprinkler



Zoning

CE – Corridor Employment

The CE District is intended to encourage the development and redevelopment of employment land near U.S. Route 1. Development in the CE District should provide for new office, flex, and light industrial uses, while reducing the spread of strip commercial development and encouraging consolidation of fragmented parcels.

The requirements of this district, in conjunction with the Route 1 Manual and required vehicular and pedestrian improvements, will result in development that improves the appearance of the Route 1 streetscape, enhances traffic safety and better accommodates public transit and pedestrian travel.

Many parcels in the CE District were developed before this district was created. It is not the intent of these requirements to disallow the continued use of sites developed prior to the CE District. The intent of this district will be achieved by bringing sites into compliance with these requirements and the standards of the Route 1 Manual as uses are redeveloped or expanded.

CLI – Continuing Light Industrial

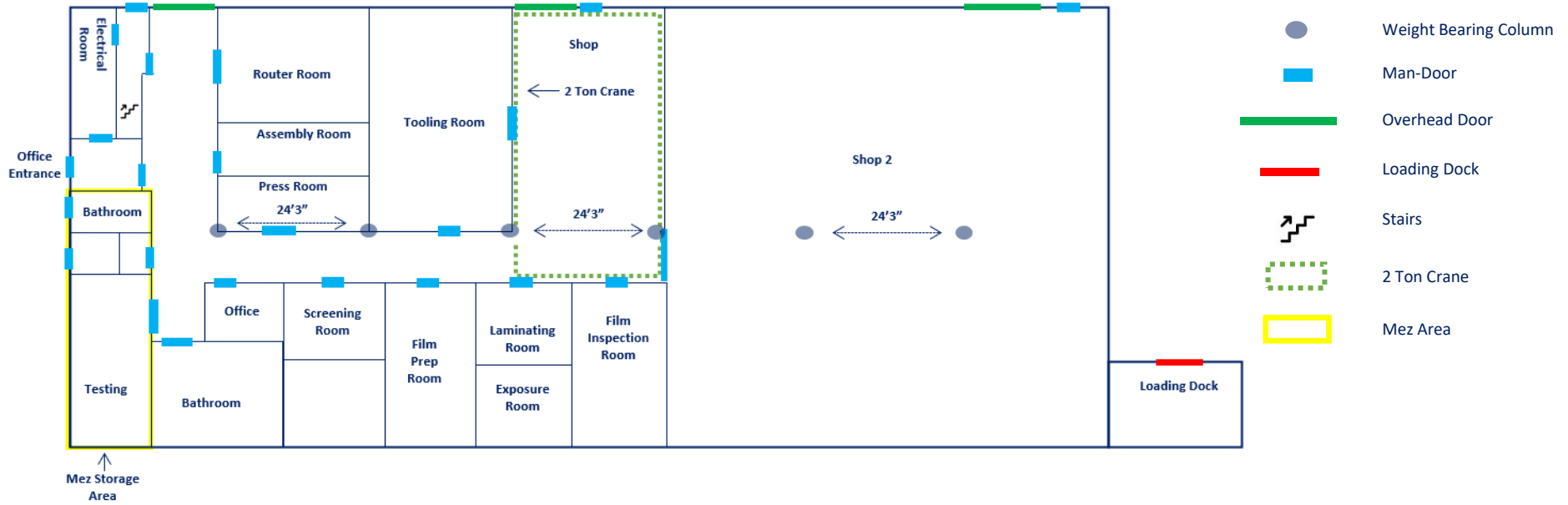
The Continuing Light Industrial (CLI) Overlay District is established to allow continuing use of existing warehousing and light industrial buildings in the Corridor Employment (CE) District and the Corridor Activity Center District (CAC) that were developed for these uses prior to creation of these districts. By allowing these uses to continue, the CLI District protects and promotes owner investment in the existing buildings and site improvements.

