



FOR LEASE

9188 RED BRANCH ROAD

COLUMBIA, MD

Contact

MATT MELNICK

Managing Director

Mobile: + 1 410 913 1784

matthew.melnick@cushwake.com

PATRICK CRILLEY

Director

Mobile: +1 301 787 7730

pat.crilley@cushwake.com



**CUSHMAN &
WAKEFIELD**

ONLY NEW CONSTRUCTION BUILT IN THE OAKLAND RIDGE INDUSTRIAL PARK WITHIN THE PAST 35 YEARS



**OWNERSHIP ONSITE
RESPONSIVE TO
TENANT'S NEEDS**



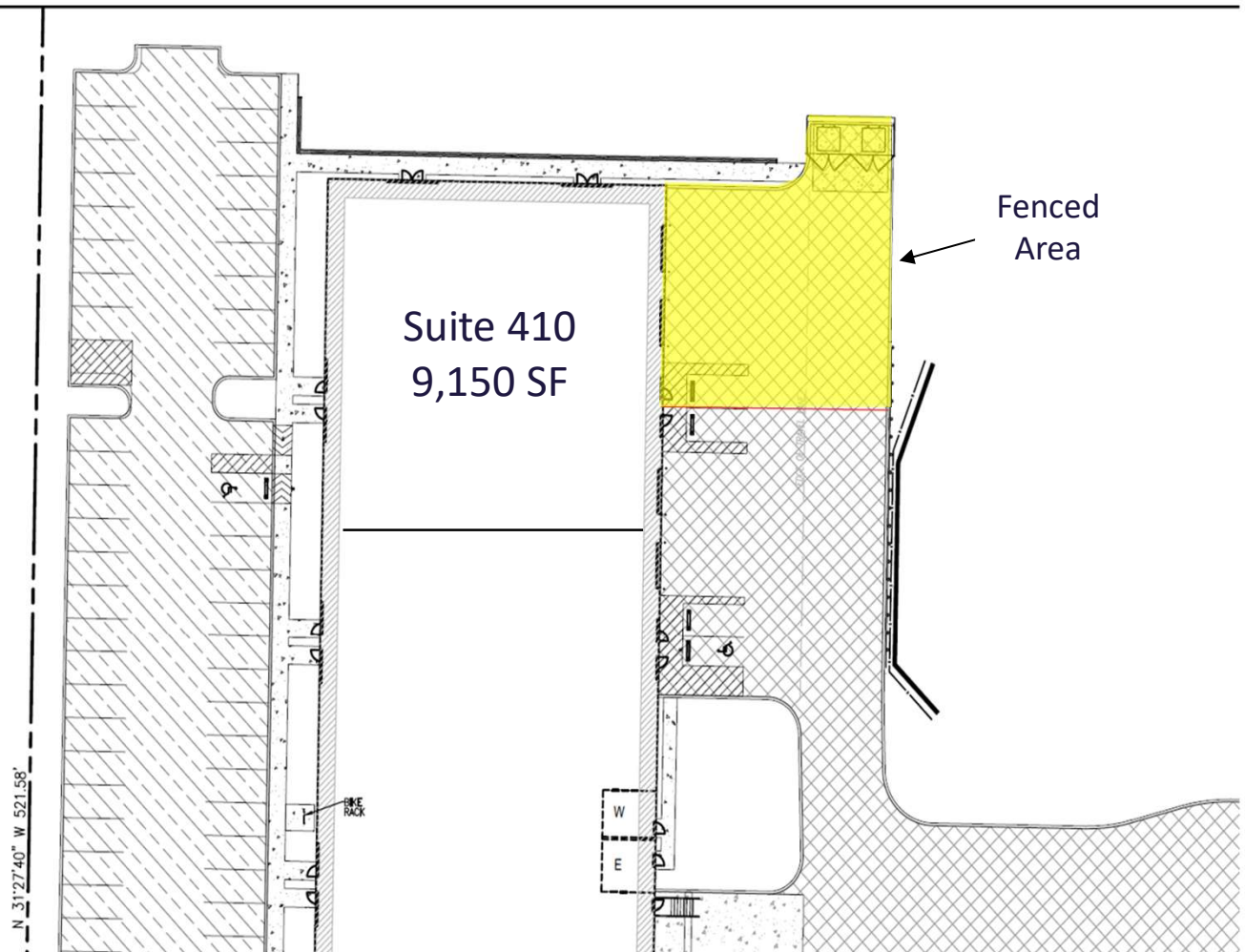
**ABUNDANT
SURFACE
PARKING**



**IMMEDIATE ACCESS
TO ROUTES 100 AND 29**



**PROJECT
CONSTRUCTED
IN 2022**



9188 RED BRANCH RD

SPACE FEATURES

- Suite 410: 9,150 SF
- 3 at-grade Drive-in loading docks
- 24' ceiling heights
- Built in 2022
- Abundant natural light
- Column Spacing: 32' W x 30' D
- Fenced and Secured Parking/Loading Area

