

7020 COLUMBIA GATEWAY DR

7020 Columbia Gateway Drive, Columbia, MD 21046
Howard County

UNIQUE, HIGH-CEILING WAREHOUSE
IN COLUMBIA GATEWAY



FOR LEASE

PROPERTY HIGHLIGHTS:

Flex/Industrial Building for Lease:

- » 123,000 SF (approx. 40,000 SF existing office)
- » 20' clear height
- » 7 docks, 1 drive-in door
- » Potential for additional striped parking in the rear

AVAILABILITY:

- 20,000 - 123,000 SF available within 60 days
- Full building contingently available for strong term/credit
- High-image building with heavy power ideal for:
 - » Warehouse / flex with showroom
 - » Lab or light manufacturing uses
 - » Highly secure government contractor uses
- 1200 amps existing (3 phase; 277/480 v); more power in street if necessary
- Attractive brick over block construction
- 6,600 SF of bonus mezzanine space
- M-1 (Light Industrial) zoning
- Unparalleled trucking access to I-95

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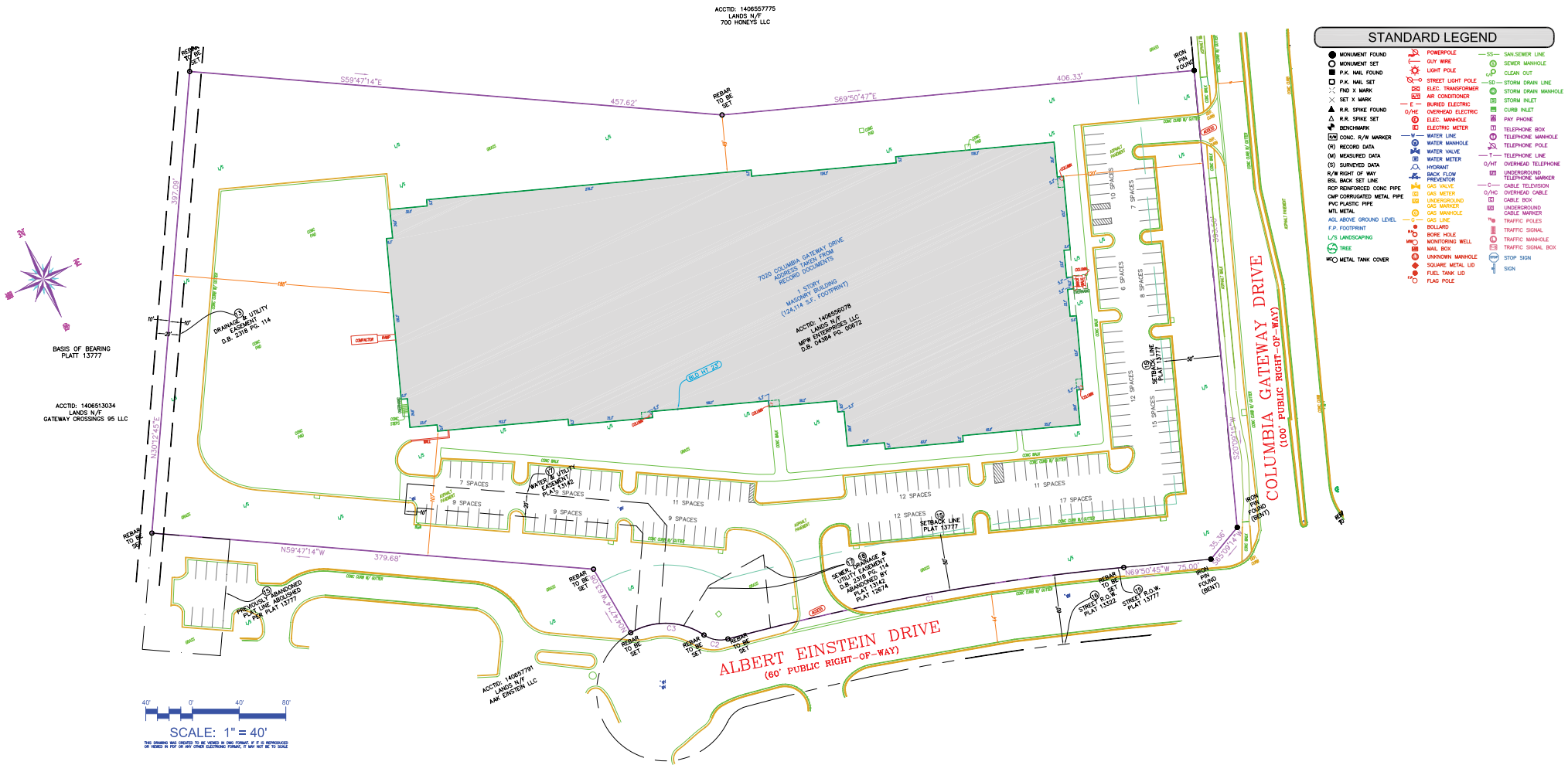
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SITE PLAN