Link to CE & CLI Permitted Uses: [SECTION 127.2: - CE \(Corridor Employment\) District | Zoning | Howard County, MD | Municode Library](#)

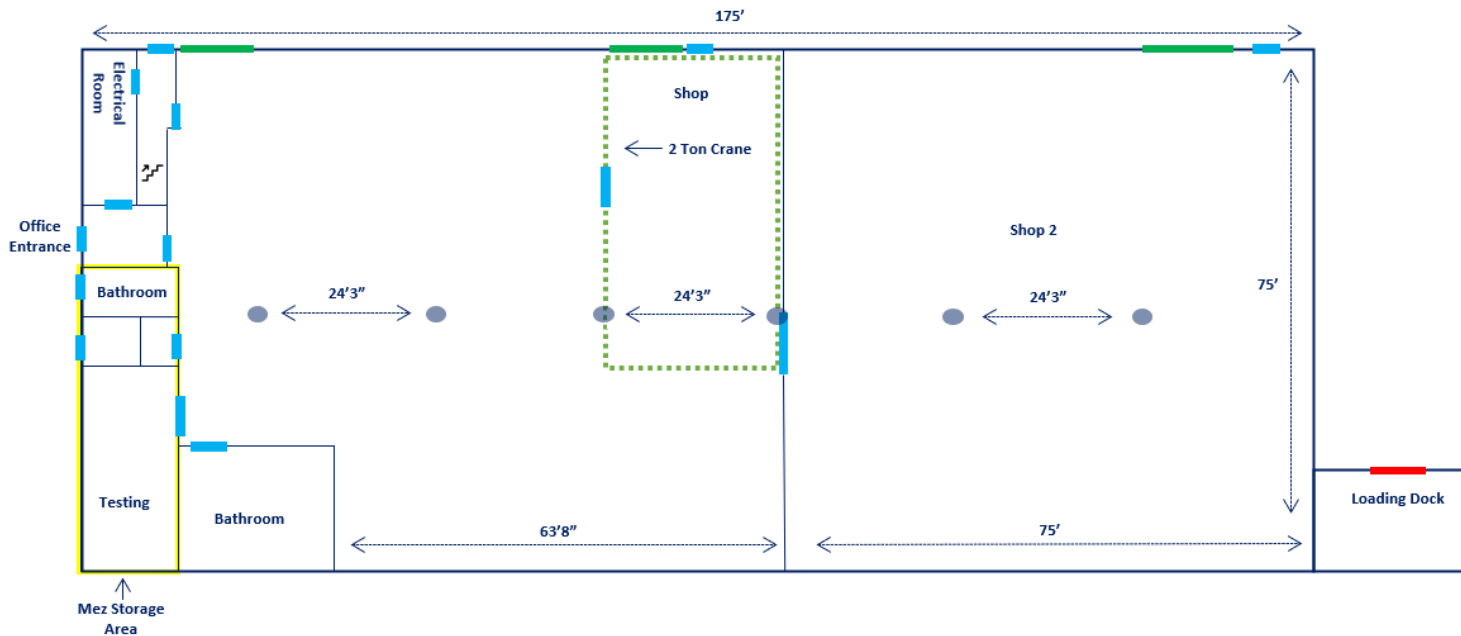


Warehouse Floor Plan

Existing Buildout



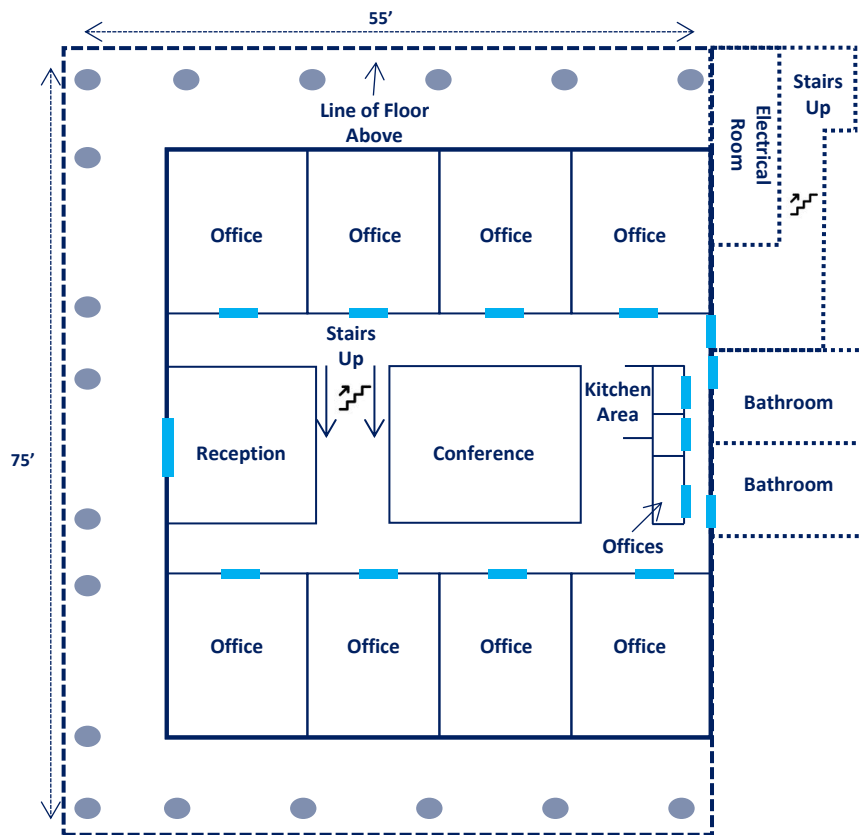
Floor Plan if Interior Rooms are Demolished



