

PROPERTY OVERVIEW

# GUILFORD BUSINESS CENTER

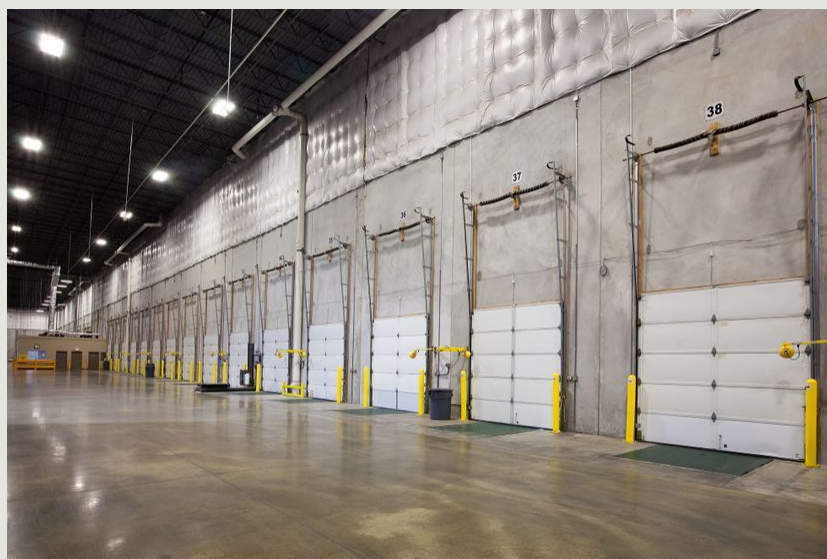
9525 BERGER ROAD, COLUMBIA, MD 21046





## Building Information

- Located in the Guilford Industrial Park with easy access to I-95 and
- MD Route 100
- 100,000 SF flex-warehouse building
- One-story masonry construction
- 20' clear ceiling height
- Dock loading
- 120/208 volt, 3-phase, 4-wire service
- Public utilities
- FiOS service available
- Sprinklered
- Howard County, NT zoning: manufacturing, warehousing, office



## Surrounding Amenities

- Taco Bell
- Starbucks
- Pizza Bolis
- Burger King
- McDonald's
- KFC
- Ledo Pizza
- Capital One Bank
- CrossFit Gym
- Bowlero Columbia
- The Home Depot
- United States Postal Service
- Wegmans Supermarket
- The UPS Store

