

# INDUSTRIAL FOR LEASE

## 7190-7194 OAKLAND MILLS ROAD

7190 - 7194 Oakland Mills Road, Columbia, MD 21046

Available: 10,050 - 22,379 SF



**Bays 10-11 | \$4.99/SF YEAR 1 (\*Subject To A 5 Year Term, \$9.25 Year 2)**



### LISTING DATA

**7190 BAY 7:** 10,050 SF

**7190 BAYS 10-11:** 22,379 SF

### ECONOMIC DATA

**LEASE RATE:** Bay 7: \$9.25 SF/yr

**Bays 10-11:** \$4.99 SF/yr  
Year 1 | \$9.25 Year 2 on a  
5 Year Deal

### PROPERTY INFORMATION

**COUNTY:** Howard

### BUILDING DATA

**TOTAL BUILDING SF:** 81,116 SF

**ZONING:** NT



### PROPERTY HIGHLIGHTS

- Clear Height: 22' 7"
- Heat: Gas-fired ceiling mounted units
- Sprinkler: Dry
- Loading: platform docks
- Parking Ratio: 1.37 per 1,000 SF
- Overflow parking available
- Newly Painted Exterior

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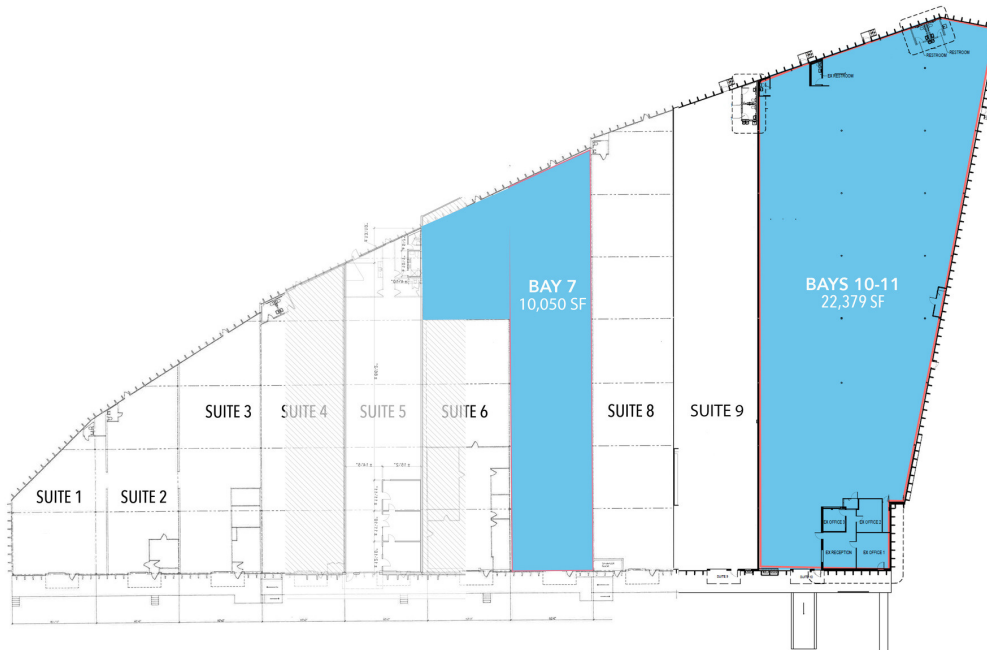
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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7190 Bay 7	Available	10,050 SF	NNN	\$9.25 SF/yr	100% warehouse with platform loading dock and bathrooms  Available in *Approx 90 Days
7190 Bay 10-11 Contiguous	Available	22,379 SF	Call For Info	\$4.99 year 1, \$9.25 year 2 on a 5 year deal	End unit with visibility on Oakland Mills Road.

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