

FOR LEASE

9115 & 9150 Bursa Road
LAUREL, MARYLAND

2,940 SF – 3,261 SF Small-Bay Industrial Units
Drive-In Door Access | High Ceilings | Ample Parking
Just Off US-1 | 5-Min. to I-95 | CE-CLI Zoning



Marcus & Millichap

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Location Summary

Scooping Since 1928
Dreyer's
GRAND ICE CREAM

SUNBELT
RENTALS

Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

Other Brands Nearby

EASTERN FOOD
SERVICES
ESTD 1984

CARmax

The
Coastal
COMPANIES
Food | People | Relationships

enterprise



NAPA
AUTO PARTS



7
ELEVEN

9150 Bursa

Pizza
Hut

9115 Bursa Rd

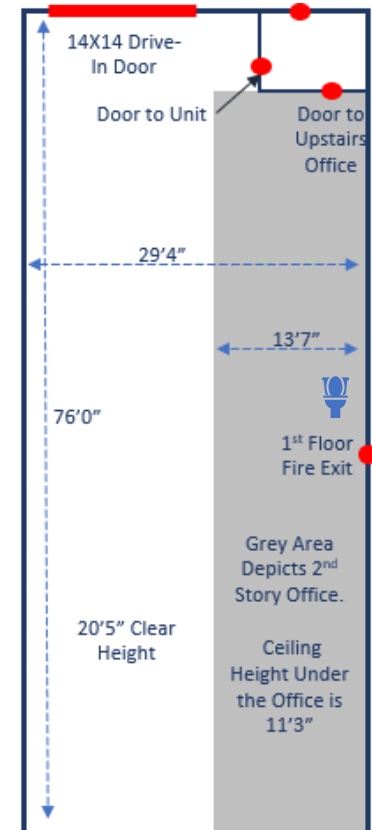


Unit 9115A

Size: 3,261 SF

Rent: \$3,548/Mo. NNN

- 2,229 SF of Warehouse
- 1,032 SF of Office Above the Warehouse
- 1 Drive-In Door, Two Bathrooms
- 20'5" Clear Height (11'3" under Office)
- Unreserved Parking (55 Spaces Total)



* 2nd floor office space reduces the ceiling height in a portion of the unit, as depicted by the grey box above.

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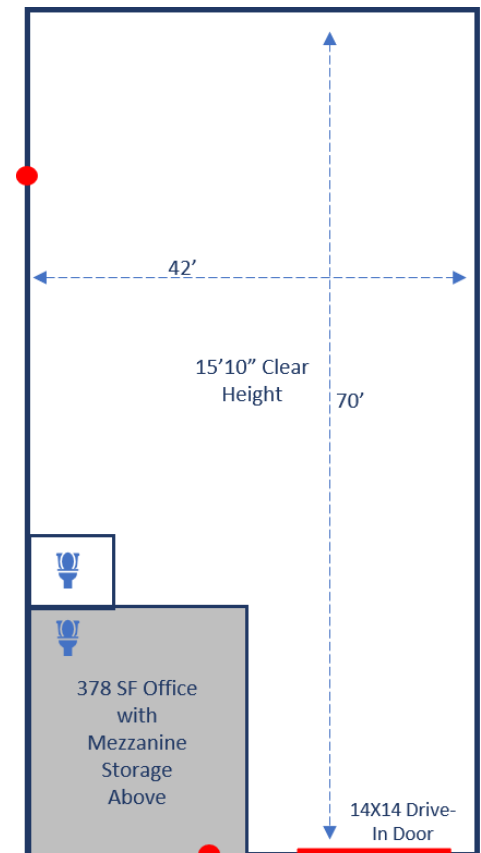
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Unit 9150B

Size: 2,940 SF

Rent: \$3,430/Mo. NNN

- 1 14'x14' Drive-In
- 2 Bathrooms, 378 SF office
- 15'10" Clear Height
- Can be leased with 9150A, for a total of 5,880 SF



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Zoning

CE – Corridor Activity Center

The Corridor Employment (CE) District is intended to encourage the development and redevelopment of employment land near U.S. Route 1. Development in the CE District should provide for new office, flex, and light industrial uses, while reducing the spread of strip commercial development and encouraging consolidation of fragmented parcels. The requirements of this district, in conjunction with the Route 1 Manual and required vehicular and pedestrian improvements, will result in development that improves the appearance of the Route 1 streetscape, enhances traffic safety and better accommodates public transit and pedestrian travel.

[Link to CE Permitted Uses](#)

CLI – Continuing Light Industrial

The Continuing Light Industrial (CLI) Overlay District is established to allow continuing use of existing warehousing and light industrial buildings in the Corridor Employment (CE) District and the Corridor Activity Center District (CAC) that were developed for these uses prior to creation of these districts. By allowing these uses to continue, the CLI District protects and promotes owner investment in the existing buildings and site improvements.

