

Now Available - Built-Out Data Center Columbia MD For Sale



FIVE 9s DIGITAL



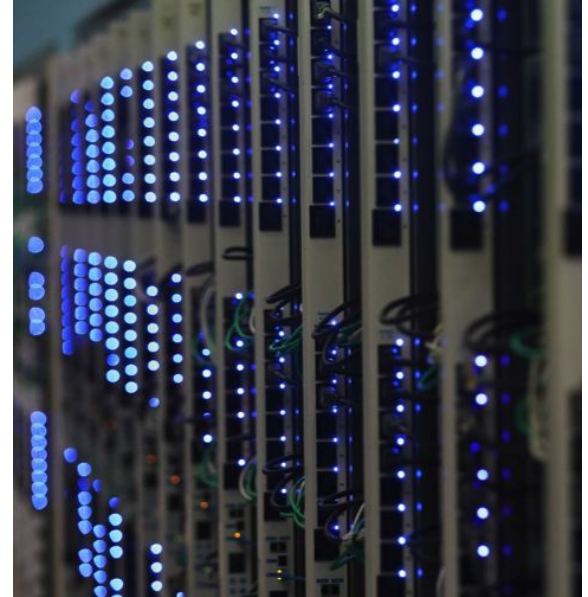
Romans Properties LLC

Opportunity



Free-standing 62,336 SF~ fully equipped data center located in Columbia, Maryland:

- Just vacated - Now Available - For Sale
- Free-Standing Data Center
- Existing Equipment and Infrastructure Included
- Excellent Metro and Long Haul Fiber Connectivity
- Power supplied by BGE
- Scalable power
- Additional 34 kV primary feeder can be delivered pending power ramp request
- Maryland Data Center Tax Incentives



Details



Address:	9100 Guilford Road, Columbia MD
Building Size:	Free-standing, one-level data center totaling 62,336 SF
Condition:	Fully equipped data center
Price:	Reduced from \$12.8M to \$10M~
Available:	Immediately
Column Spacing:	32' x 30'
Clear Height:	18'~ clear height
Zoning:	NT & MI - Historic use as Blue Cross Blue Shield data center
Parking:	150~ parking spaces on site



Data Center Details

On-Site Power: Two existing feeds from diverse BGE substations (Columbia and Snowden River)

Building Power: Redundant power distribution via 4,000 amp feeds to redundant 750 kW UPS in a 2N configuration. Two (2) 2500 kVA transformers on site. 1.8 MW designed as A Side / B Side configuration.

Generators: Three (3) 1500 kVA back-up diesel generators totalling 4.5 MW of generator capacity

Cooling: 32 Liebert Deluxe III CRAC Units, 32 Liebert roof-mounted heat rejection units, Trane and Carrier RTUs

UPS: Liebert NX UPS Systems

Battery Stacks: Drycell battery stacks replaced in 2020 and 2023

Fire Protection: Pre-action VESDA fire protection system

PDU: Liebert PDUs (168 pole) Square-D plug-in panel boards

Column Spacing: 30' x 30'

