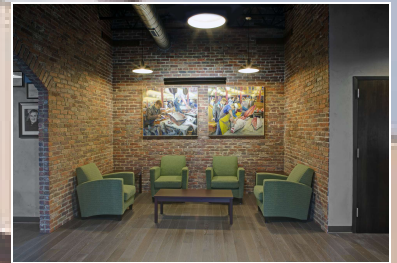
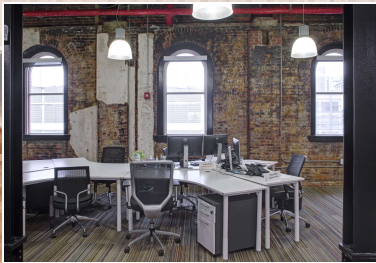


PROPERTY OVERVIEW

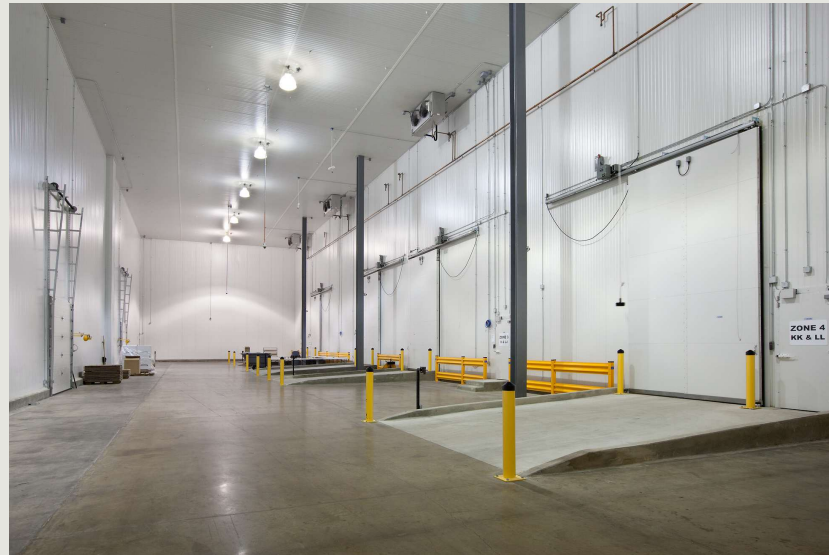
HIDDEN ROCK I

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

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