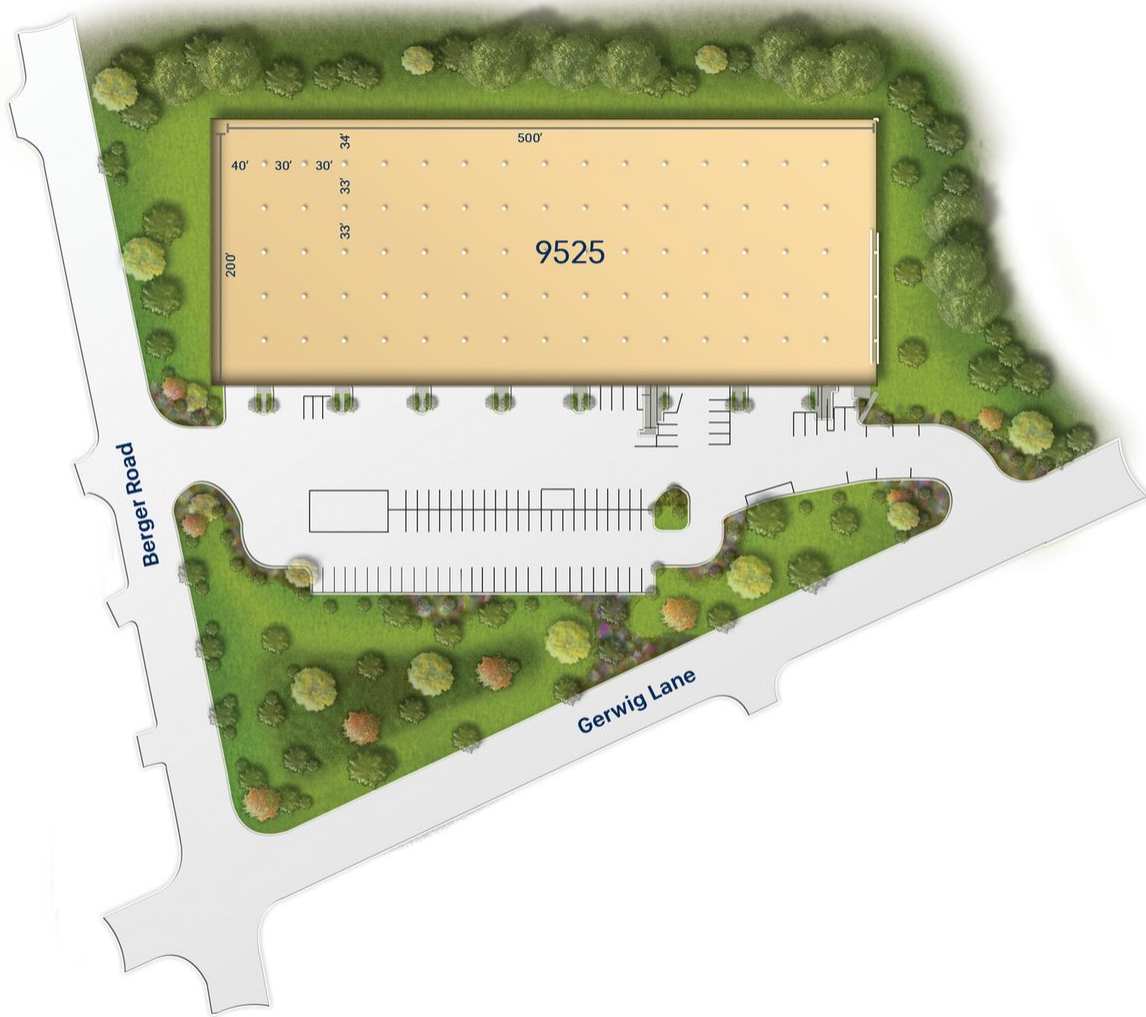
# Site Plan

Guilford Business Center

9525 Berger Road

Industrial

100,000 SF

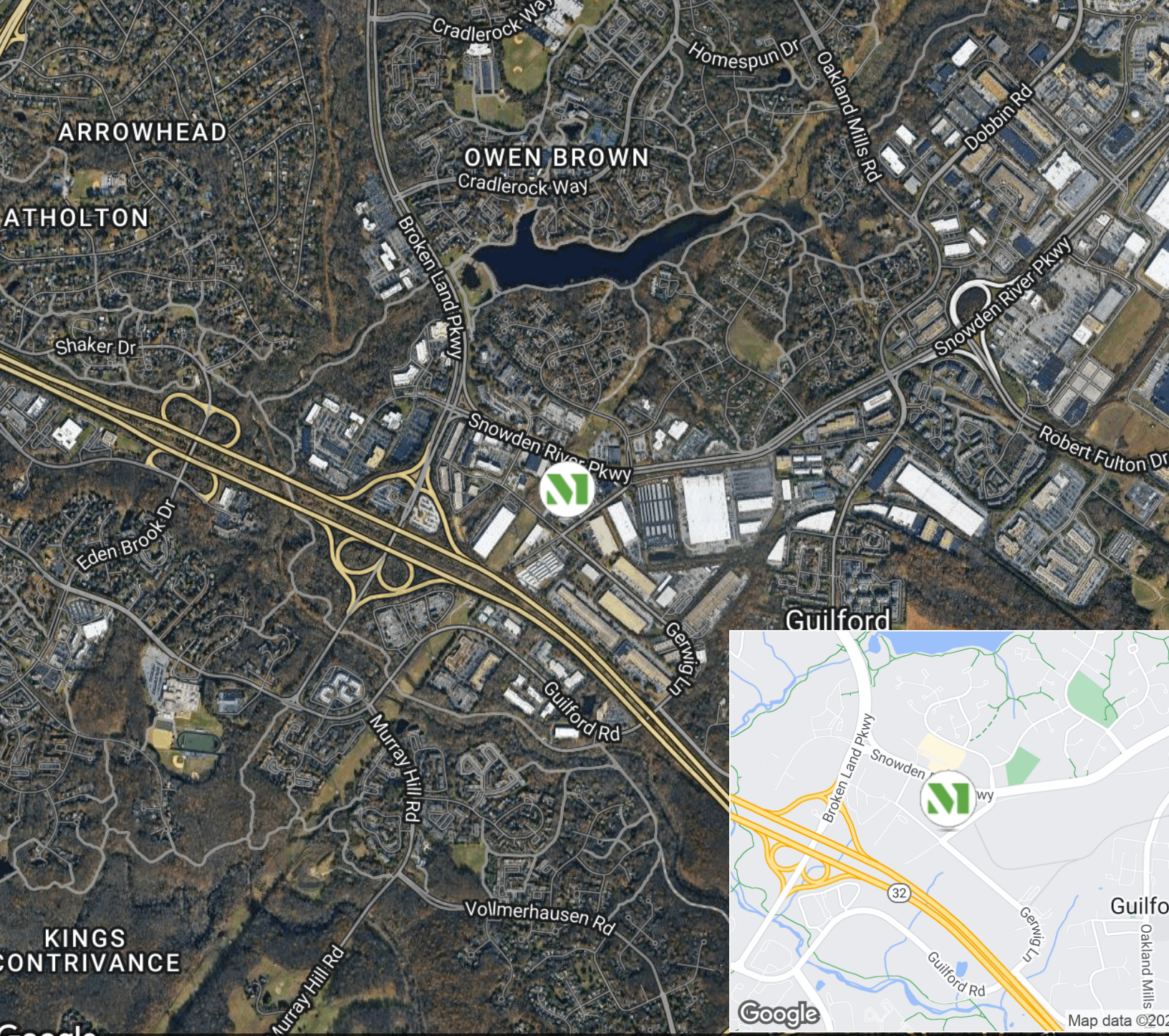


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**EDWARD J. NEMEC,**  
MANAGING PARTNER  
NEW YORK LIFE







Google, Virginia, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

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**For additional information or to schedule a tour, contact:**

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

**merrittproperties.com**

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

