



STERLING LOGISTICS
PROPERTIES



COLUMBIA COMMERCE CENTER

9161 COMMERCE CENTER DRIVE,
COLUMBIA, MD

Baltimore-Washington Corridor | Close Proximity to I-95
Delivery – Fall 2026



Designed for Precision. Built to Scale

Columbia Commerce Center is Howard County's premier industrial development, strategically located in the heart of the Baltimore-Washington Corridor. With direct access to I-95, Washington, D.C. and the Port of Baltimore—the nation's top hub for specialized cargo—it delivers critical regional connectivity where it matters most.

As the only scalable, zoned industrial site west of I-95, Columbia Commerce Center delivers modern infrastructure from an unmatched location to support the next generation of distribution and manufacturing operations.



+/-187,500 RENTABLE
SQUARE FEET
(DIVISIBLE)



INDUSTRIAL
ZONING (M1)



SINGLE OR
MULTITENANT OPTIONS



4000 AMPS POWER
CAPACITY

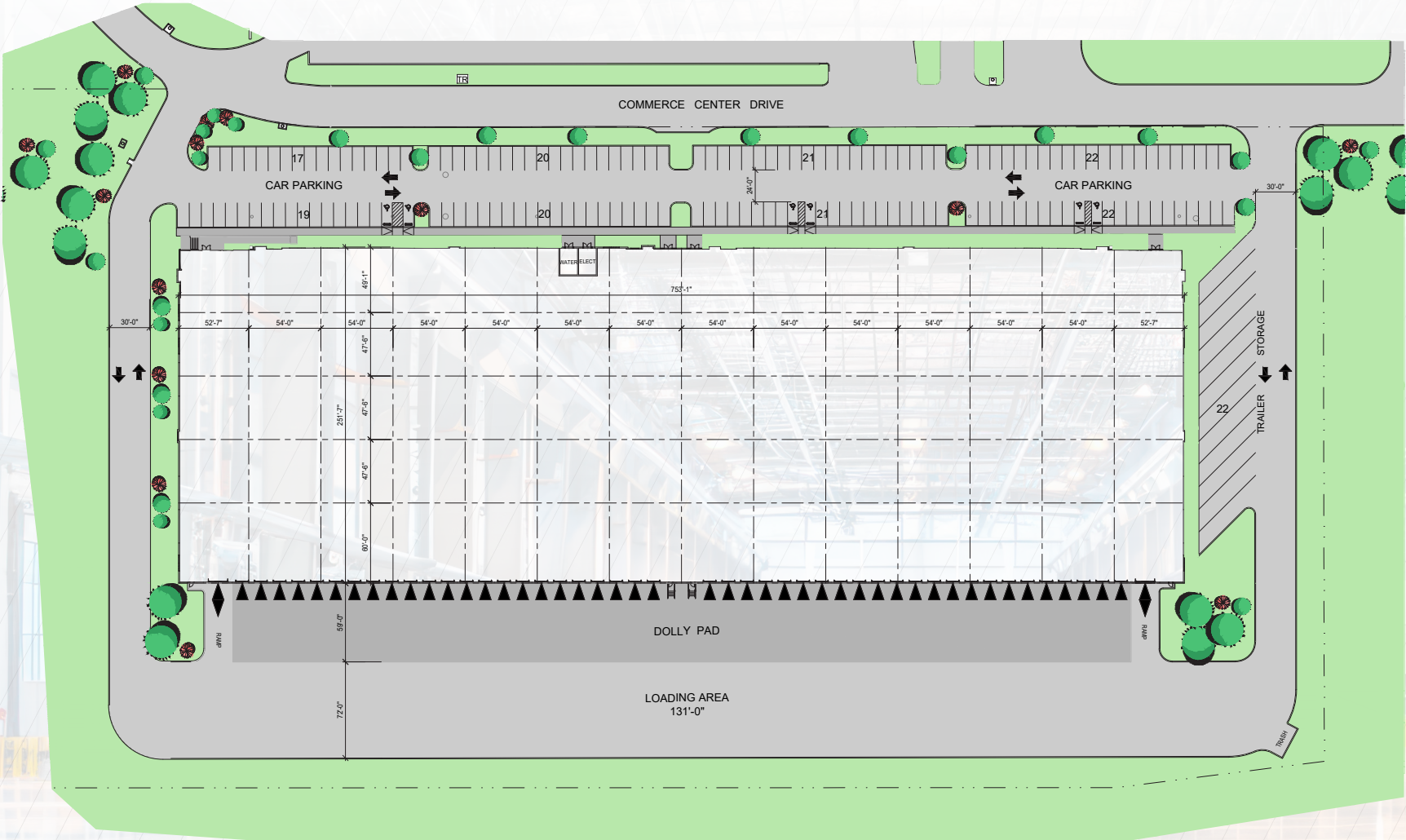


54' X 50'
COLUMN SPACING

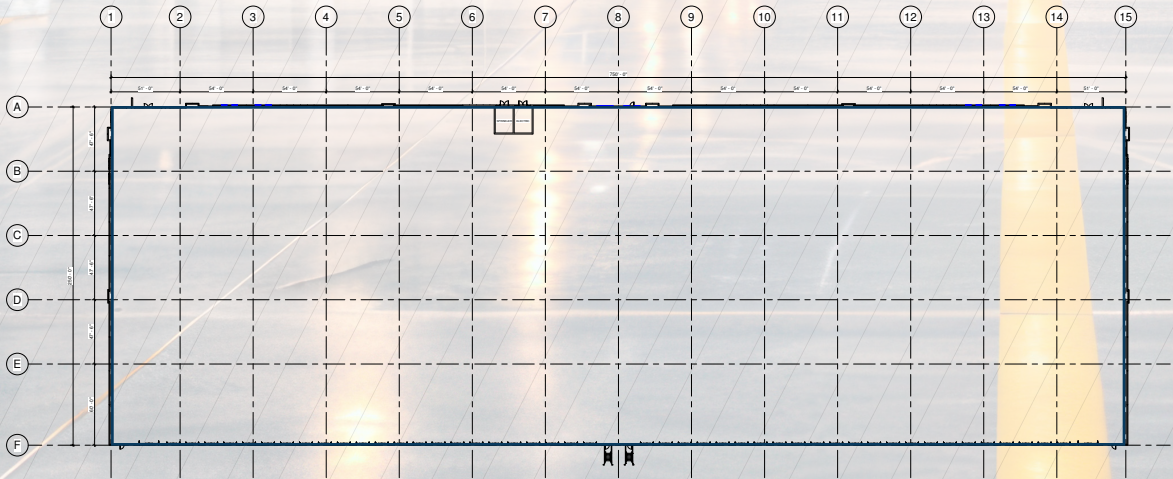


36' CLEAR HEIGHT

Site Plan



Building Plan



DESIGNED FOR SPECIALIZED INDUSTRIAL OPERATIONS

SIZE	±189,267 SF
SPEC OFFICE	±3,430 SF
OPTIONALITY	Ability to demise to ±75,000 SF
CLEAR HEIGHT	36'
COLUMN SPACING	Minimum 54' x 50' with 60' speed bays
LOADING DOCKS	± 44
DRIVE-INS	2
DOCK PACKAGES	Spec dock
PARKING SPACES	± 171
TRAILER DROPS	± 11
POWER	3,000 - 4,000 Amps
FLOOR	7 Inches, unreinforced
ZONING	M1 - Industrial

Command the Corridor

Strategically located in the heart of the Baltimore-Washington Corridor, the Mid-Atlantic's fourth-largest metro area, Columbia Commerce Center offers impressive reach to a dense network of consumers with significant economic presence.