Security: 24' x 7' monitored security, mantrap security entrance



Aerial



Exterior Photos



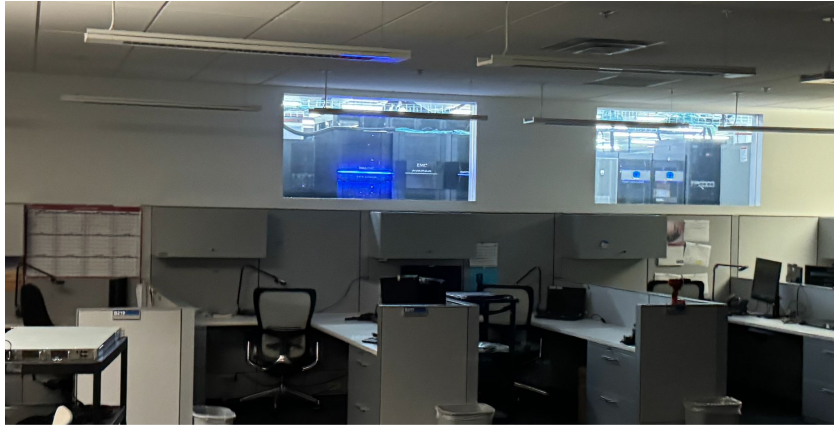
Data Center Photos



Data Center Photos



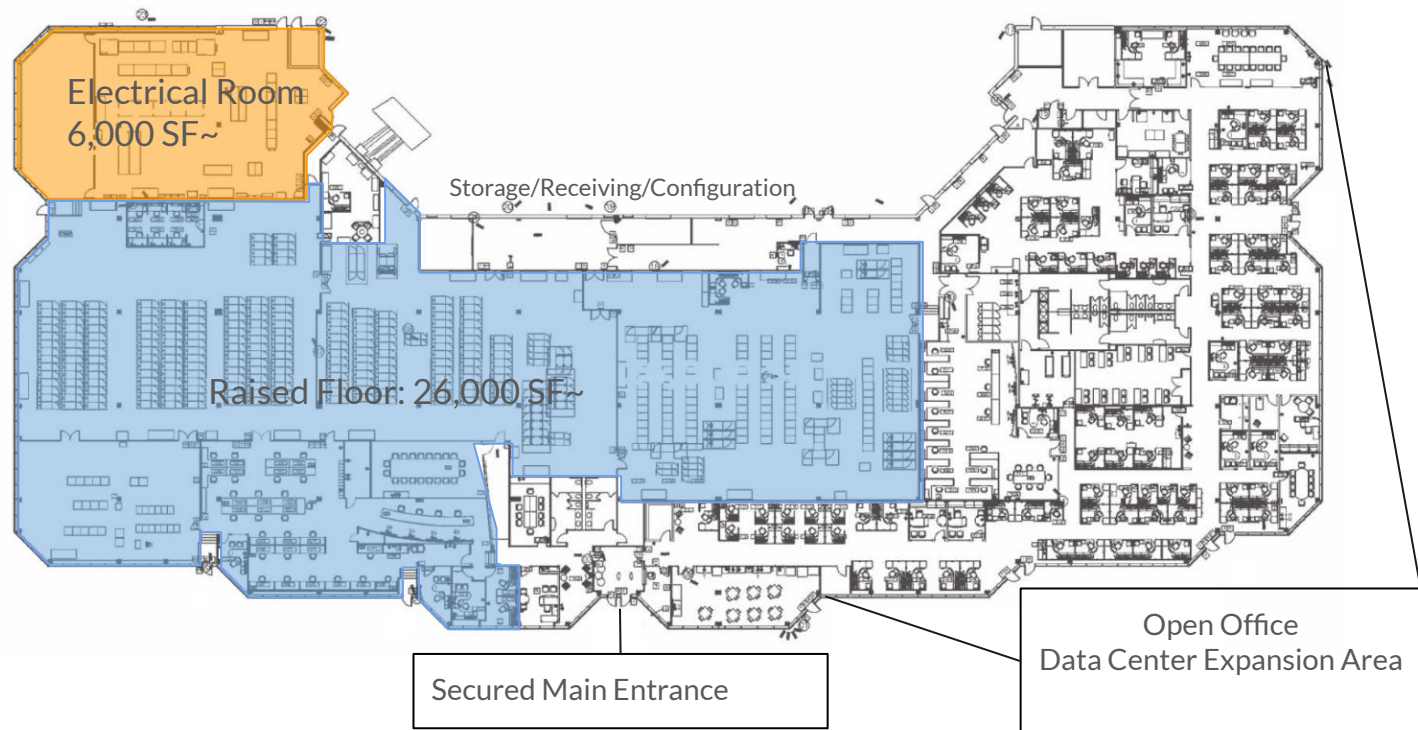
Data Center Photos

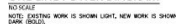


Data Center Photos



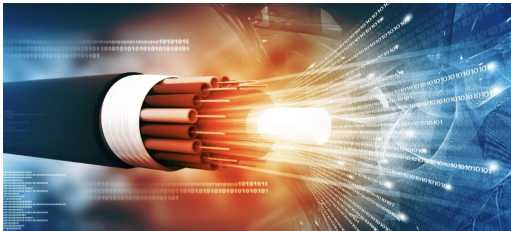
Floor Plan



