

BUILT-OUT FLEX WAREHOUSE WITH OFFICE FOR LEASE



9017 Mendenhall Court, Columbia, MD 21045



FLEX OFFICE/WAREHOUSE SPACE FOR LEASE

9017 MENDENHALL COURT



**Fully air conditioned
warehouse spaces**

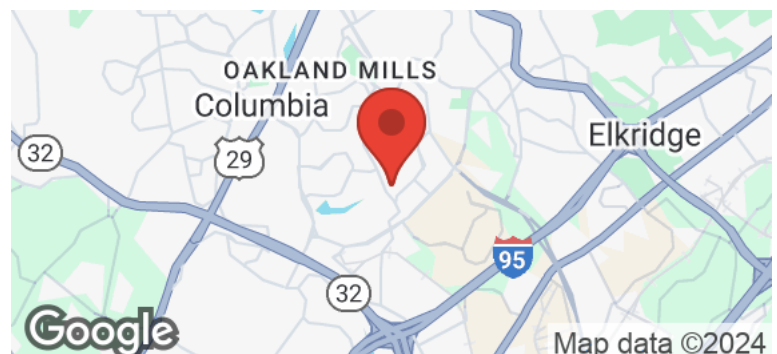
**semi finished
warehouse spaces**

PROPERTY DETAILS

LEASE RATE:	\$14.50 SF/NNN
NNN:	\$3.65/SF
SUITE E:	4,030 SF
SUITE F	6,400 SF
SUITE G:	5,888 SF- LEASED
PARKING:	Free and Unreserved
ZONING:	NT

PROPERTY OVERVIEW

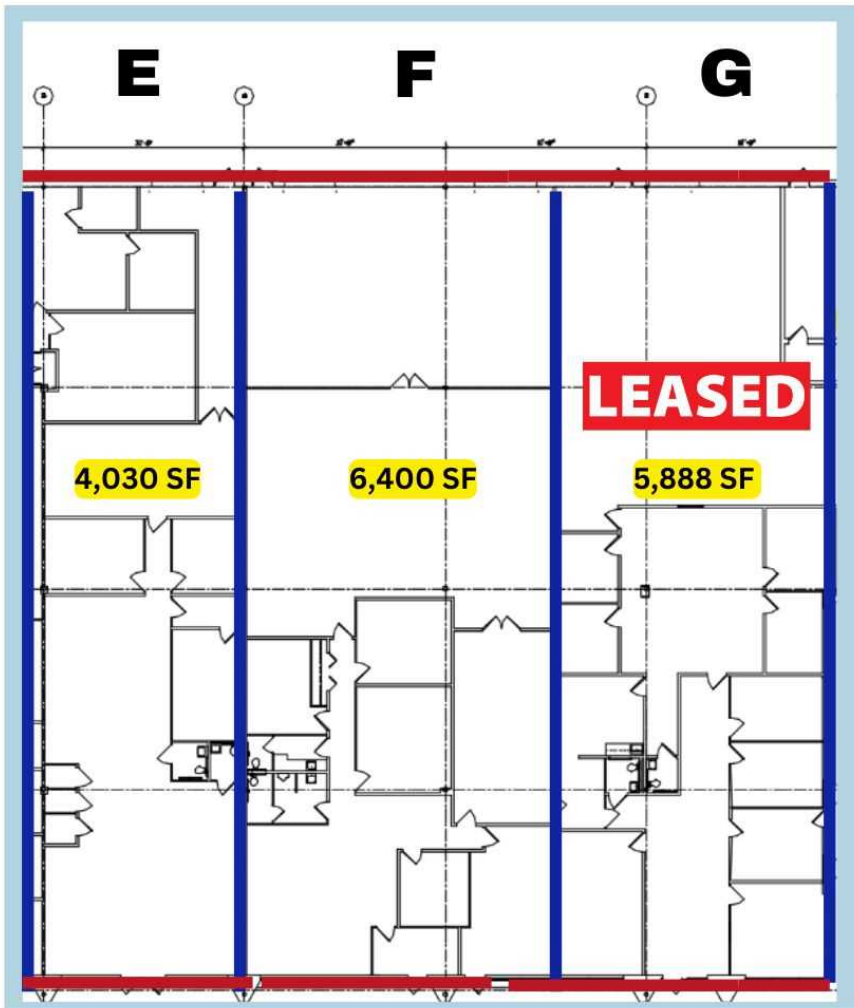
- Flex Office/Warehouse FOR LEASE
- Can be combined up to 10,430 SF
- 16FT Ceilings, Sprinkler System, 32x32 Column Spacing
- 10'x12' Roll door dock height loading
- Private restrooms
- Ample parking
- Zoning NT - allows for POR, B-1, B-2, SC or M-1uses
- Ideal Columbia Location. Less than 1 minute from Snowden River Parkway and 3 minutes to 1-95, 1-175 and MD-32.



