



# INDUSTRIAL PROPERTY

9550 BERGER ROAD | COLUMBIA, MARYLAND 21046

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rarely available standalone industrial property for lease/sale in Howard County, MD
- Outdoor Storage/Automotive Uses permitted
- Multiple drive-in doors
- M-1 (Manufacturing, Light) zoning
- Easy access to Route 32, Route 29 and I-95
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:

12,221 SF ±

LOT SIZE:

1.1 ACRES ±

CLEAR HEIGHT:

16' ±

DRIVE-INS:

4 (10' W x 12' H)

ZONING:

NT (NEW TOWN DISTRICT)  
W/ UNDERLYING M-1  
(MANUFACTURING: LIGHT DISTRICT)



# AERIAL



GERWIG LN

BERGER RD

263' ±

213' ±

272' ±

150' ±



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



**SITE**

**RISING TIDE**  
DISTILLING CO.

**LOST ARK**  
DISTILLING CO.

**Capital**  
Electric

**BA**  
AUTO CARE

**BERGER RD**

**Hampton**  
BY WELDON

**AAA**  
**JIMMY JOHN'S**  
Grotto Pizza

**NASA** FEDERAL CREDIT UNION

**ROYAL FARMS**

**contron**  
**CAR WASH**

**KFC**

**EXXON**

**TACO BELL**

**S**  
**GOLDEN RIVER PKWY**

**APL**  
Associates Plumbing, Inc.

**CitiRoof**  
CORP.

**4WALL**





# FOR MORE INFO CONTACT:



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