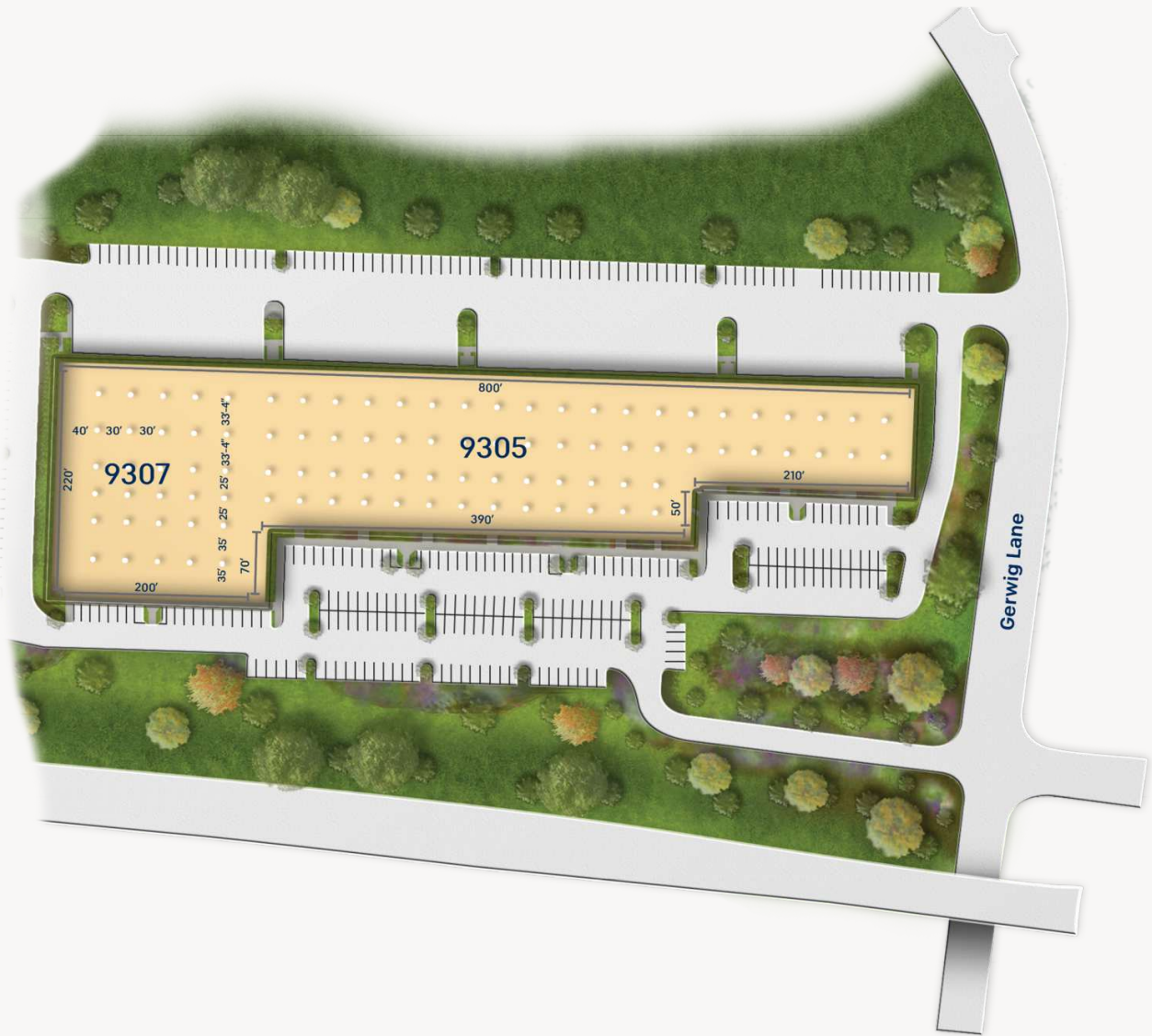
Site Plan

Hidden Rock I

9305-9307 Gerwig Lane

Light Industrial

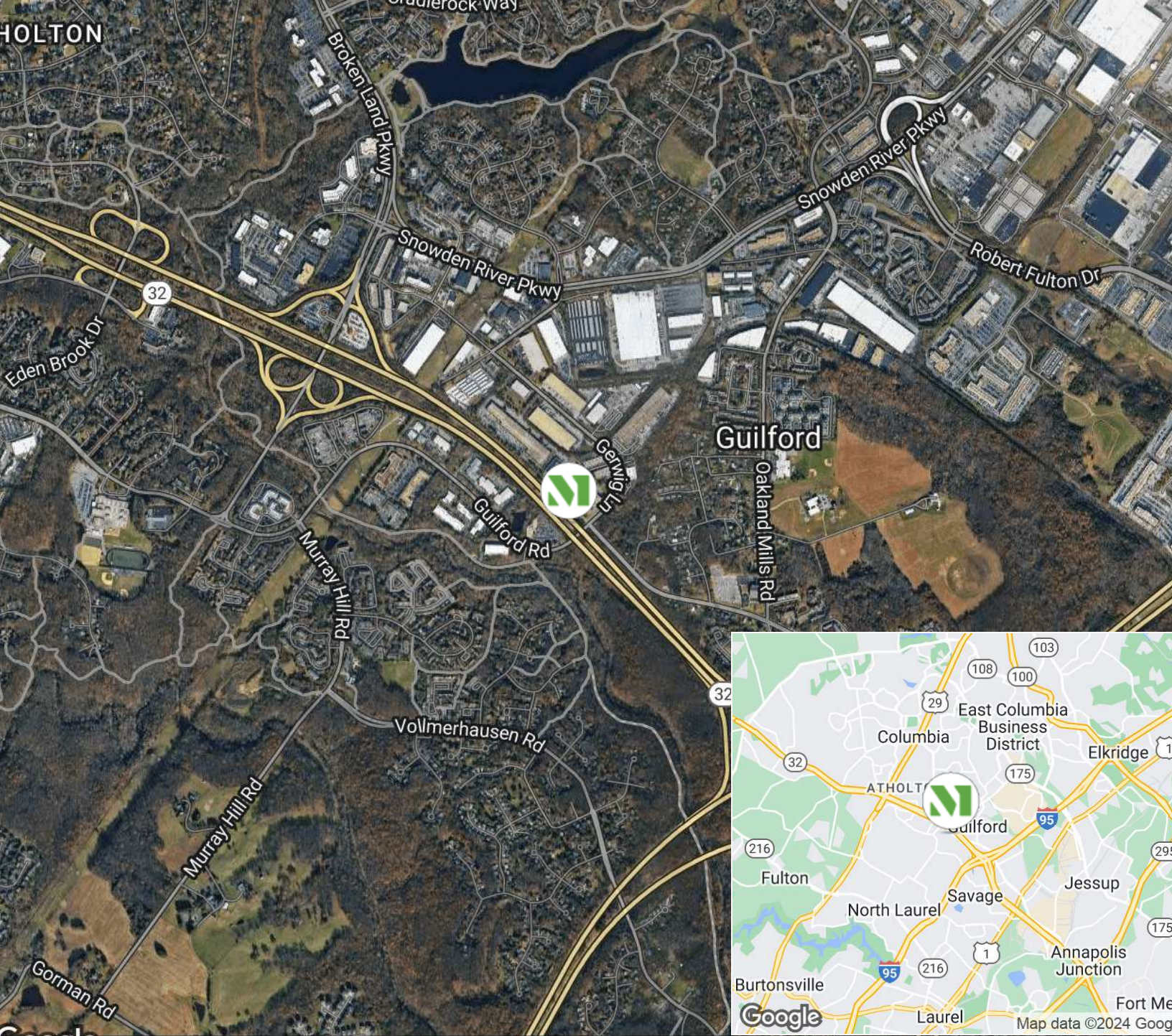
123,500 SF



“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





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

