

# FOR LEASE



Howard County, Maryland

# CORRIDOR 32 BUSINESS CENTER

8520 CORRIDOR ROAD | JESSUP, MARYLAND 20763

## AVAILABLE

Suite A: 4,236 sf

## BUILDING SIZE

50,852 sf

## ZONING

M2

## PARKING RATIO

2.5/1,000 sf

## RENTAL RATE

\$12.50/sf, NNN

## HIGHLIGHTS

- ▶ Excellent access to Rt. 1, Rt. 32, I-95, and I-295
- ▶ Located in between Columbia and Ft. Meade near public transportation
- ▶ Dock high/drive-in
- ▶ All suites are 100% air-conditioned
- ▶ Clear height: 14' - 15'



**E. Hayes Merkert, SIOR | Senior Vice President**

☎ 443.798.9344 ✉ [hmerkert@mackenziecommercial.com](mailto:hmerkert@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 410-872-0400 • 10500 Little Patuxent Parkway, Suite 460 | Columbia, Maryland 21044 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Adam Nachlas, SIOR | Senior Vice President**

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# BIRDSEYE

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# BUSINESS DRIVERS

CORRIDOR 32 BUSINESS CENTER | 8520 CORRIDOR ROAD | JESSUP, MARYLAND 20763

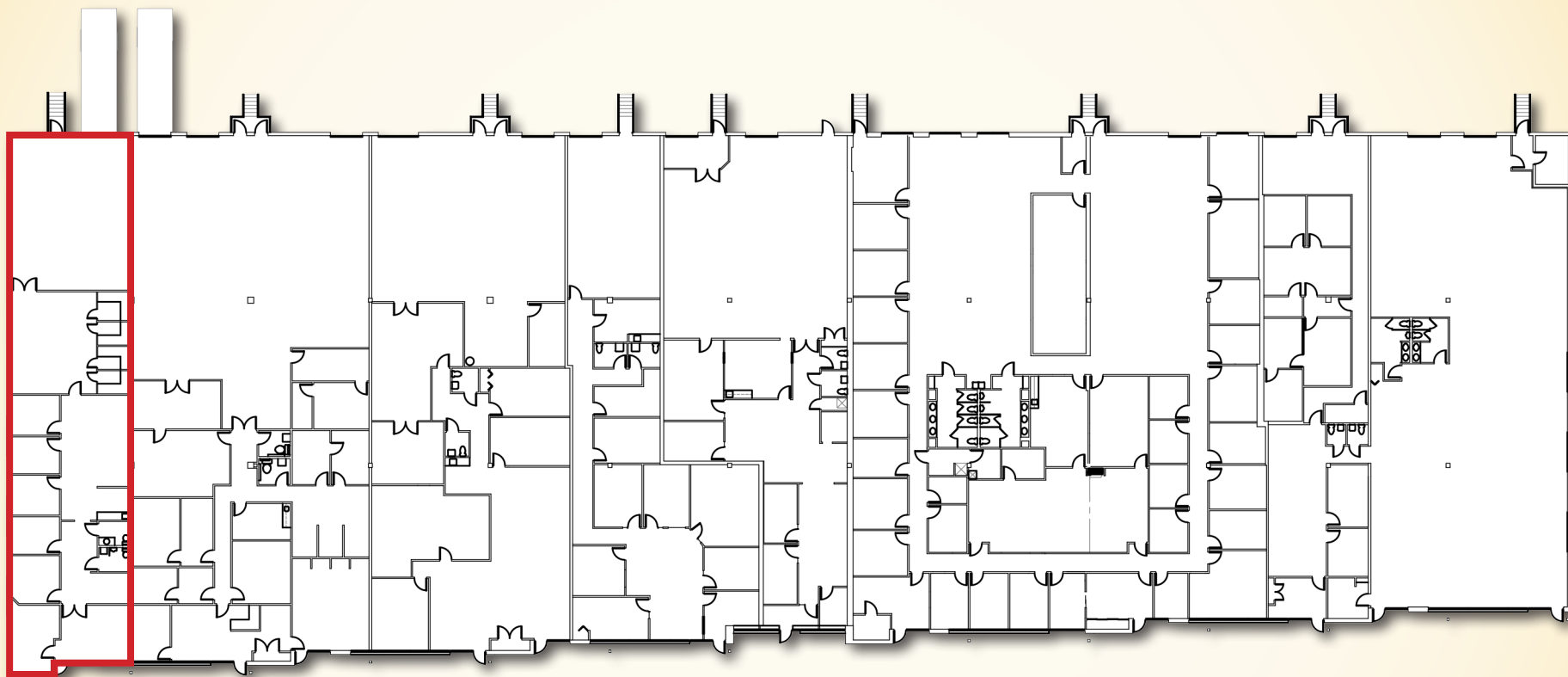


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## FLOOR PLAN

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**SUITE A**  
**4,236 SF**