



FOR LEASE

BROKEN LAND BUSINESS CENTER

9691 GERWIG LANE | COLUMBIA, MARYLAND 21046



PROPERTY OVERVIEW

HIGHLIGHTS:

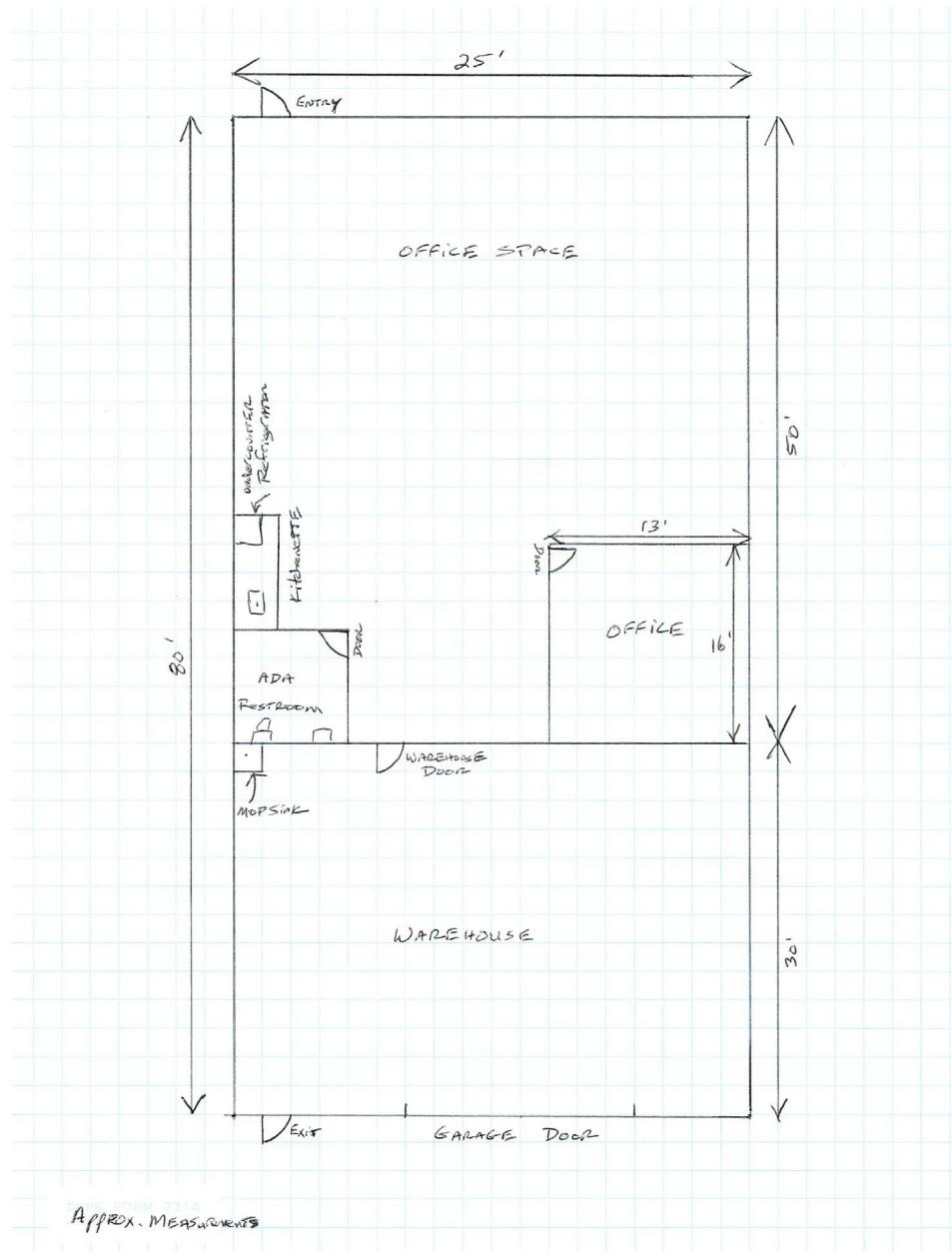
- Drive-in loading - 15' clearance
- Situated near the intersection of Broken Land Parkway and Route 32, with proximity to Route 29 and I-95
- Ideally located near Columbia's Park and Ride locations

AVAILABLE:	SUITE K: 2,000 SF \pm
BUILDING SIZE:	42,000 SF \pm
YEAR BUILT:	1988
STORIES:	1
PARKING:	2.00/1,000 SF
ZONING:	M-1
RENTAL RATE:	\$3,000/MO, NET OF UTILITIES AND JANITORIAL