BUILDING SIZE

38,067 SF

PARKING

4.54/1,000 SF

ZONING

NT 1

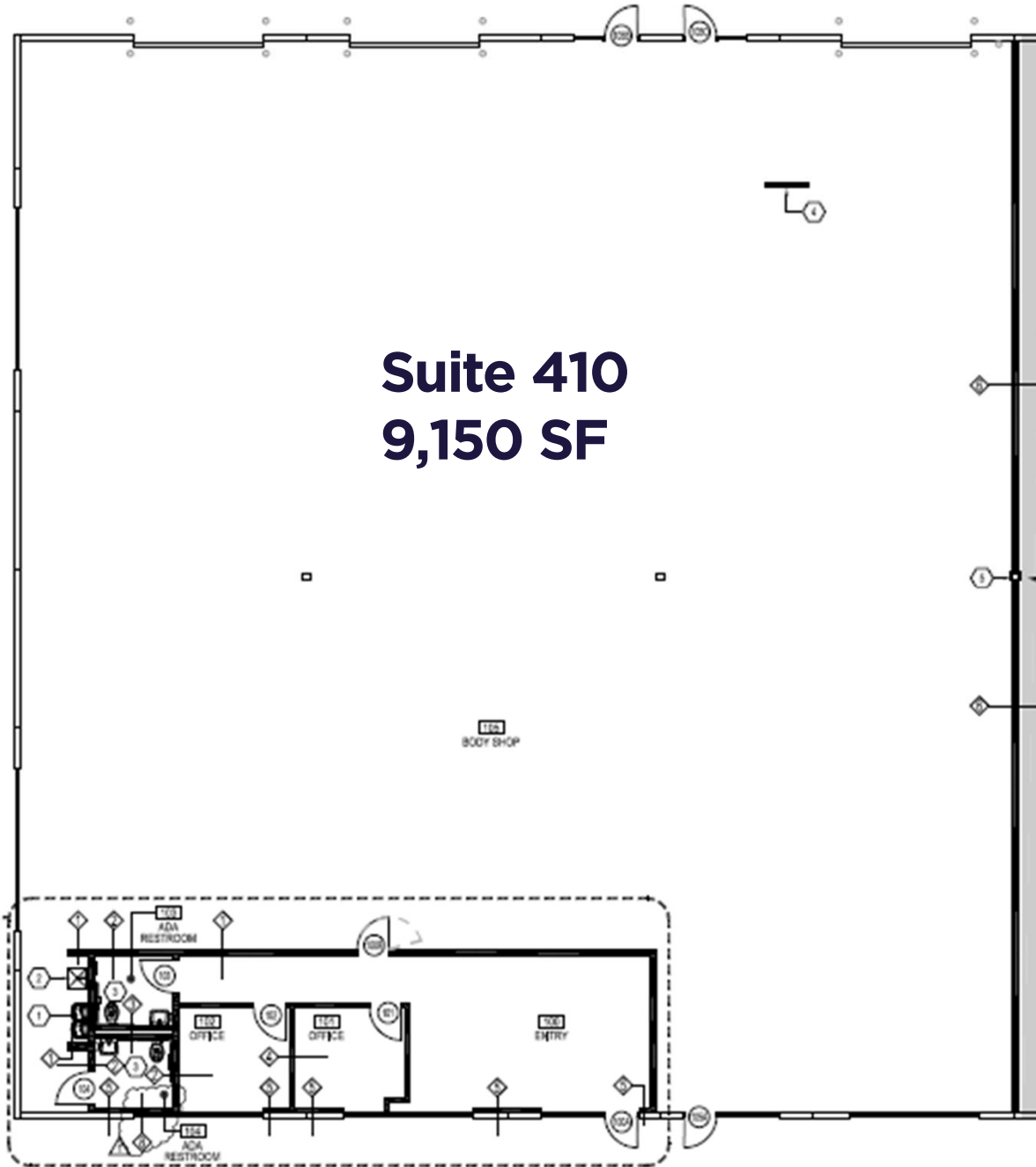
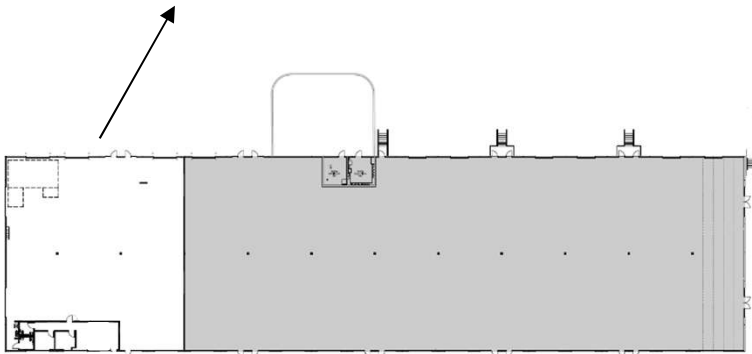
FIRE SUPPRESSION:

ESFR



9188 RED BRANCH RD

Suite 410 9,150 SF



Immediate access to Routes 100 and 29

BARNES & NOBLE



CARRABBA'S
ITALIAN GRILL



PNC BANK

OUTBACK
STEAKHOUSE



TARGET

CENTENNIAL PARK

9188-9190
Red Branch Road



Celebree
SCHOOL

COLLOSSEUM GYM



prime doc



Walgreens

M&T Bank
Chick-fil-A



U-HAUL

EXXON



Walmart

AMENITY RICH LOCATION

Contact

MATT MELNICK

Managing Director

Mobile: +1 410 913 1784

matthew.melnick@cushwake.com

PATRICK CRILLEY

Director

Mobile: +1 301 787 7730

pat.crilley@cushwake.com