

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

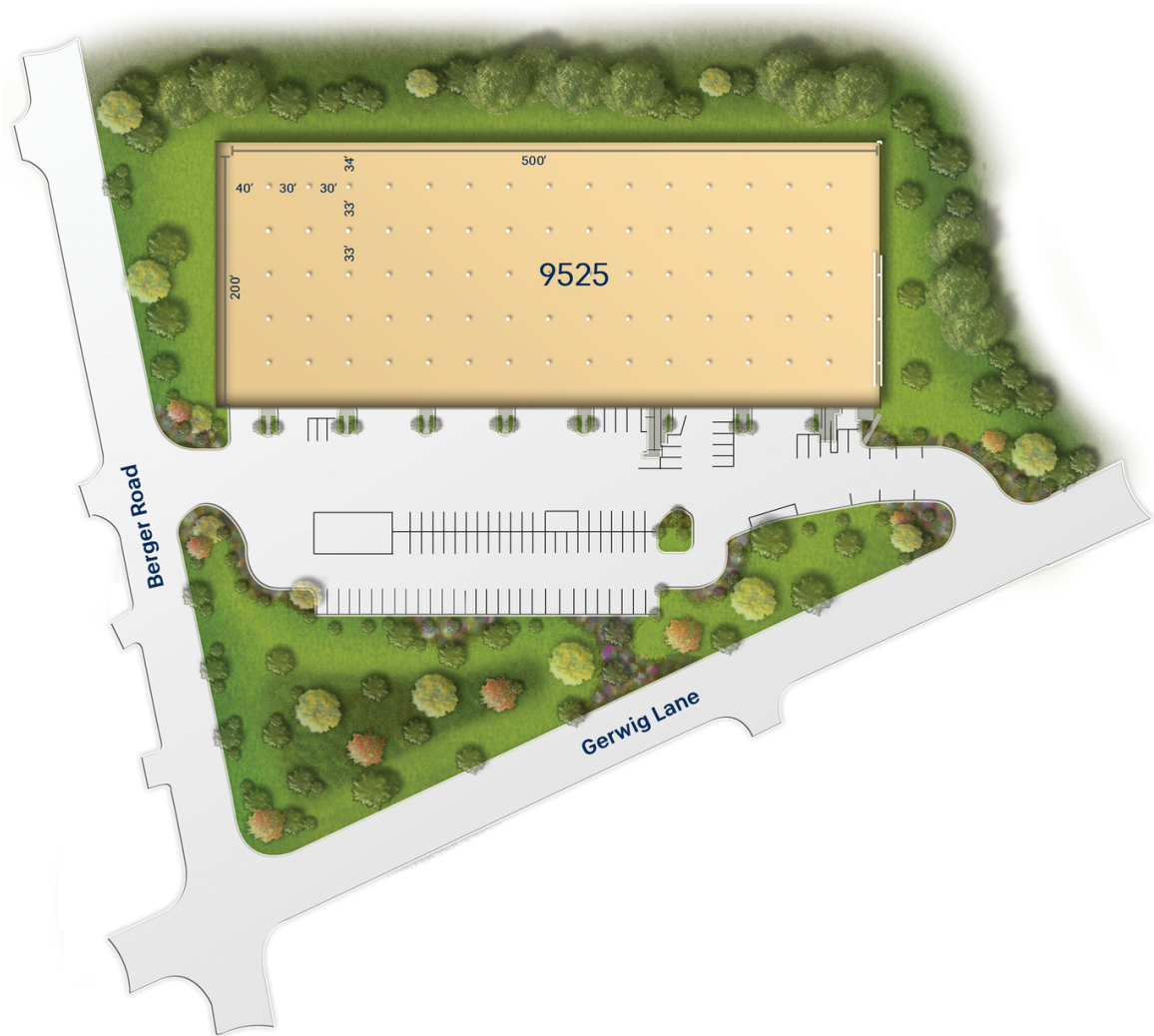
Site Plan

Guilford Business Center

9525 Berger Road

Industrial

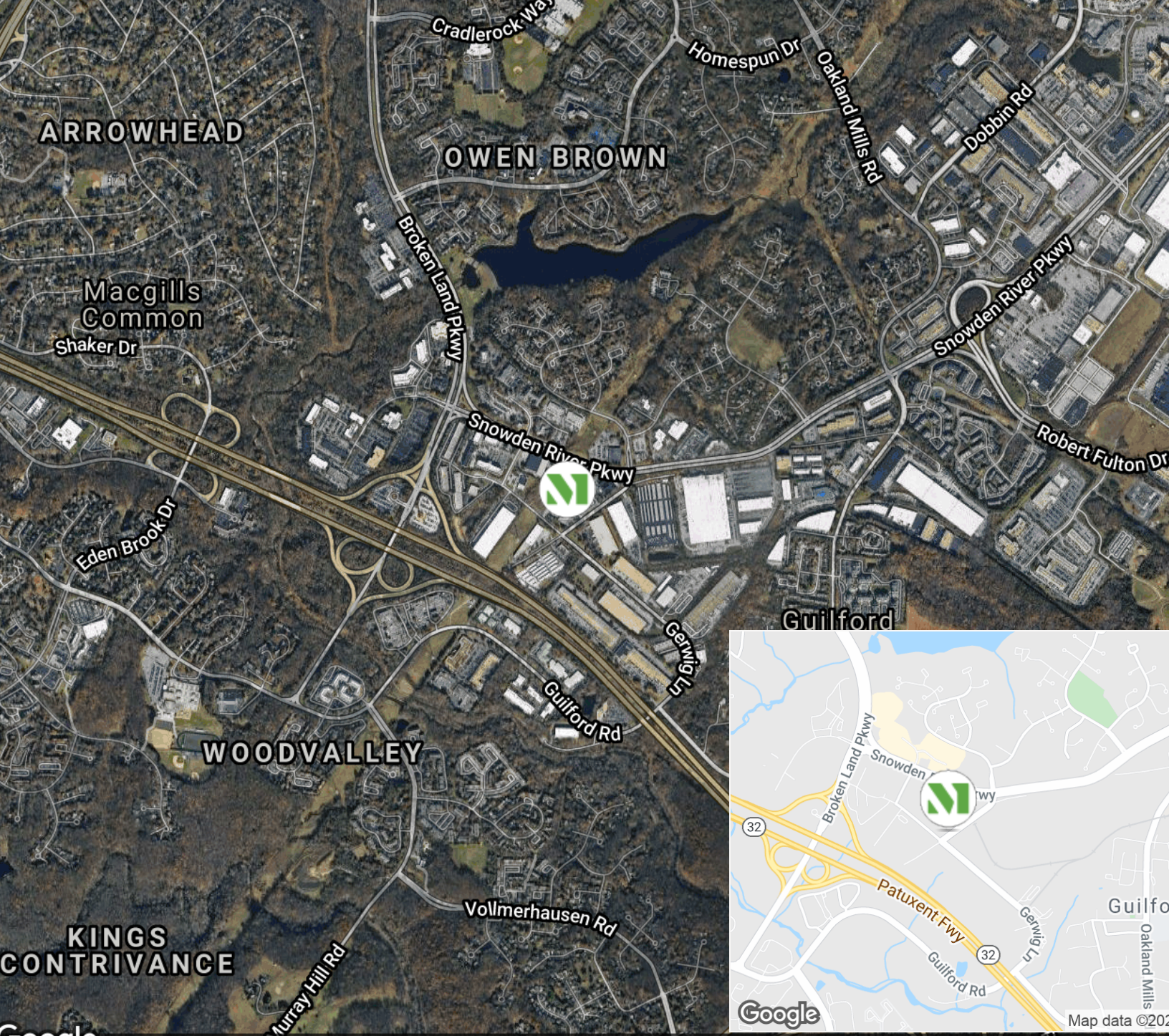
100,000 SF



“Merritt was incredibly accommodating. Doing business with a firm that - like ours - emphasizes integrity, quality and customer service was a pleasure.”

EDWARD J. NEMEC,
MANAGING PARTNER
NEW YORK LIFE





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For additional information or to schedule a tour, contact:
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