2.8 MILES

I-95

12 MILES

BWI AIRPORT

16 MILES

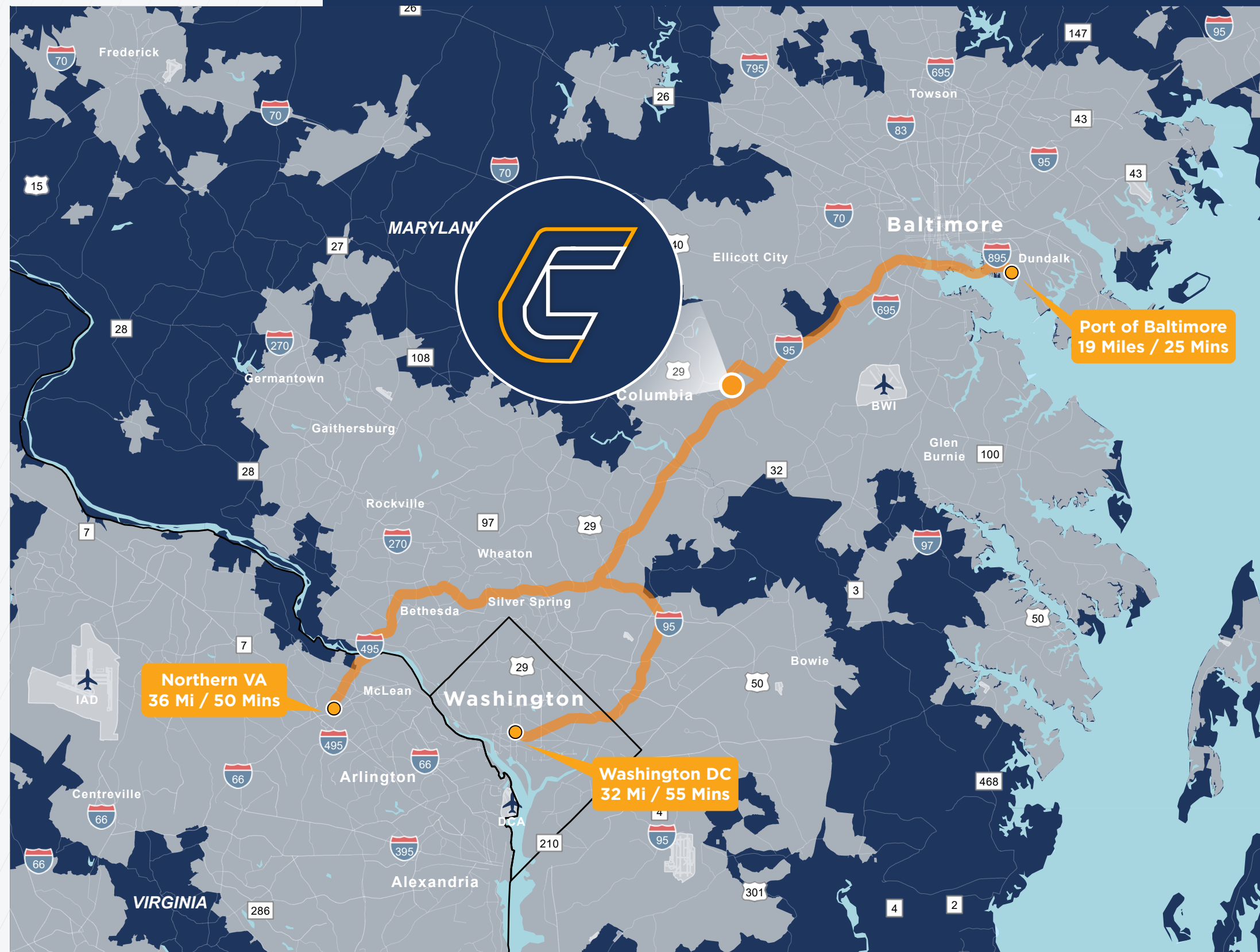
BALTIMORE

20 MILES

PORT OF
BALTIMORE

8 MILES

WASHINGTON, DC



Corporate Neighbors

9161 Commerce Center Drive in Columbia, MD is located in Howard County which is the wealthiest county in Maryland and the #6 wealthiest county in the entire United States. The property benefits from its Baltimore-Washington Corridor location because of access to one of the top deep-water ports on the East Coast as well as a population of 9.9 million people within a one (1) hour drive; one of the wealthiest and most educated consumer groups in the country.



ACCESS
9.9 MILLION
CONSUMERS
WITHIN AN HOUR

	3-MILE	5-MILE	10-MILE
POPULATION	90,820	228,754	691,141
MEDIAN AGE	36.9	37.5	37.9
HOUSEHOLD INCOME	\$161,367	\$170,177	\$157,977



COLUMBIA COMMERCE CENTER

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