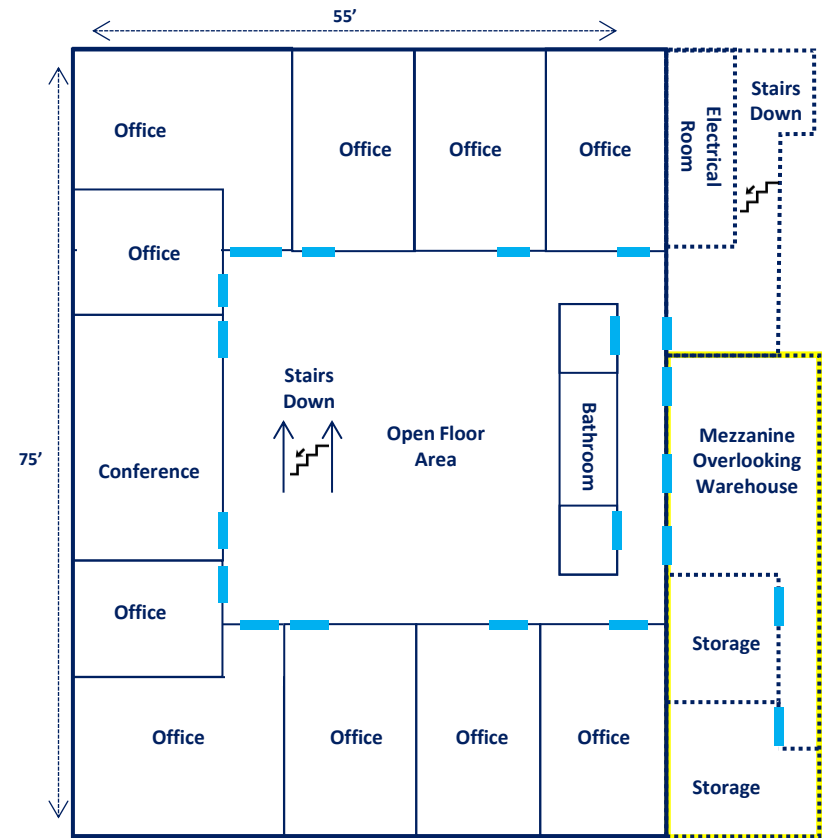
Office Floor Plan

- Weight Bearing Column
- Man-Door
- ↕ Stairs
- Mez Area

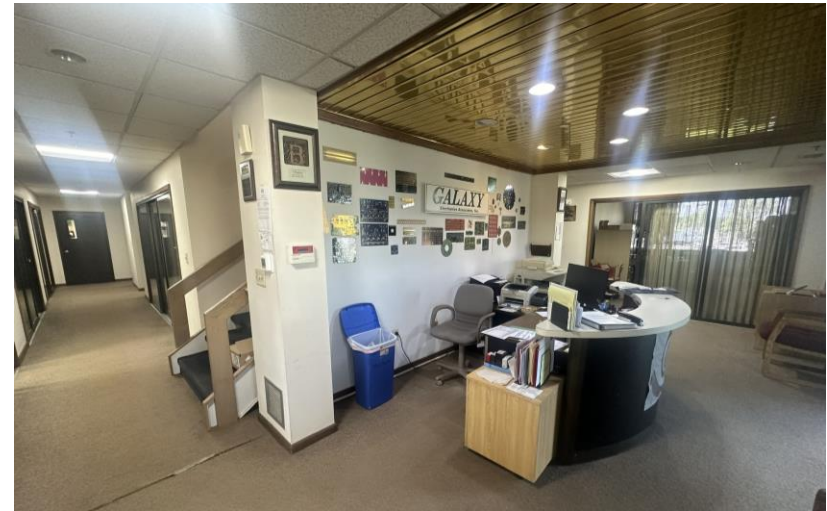
1st Floor Office



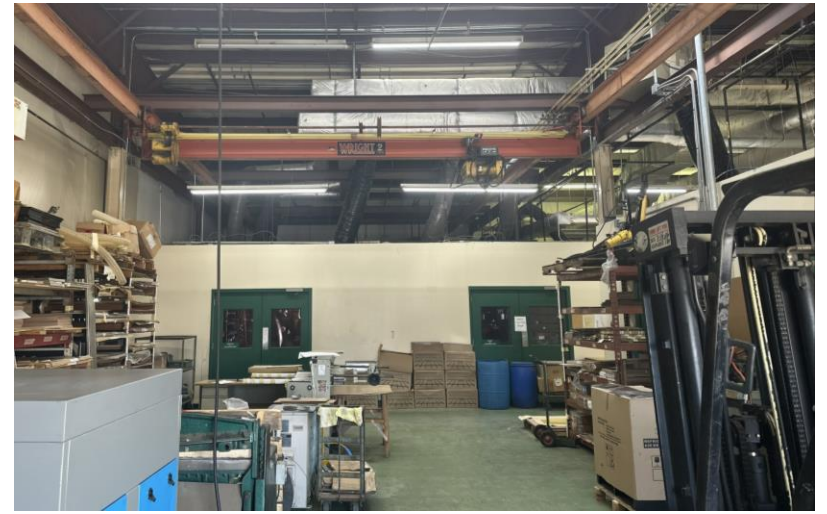
2nd Floor Office



Office Pictures



Warehouse Pictures

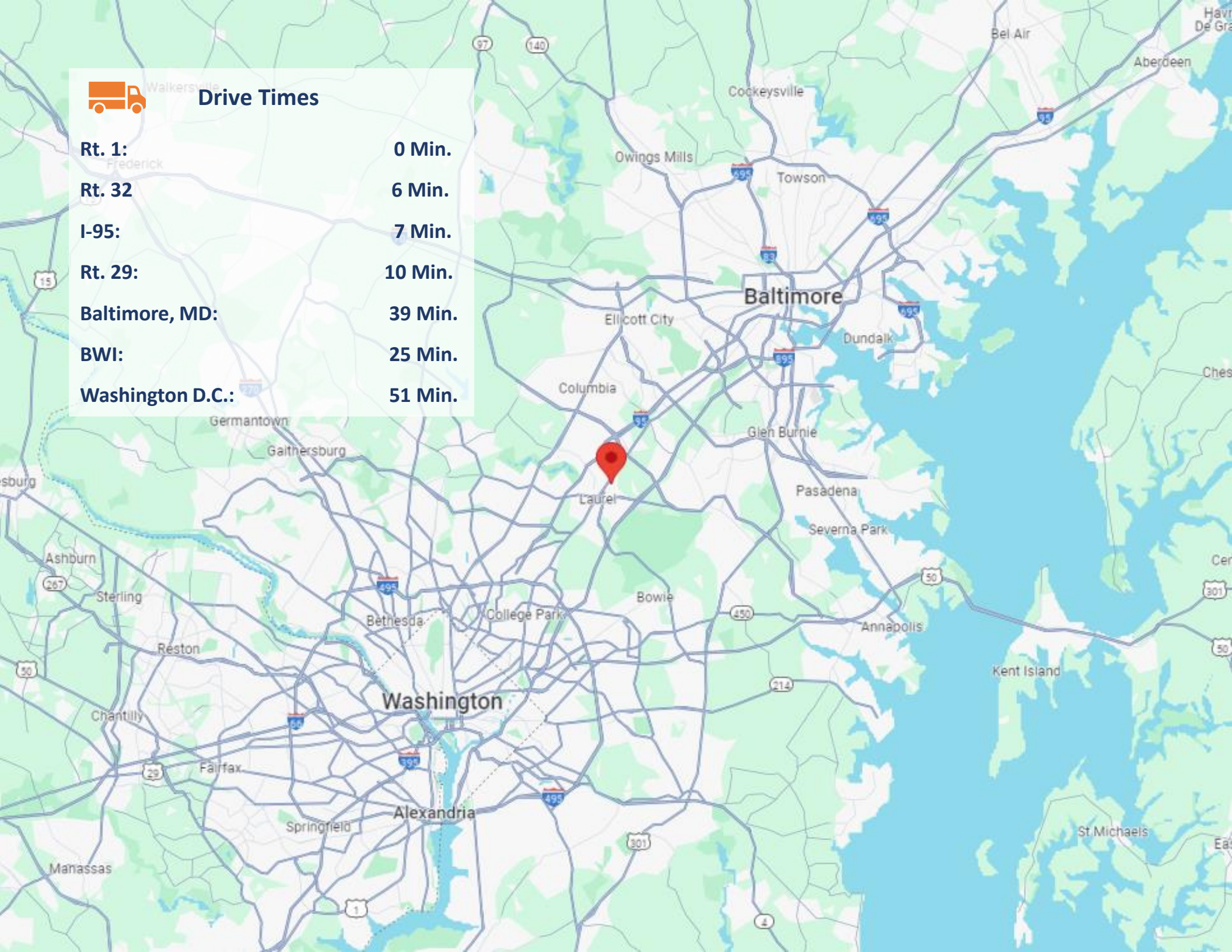




Walkersville

Drive Times

Rt. 1: Frederick	0 Min.
Rt. 32	6 Min.
I-95:	7 Min.
Rt. 29:	10 Min.
Baltimore, MD:	39 Min.
BWI:	25 Min.
Washington D.C.:	51 Min.



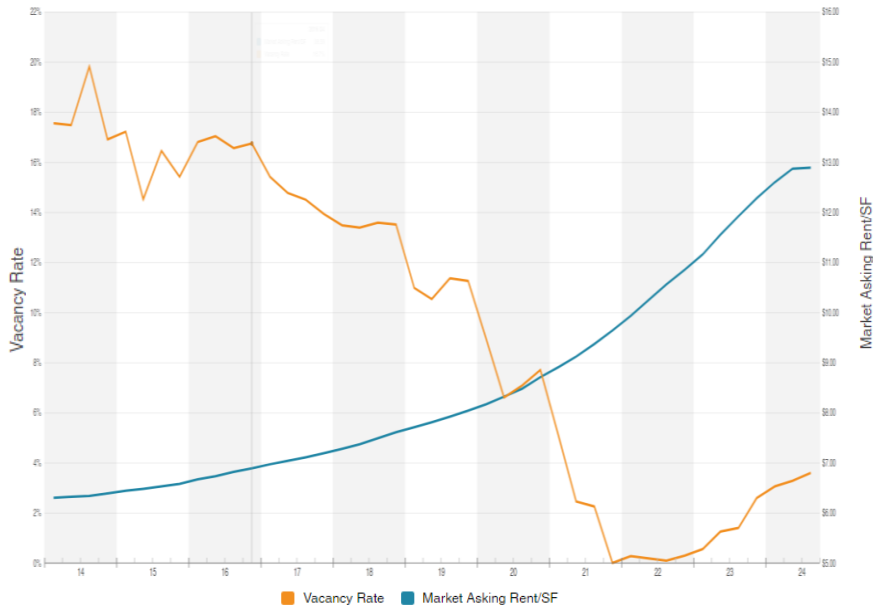
Market Summary

Route 1 Corridor

The Route 1 Corridor is among the most desirable areas for industrial real estate in the state. Its appeal stems from its close proximity to BWI, access to two major highways, and the ongoing growth of population centers both just north and further south near Washington, D.C. Since early 2019, occupancy rates have surpassed historical averages, driving consistent year-over-year rent growth.