[Link to CLI Permitted Uses](#)





Drive Times

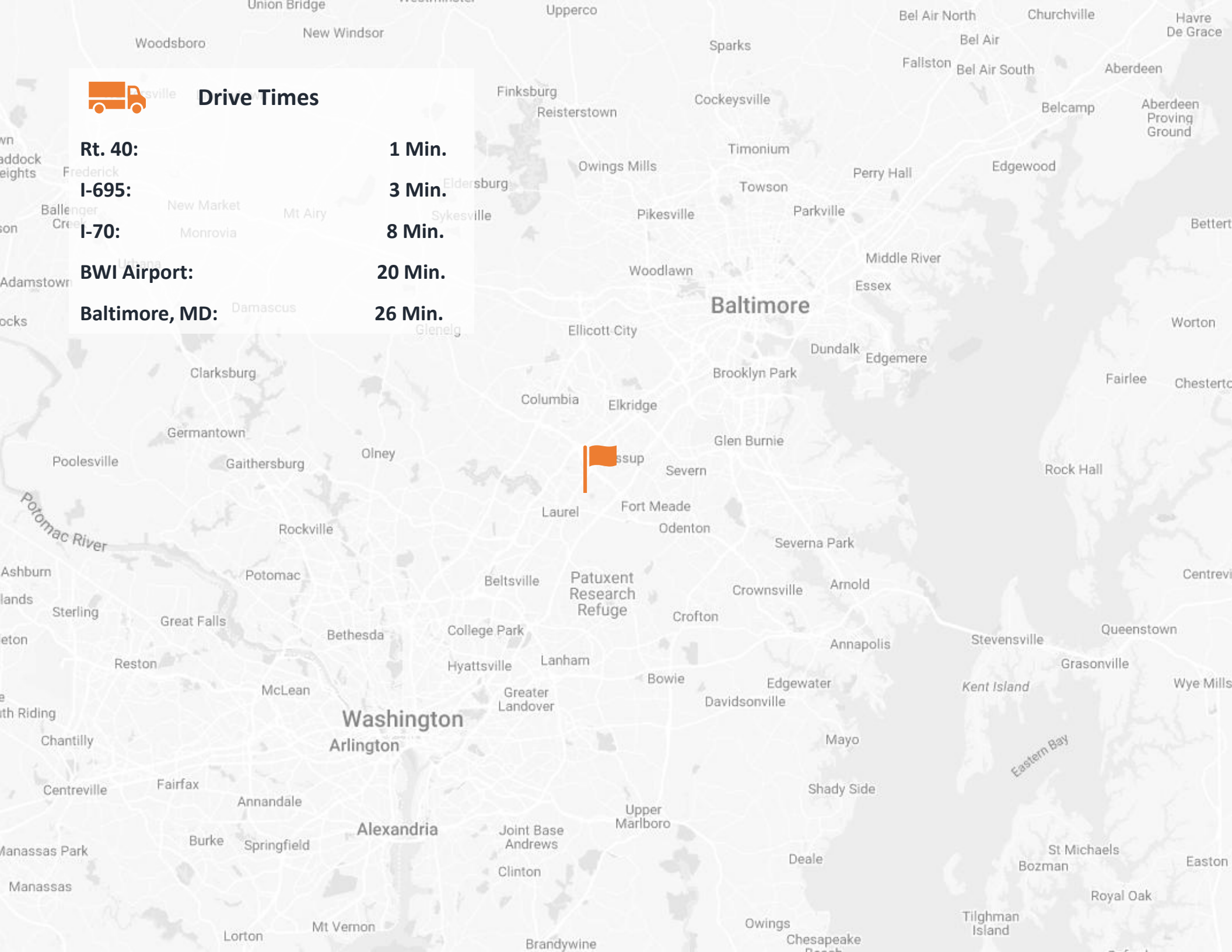
Rt. 40: 1 Min.

I-695: 3 Min.

I-70: 8 Min.

BWI Airport: 20 Min.

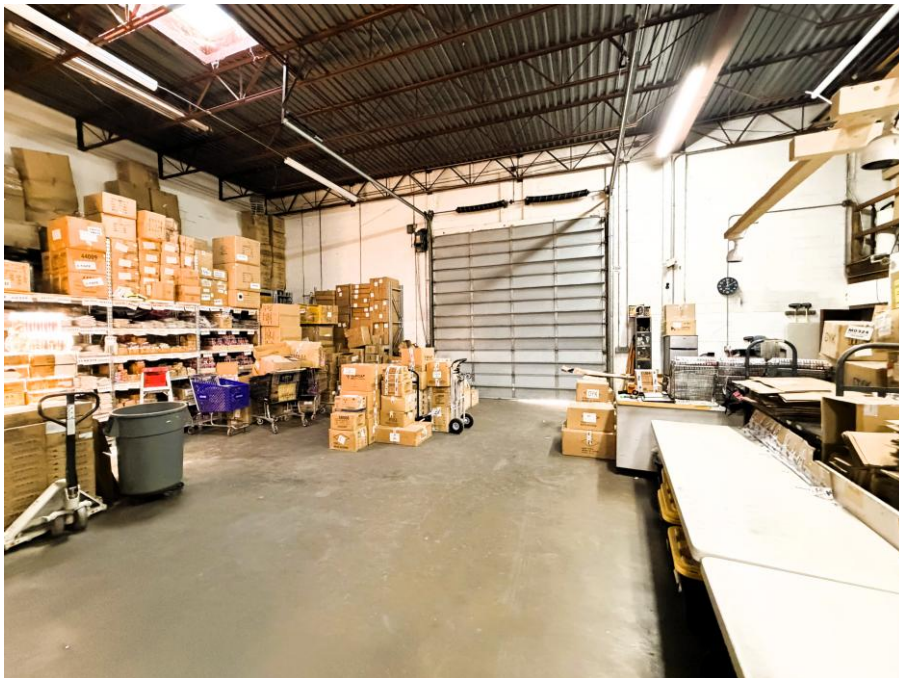
Baltimore, MD: 26 Min.



Exterior Pictures



Interior Warehouse Pictures



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Listing Contacts

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