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SITE PLAN & PHOTOS

9017 MENDENHALL COURT, COLUMBIA, MD 21045

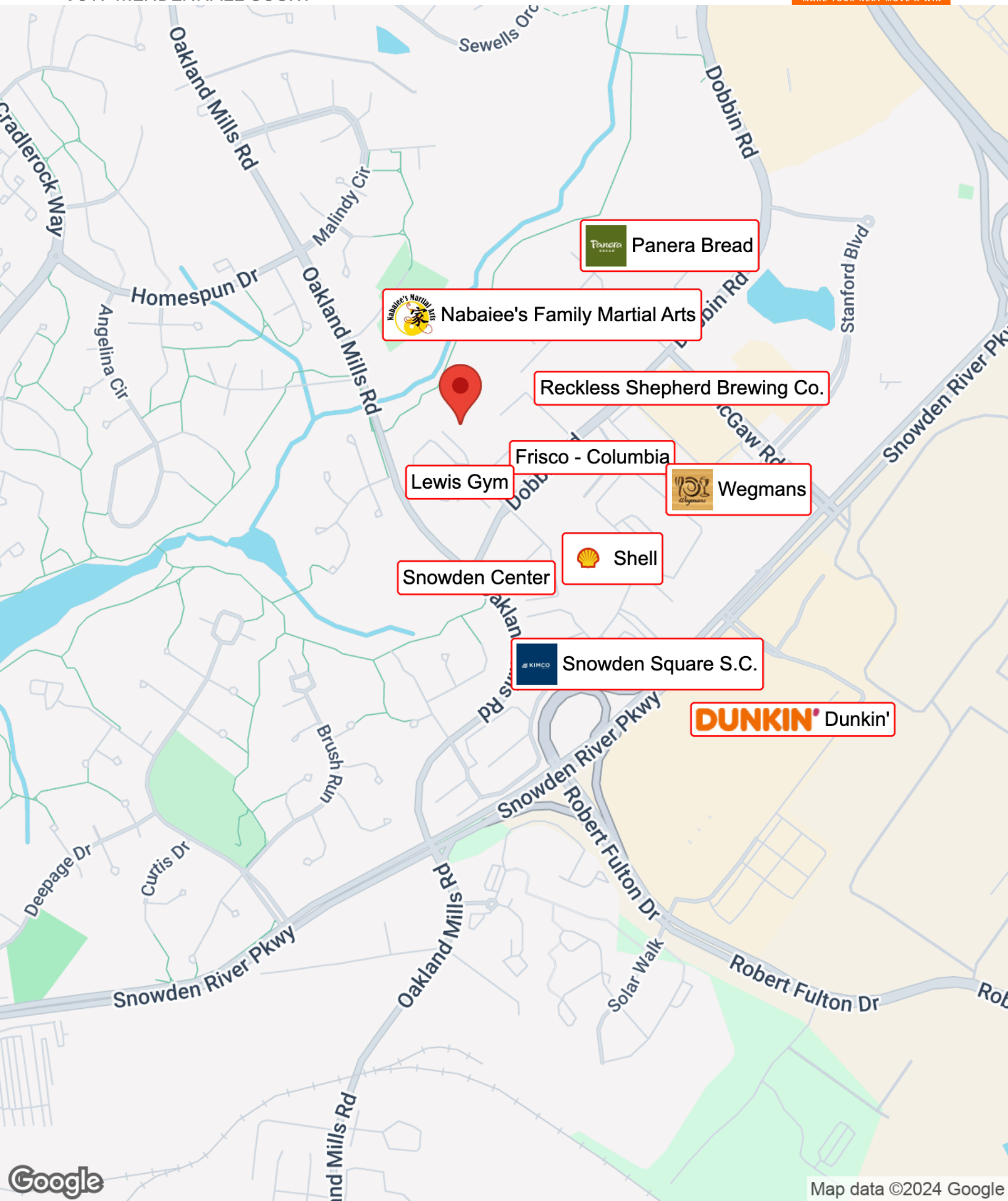



NOTE: FLOOR PLAN IS NOT AS BUILT & SQUARE FOOTAGE IS ESTIMATED



BUSINESS MAP

9017 MENDENHALL COURT



 Panera Bread

 Nabaiee's Family Martial Arts

Reckless Shepherd Brewing Co.