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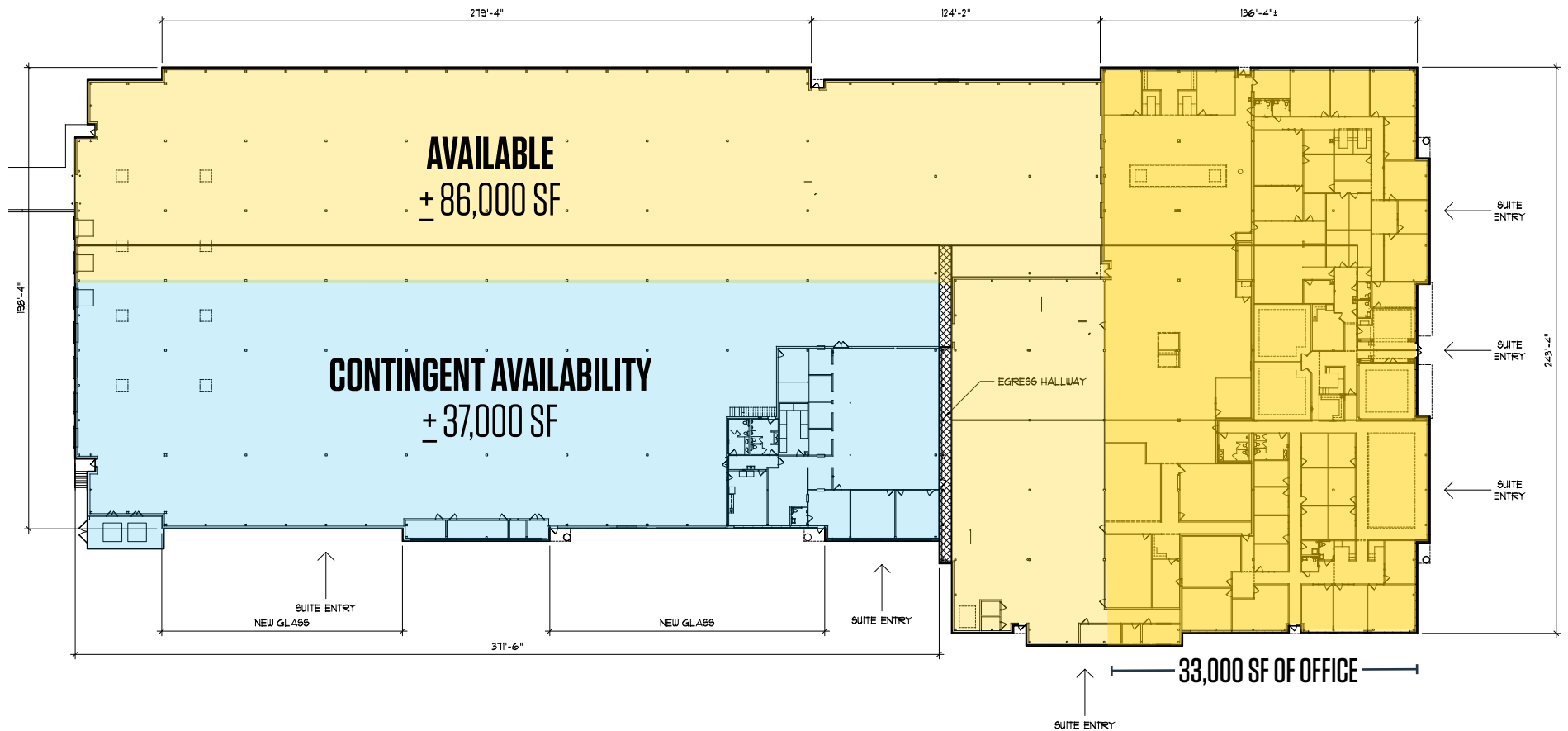
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FLOOR PLAN