This growth has been fueled by a combination of high population density and limited land availability. Unlike the development-heavy submarkets to the north, the Route 1 corridor has seen relatively modest new construction, which has helped prevent supply-driven increases in vacancy rates.

5-Mile Vacancy & Market Asking Rent/SF



Source: Costar September, 2024 Survey

Industrial Submarket Metrics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Properties in Survey	17	49	107
Inventory SF	1.2M	2.7M	7.4M
Vacancy	0.00%	3.80%	3.50%
TTM Net Absorption SF	0K	31.8K	158K
TTM Net Absorption %	0.00%	-1.20%	-2.10%
Annual Rent Growth	8.60%	8.80%	8.90%

Source: Costar September 2024 Survey

Strong Submarket Performance

Strategically located halfway between Baltimore and Washington, D.C. along the I-95 and BW Pkwy corridors, industrial properties nearby 9950 Washington Blvd N. show strength in key metrics. Rent growth across industrial properties within 5-miles was 8.90% year over year.

Industrial occupancy in Howard County is currently 94.5%, down from 96.0% a year ago. The County's strategic location has attracted institutional distribution powerhouses such as Sysco Corp, PepsiCo, and American Sugar Refining each with each leasing over 300K SF of space.

Market Outlook

Currently, there are no new industrial developments underway in the broader Howard County market due to land constraints. A scarcity of properly zoned industrial land and strong demand along the Route 1 corridor is likely to result in continued outperformance in industrial rent growth.



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