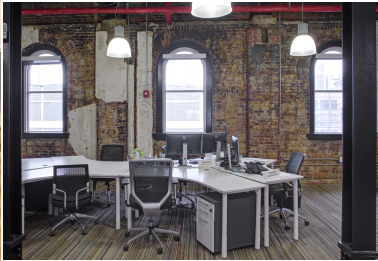


PROPERTY OVERVIEW

# HIDDEN ROCK I

9305-9307 GERWIG LANE, COLUMBIA, MD 21046



## Building Information

- Located in the Guilford Industrial Park with easy access via MD Route 32, Route 100, I-95 and I-295
- One light industrial building totalling 123,500 SF
- One-story brick construction with steel trim
- 20' clear ceiling height
- 120/208 volt, 3-phase, 4-wire service
- Public utilities
- Docks and drive-ins
- Sprinklered
- Bus stop within walking distance
- Howard County, NT zoning: office, warehouse for R&D



## Surrounding Amenities

- McDonald's
- Starbucks
- Burger King
- Taco Bell
- KFC
- Papa John's
- Burger King
- Ledo Pizza
- Boston Market
- The Home Depot
- The UPS Store
- CrossFit Gym



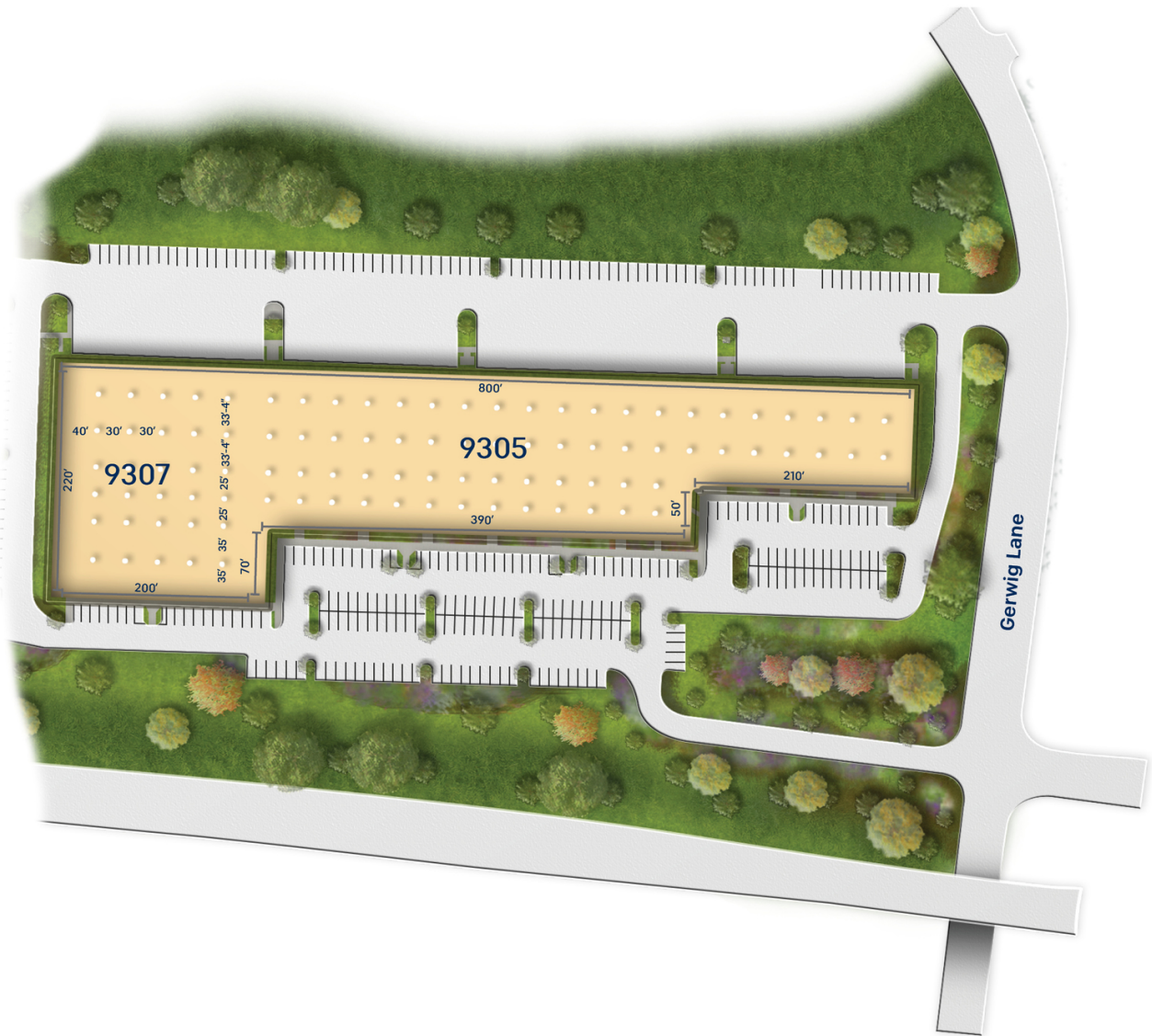
# Site Plan

Hidden Rock I

9305-9307 Gerwig Lane

Industrial

123,500 SF

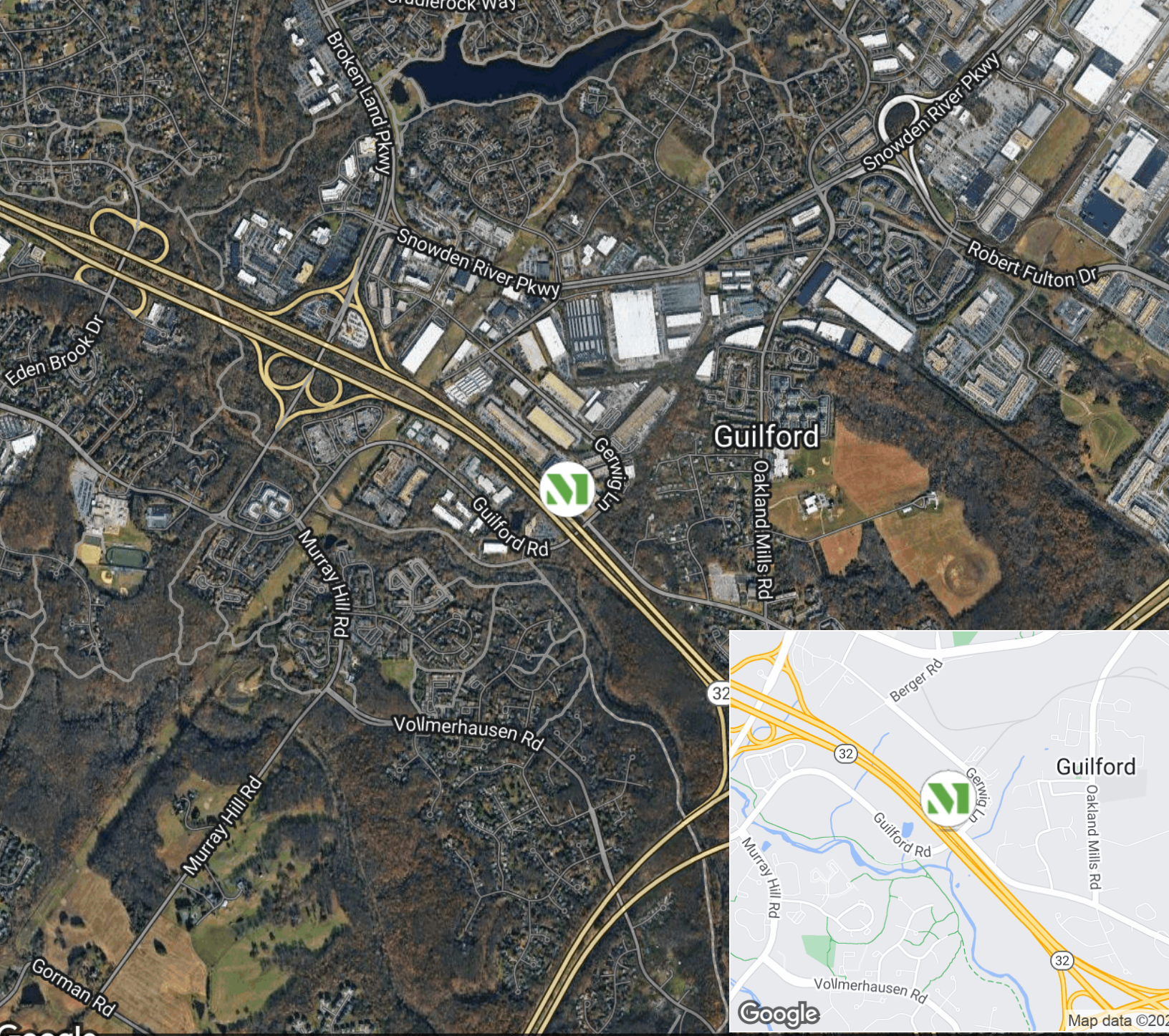


*“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”*

**TRACI MIGLIORISI**  
DIRECTOR OF FINANCE  
LOTAME







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Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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