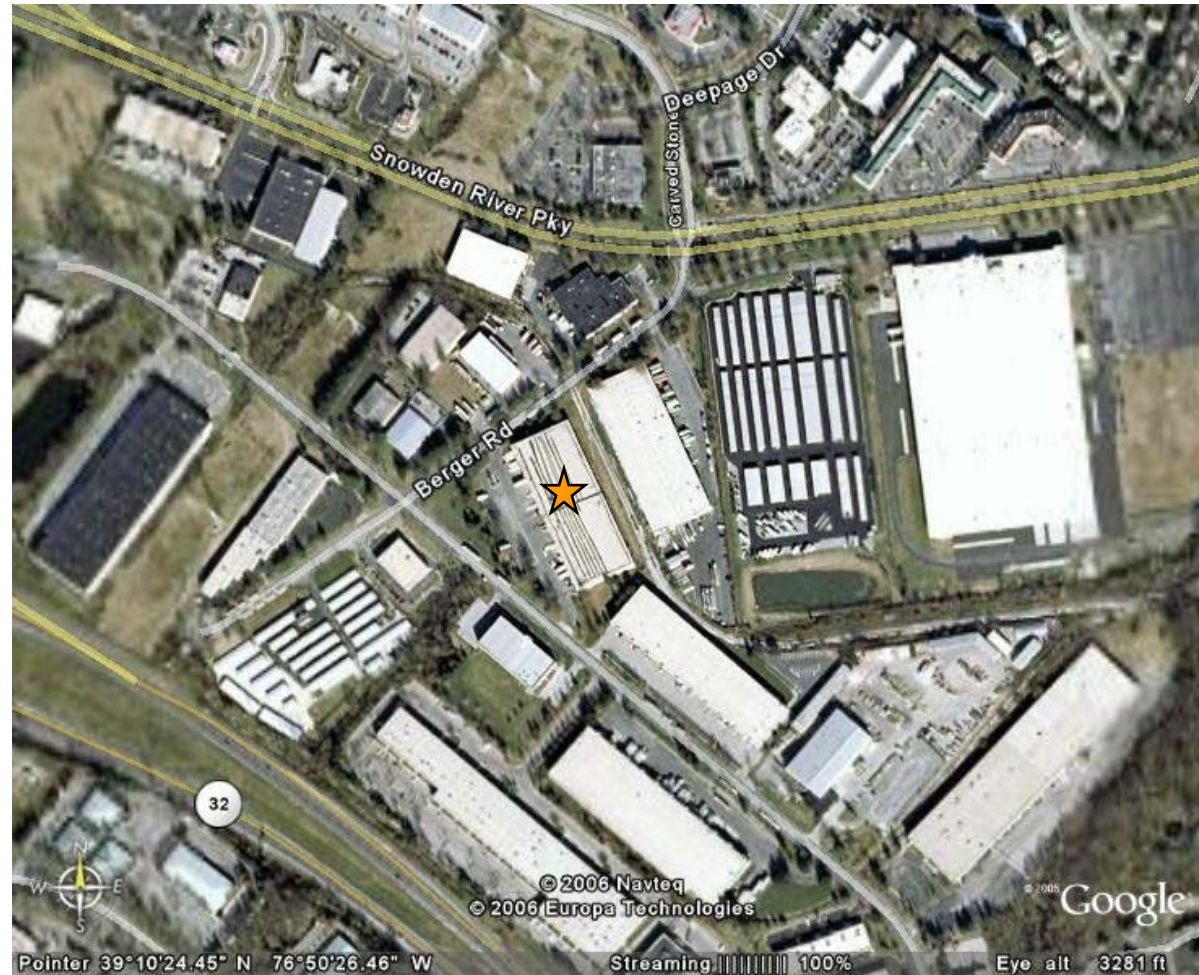


BERGER ROAD

9525 Berger Road
Columbia, MD 21046



Directions:

I-695 South
I-95 South
MD Route 175 West towards Columbia (Exit 41B)
Left on Snowden River Parkway
Proceed to Berger Road, turn left
Property will be on the corner of Berger Road and Gerwig Lane

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 15 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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.