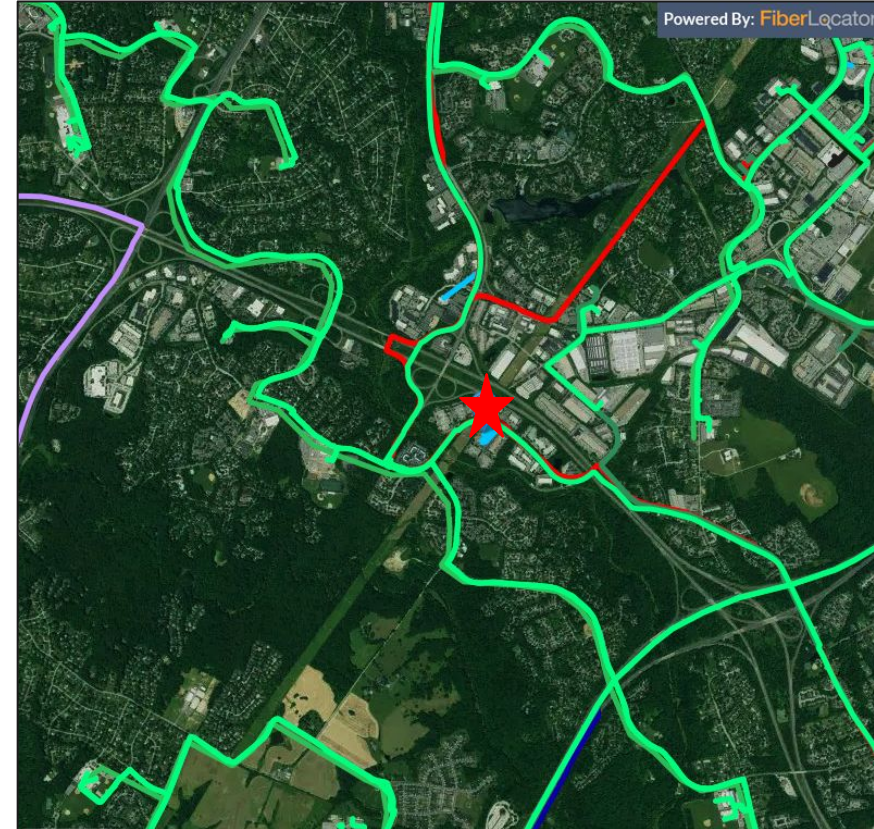


Metro & Long Haul Fiber

- Multiple metro fiber providers on site
- In addition to the adjacent fiber map, AT&T and Verizon are on site
- Connectivity to the largest confluence of data and cloud hubs in Northern Virginia
- Access to key interconnection facilities in the region

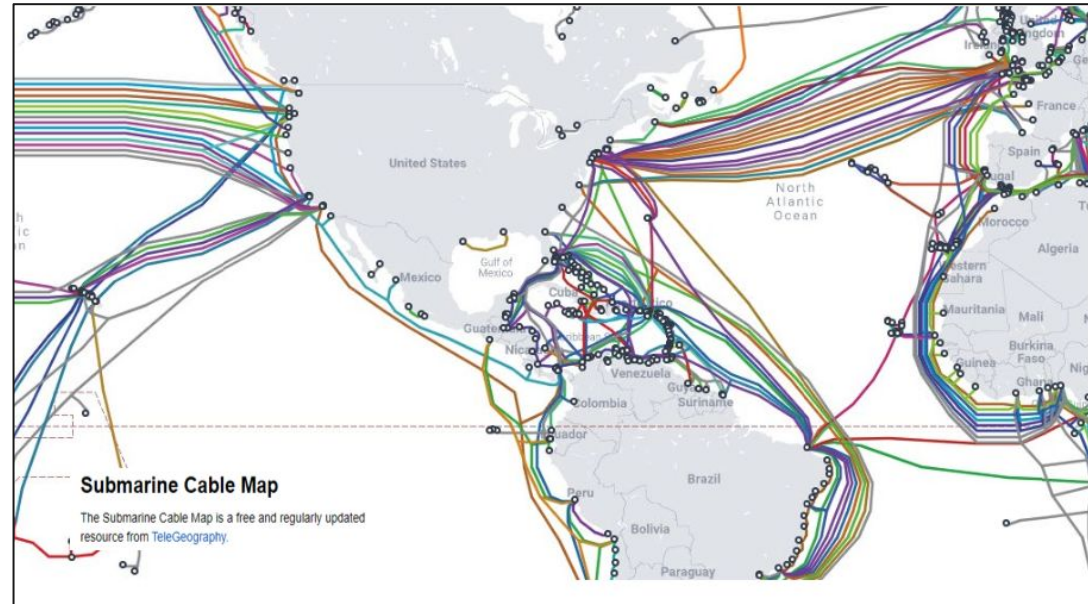
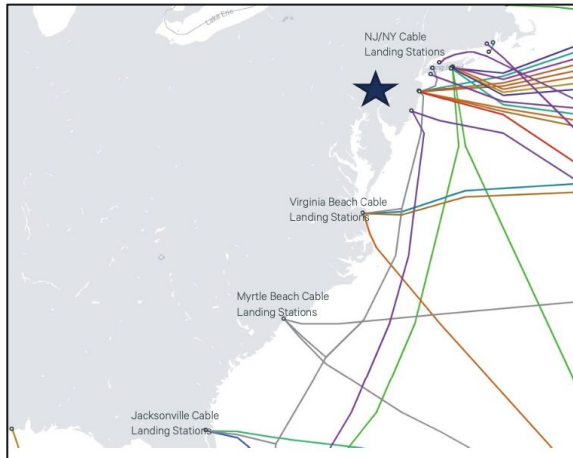