Frisco - Columbia

Lewis Gym

 Wegmans

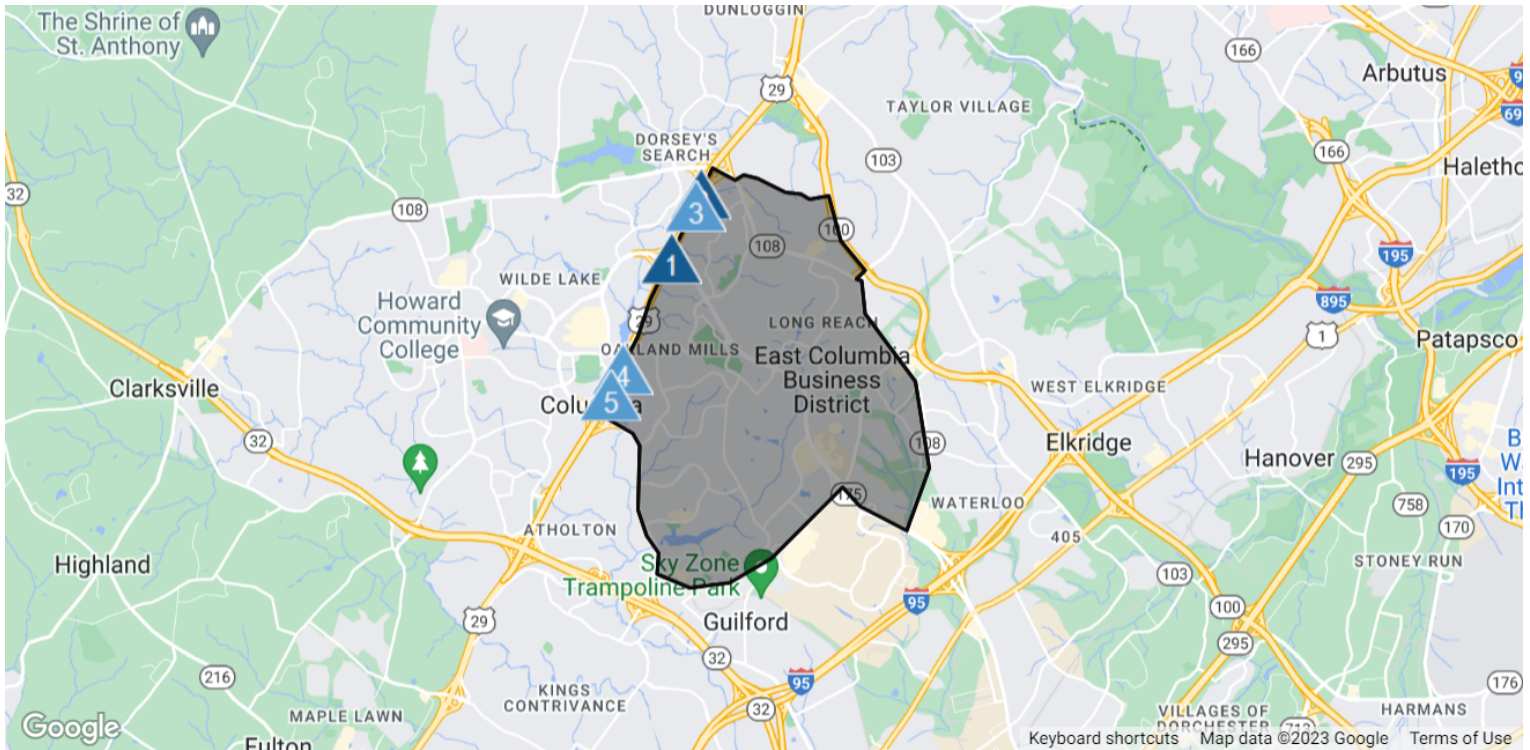
 Shell

Snowden Center

 Snowden Square S.C.

DUNKIN' Dunkin'

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

118,533

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: –
 Cross Dir: –
 Dist: –

2

117,444

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Old Line Dr**
 Cross Dir: **SE**
 Dist: **0.18 miles**

3

97,875

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Diamondback Dr**
 Cross Dir: **SW**
 Dist: **0.09 miles**

4

93,182

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: –
 Cross Dir: –
 Dist: –

5

84,530

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Oolumbia Pike**
 Cross Dir: **SW**
 Dist: **0.19 miles**

Historical counts

Year	Count	Type
2017	▲ 118,391	AADT

Historical counts

Year	Count	Type
2018	▲ 117,332	AADT

Historical counts

Year	Count	Type
2012	▲ 104,582	AADT
2011	▲ 105,421	AADT
2010	▲ 105,000	AADT
2009	▲ 84,163	AADT
2008	▲ 84,162	AADT

Historical counts

Year	Count	Type
2017	▲ 93,070	AADT

Historical counts

Year	Count	Type
2006	▲ 84,206	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

9017

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