

INDUSTRIAL FOR LEASE

7190-7194 OAKLAND MILLS ROAD

7190 - 7194 Oakland Mills Road, Columbia, MD 21046

Available: 2,580 - 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 1:	2,580 SF
7190 BAY 2:	4,331 SF
7190 BAY 3:	5,769 SF
7190 BAY 7:	10,050 SF
7190 BAYS 10-11:	22,379 SF

ECONOMIC DATA

LEASE RATE:	Bays 1-3: \$12/SF NNN
	Bay 7: \$9.25/SF NNN
	Bays 10-11: \$4.99/SF NNN
	Year 1 \$9.25/SF NNN 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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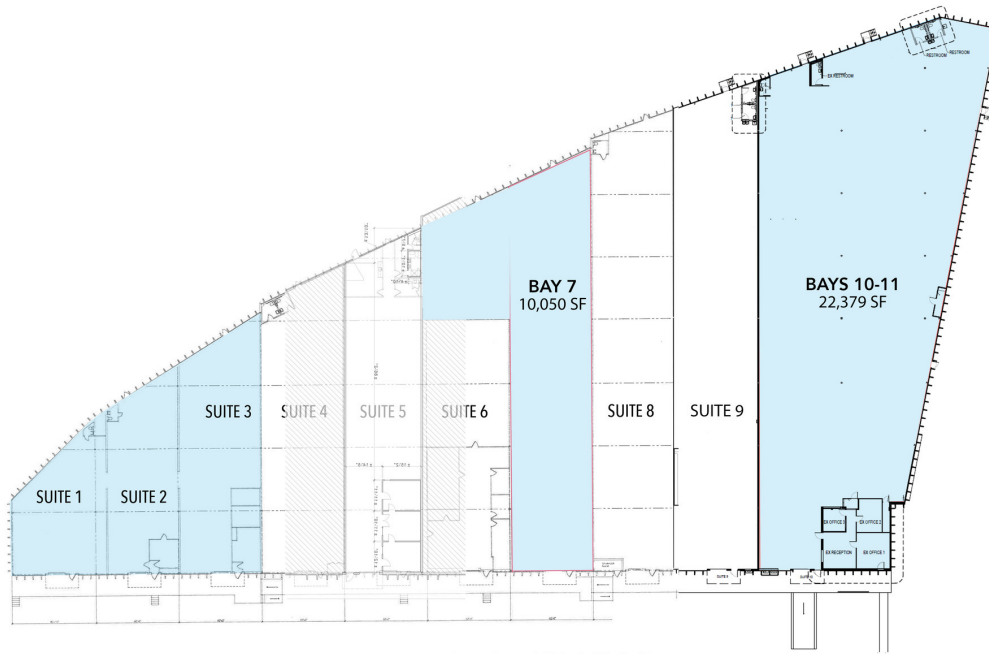
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
7190 Bay 1	Available	2,580 SF	NNN	100% warehouse with a platform dock and restroom
7190 Bay 2	Available	4,331 SF	NNN	100% warehouse with a platform dock and restroom
7190 Bay 3	Available	5,769 SF	NNN	100% warehouse with a platform dock and restroom
7190 Bay 7	Available	10,050 SF	NNN	100% warehouse with a platform dock and 2 restroom
7190 Bay 10-11 Contiguous	Available	22,379 SF	NNN	95% warehouse with 5% brand new office a platform dock, a ramp and 2 restroom

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