



Heathrow Business Center

9176 Red Branch Rd, Columbia, MD 21045

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Heathrow Business Center

\$15.00 /SF/YR

Ideal warehouse space available for sublease. The current tenant occupies the adjacent unit and will vacate this unit upon signing of sublease agreement. There is a large 14ft drive in door at the rear of the unit. The property is in a nice area with a mix of professional service businesses. The front of the building has plenty of parking, and the rear of the building has room for more parking and oversized vehicles. There are two offices at the front of the building, and each are roughly 200sf. There are also two bathrooms at the front of the unit....

- 14ft Drive in door
- Ample parking
- Fully conditioned warehouse
- 90% warehouse/ 10% office
- Two bathrooms



Rental Rate: \$15.00 /SF/YR

Property Type: Flex

Building Class: B

Rentable Building Area: 81,067 SF

Year Built: 1973

Rental Rate Mo: \$1.25 /SF/MO



1st Floor Ste S

Space Available	3,358 SF
Rental Rate	\$15.00 /SF/YR
Date Available	January 01, 2025
Service Type	Plus All Utilities
Office Size	220 SF
Space Type	Sublet
Space Use	Industrial
Lease Term	Negotiable

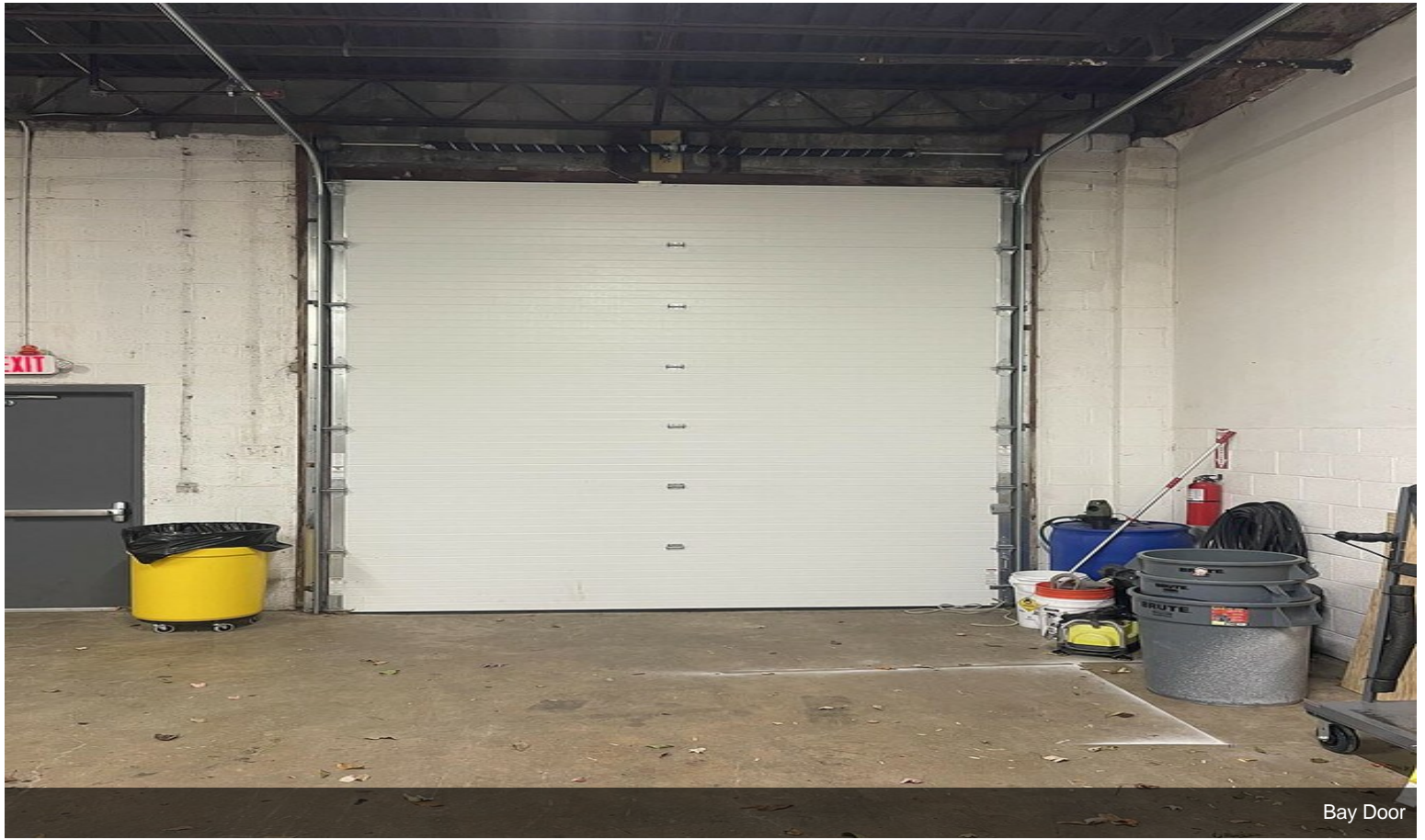
3300 plus SF of warehouse space available for sublease. Primary tenant will vacate this space and occupy the adjacent space. One small opening between the two units will be walled off to create total separation. There is a 13 x 13 reception area at the front of the unit, as well as a 16 x 12 office. There are two bathrooms. The unit is fully conditioned. Extra large 14ft drive in door. Plenty of parking.