GOOGLE STREET VIEW

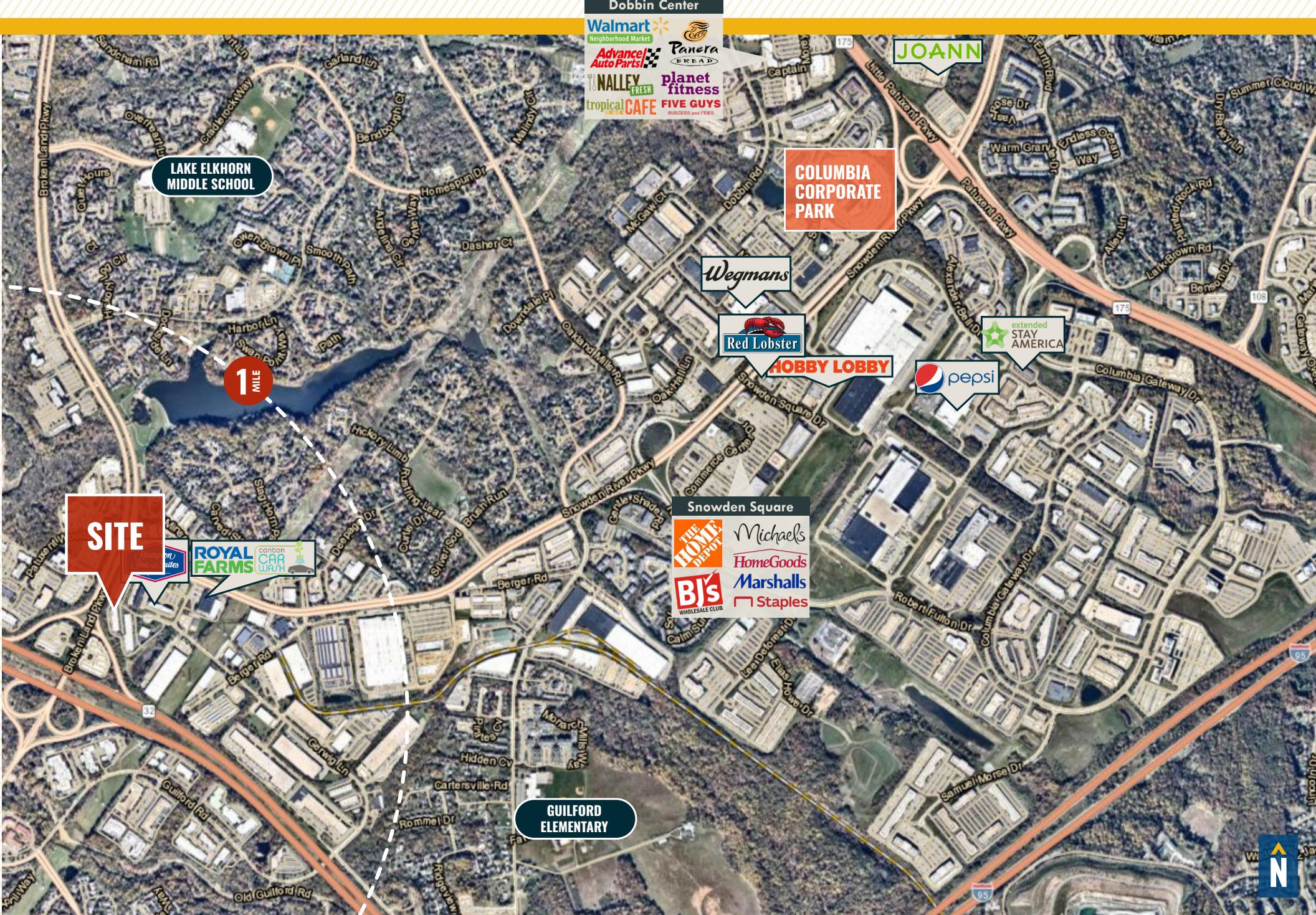
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,820

79,052

218,195

DAYTIME POPULATION



17,005

104,488

240,932

AVERAGE HOUSEHOLD INCOME



\$149,480

\$167,829

\$167,471

NUMBER OF HOUSEHOLDS



4,687

30,295

80,298

MEDIAN AGE



38.3

39.0

38.3

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



HAYES MERKERT
SENIOR VICE PRESIDENT

443.798.9344
HMERKERT@mackenziecommercial.com



ADAM NACHLAS
SENIOR VICE PRESIDENT

443.798.9343
ANACHLAS@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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