Metro Networks	
☒	AiNet
☒	Atlantech Online
☒	Breezeline
☒	Breezeline Leased
☒	Crown Castle
☒	DF&I
☒	Fiberlight
☒	Harbor Link
☒	Level3 Metro
☒	Maryland Broadband Cooperative
☒	One Maryland ICBN
☒	Rally Networks
☒	WOW! Business (now Astound)
☒	Windstream
☒	Zayo Metro
Long Haul Networks	
☒	Arelion - North America
☒	Level 3 Long Haul
☒	Sprint Long Haul
☒	Windstream Long Haul
☒	Zayo Long Haul



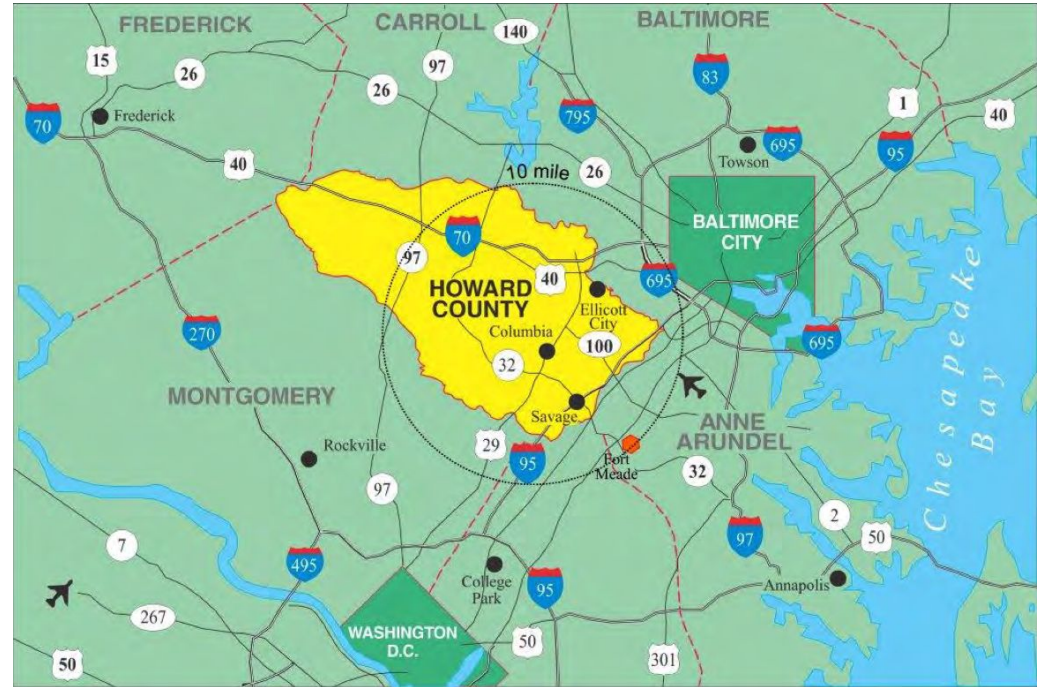
International Subsea Cable

- Connectivity to international subsea cable systems
- Most International Subsea Cable Systems are located on the east coast in New Jersey, Long-Island, Virginia, South Carolina, Jacksonville and South Florida areas. More importantly, the traffic flow for most of North America has been designed around these cable systems – which are all supported by the ICFs



Location

- Columbia is located in Howard County, Maryland
- Centrally located between the Baltimore and Northern Virginia
- Howard County is home to a broad list of significant industry sectors including scientific and research development, Fortune 500, federal government, and a vast list of technology companies



DATATRIBE



The Market



Columbia, Maryland is part of the Baltimore/Annapolis metropolitan market and centrally located between Baltimore and the Northern Virginia data center markets. The area surrounding Columbia boasts a broad list of companies including significant research and development firms, technology companies, federal government and associated vendors, healthcare, financial services and education.

The Maryland Legislature and Governor Moore recently enacted the Critical Infrastructure Streamlining Act of 2024 which is another significant step in the support of new data center projects in the state.

The data center is located 15 miles from Baltimore/Washington Airport and 18 miles southwest of the Baltimore CBD offering substantial low-latency fiber connectivity to numerous network providers and connectivity to the downtown Baltimore Carrier Hotel and the Northern Virginia market. The data center is approximately 55 miles from Northern Virginia

The regional area houses over 170 data centers with nearby Northern Virginia being home to the largest cluster of data center and cloud deployments in the US handling over 60% of the world's internet traffic.

Tax Incentives



The State of Maryland offers a Sales and Use Tax Exemption Incentive Program for data centers that locate or expand in Maryland.

A data center business can be eligible for a 10 year consecutive benefit period for companies that create at least five (5) qualified employment positions and invest at least \$2M in qualified data center personal property in Tier 1 areas and invest at least \$5M in any other area of the State.

For more information on the Data Center Maryland Sales and Use Tax Exemption Program, please review the following link: [Maryland Data Center Program](#)

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