410.298.2600 410.298.9644 FAX www.merrittproperties.com



BERGER ROAD

9525 Berger Road
Columbia, MD 21046



Easy access to I-95 and MD Route 100

- 100,000 SF building
- One-story masonry construction
- 20' clear ceiling height
- Dock loading with B&O rail spur
- 120/208 3 phase-4 wire electric service
- Public utilities
- Sprinklered
- Zoned NT Industrial - Howard County - New Town
- Office; Warehouse; R & D

Contact:

Vince Bagli, Ridgely Bowman,
Jamie Campbell or Steve Shaw
Phone: 410.298.2600
Fax: 410.298.9644
vbagli@merrittproperties.com
rbowman@merrittproperties.com
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www.merrittproperties.com

2066 Lord Baltimore Drive, Baltimore, MD 21244

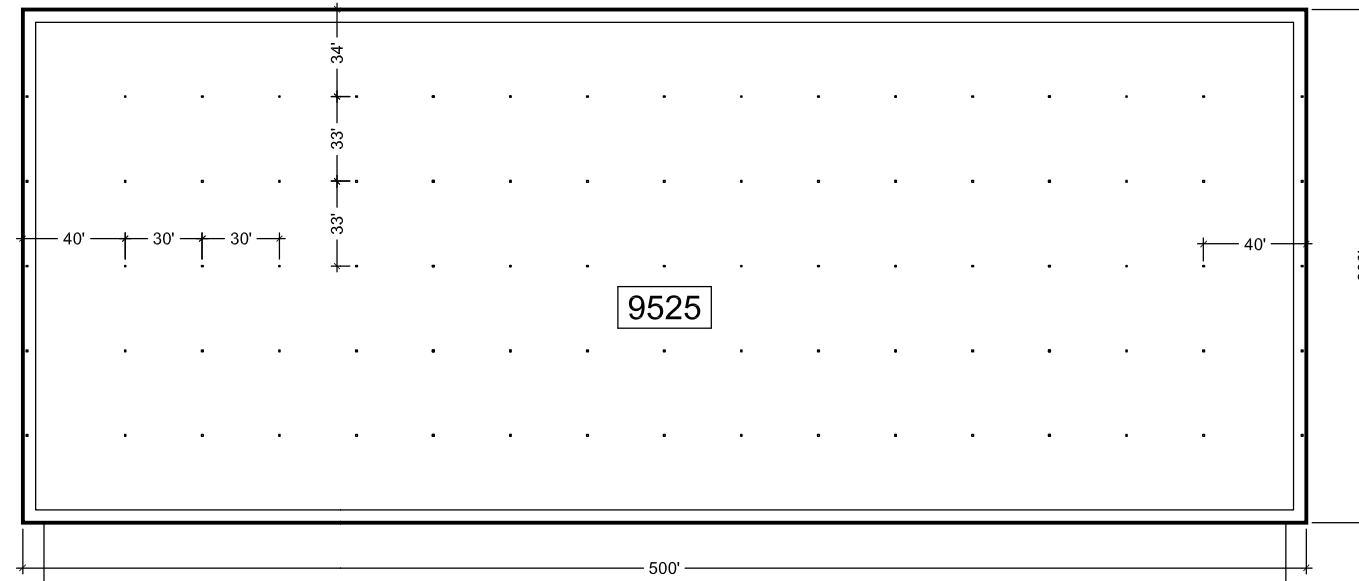


BERGER ROAD

9525 Berger Road
Columbia, MD 21046

ACREAGE: 6.2
ZONED: Industrial - Howard County
USES: Manufacturing; Warehousing; Office

9525 - 100,000 SF +/-



BERGER ROAD

GERWIG LANE