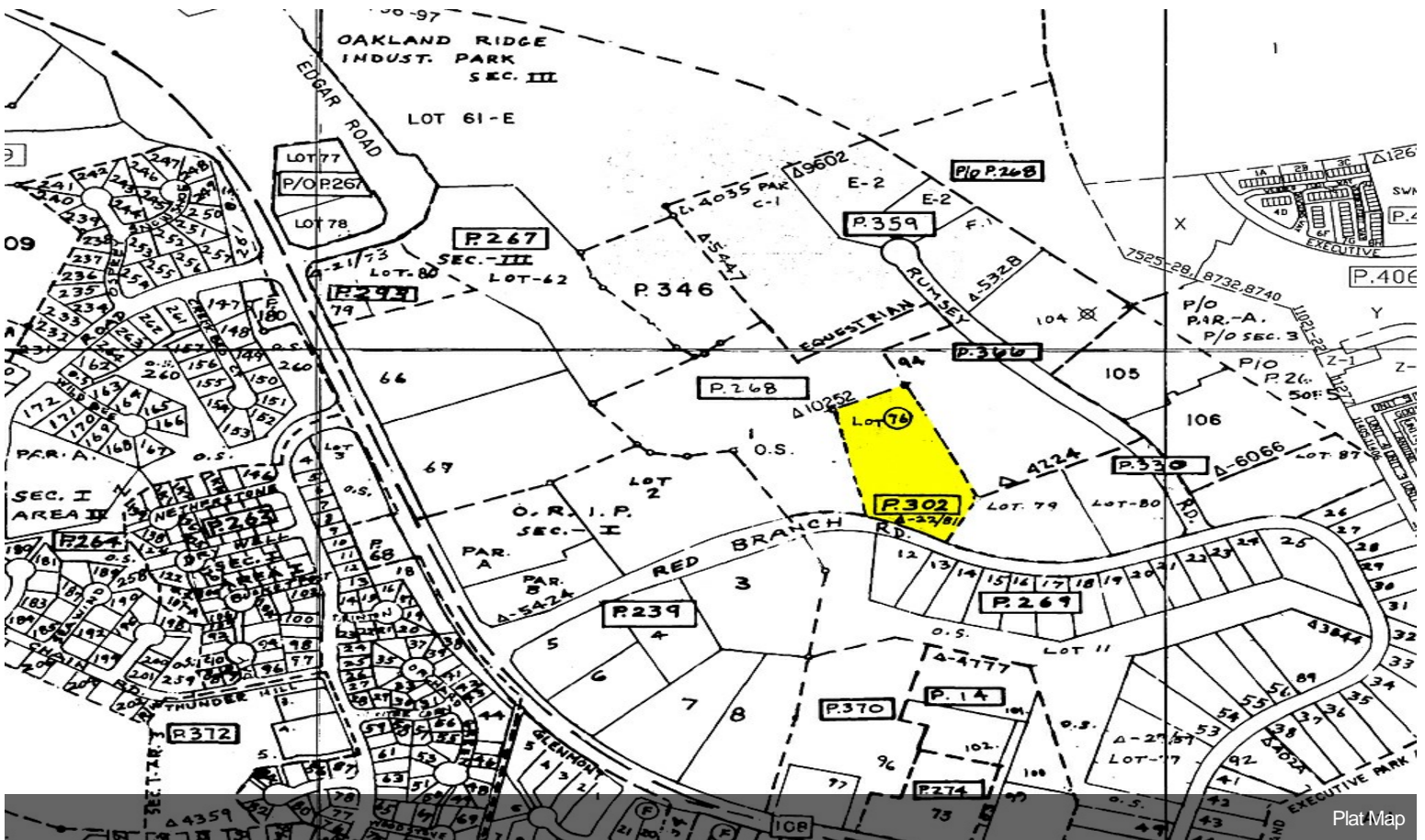
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Property Photos



Bay Door



Plat Map

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Aerial



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