

INDUSTRIAL FOR LEASE

7190-7194 OAKLAND MILLS ROAD

7190 - 7194 Oakland Mills Road, Columbia, MD 21046

Available: 9,132 - 31,511 SF

\$4.99/SF YEAR 1 (*Subject To A 5 Year Term, \$9.25 Year 2)



LISTING DATA

7190 BAY 9: 9,132 SF
7190 BAYS 10-11: 22,379
7190 BAYS 9-11: 31,511 Contiguous

ECONOMIC DATA

LEASE RATE: Bay 9: \$9.25 SF/yr NNN
Bays 10-11: \$4.99 SF/yr
Year 1 | \$9.25 Year 2 on a 5 Year Deal
Bays 9 - 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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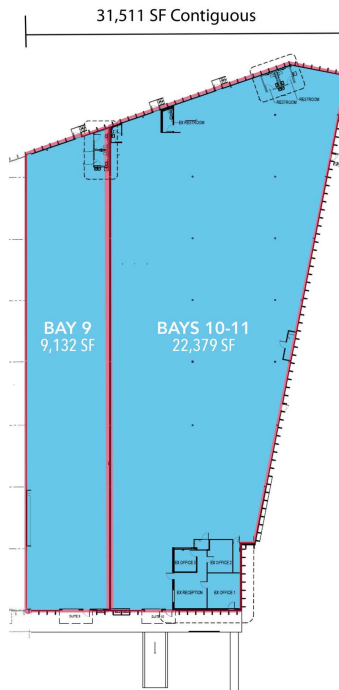
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
7190 Bay 9	9,132 SF	\$9.25 SF/yr	Shell with 1 Platform Dock
7190 Bay 10-11 Contiguous	22,379 SF	\$4.99 year 1, \$9.25 year 2 on a 5 year deal	End unit with visibility on Oakland Mills Road.
7190 Bays 9-11 Contiguous	31,511 SF	\$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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