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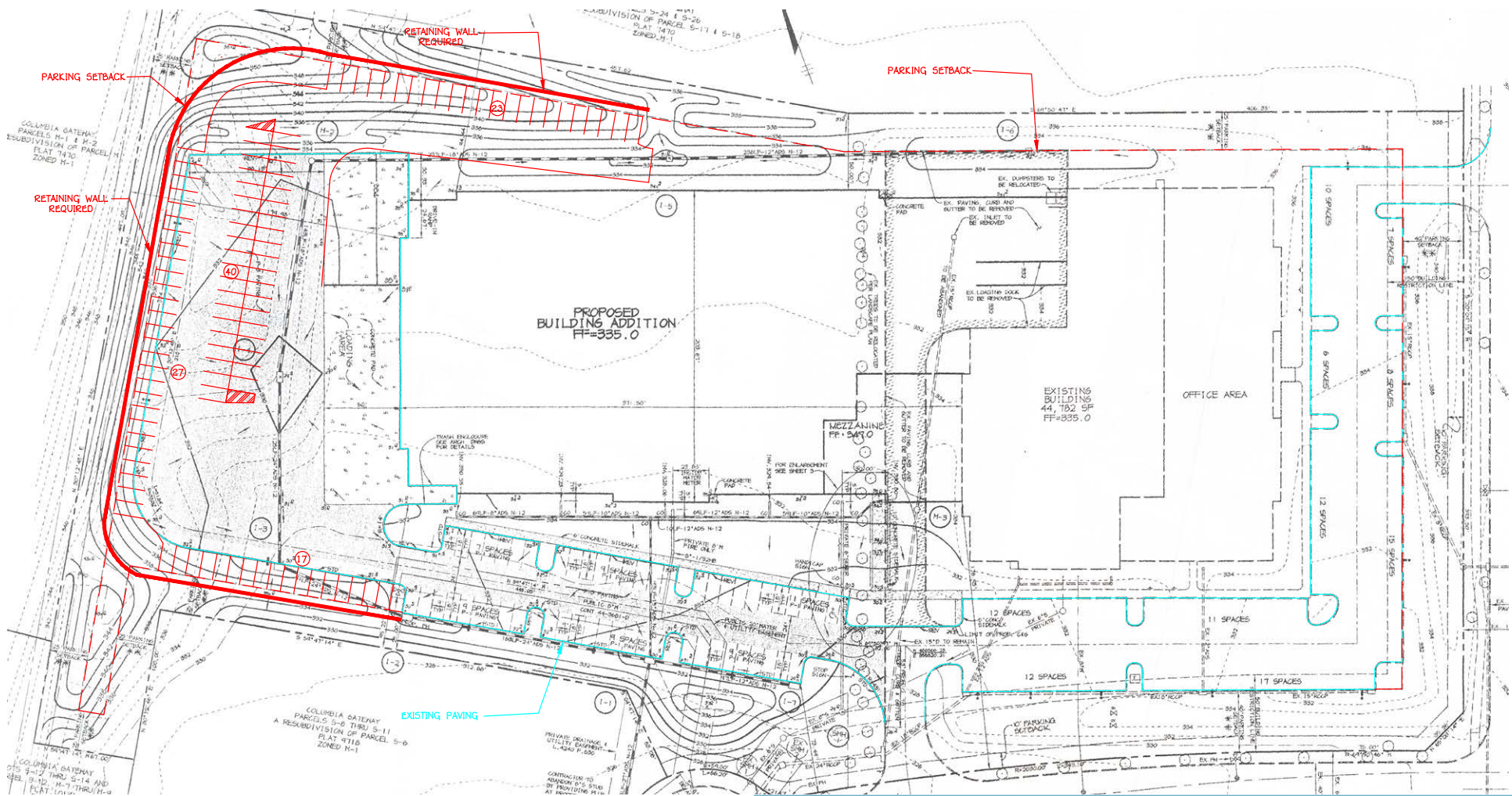
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PROPOSED ADDITIONAL PARKING

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AERIAL

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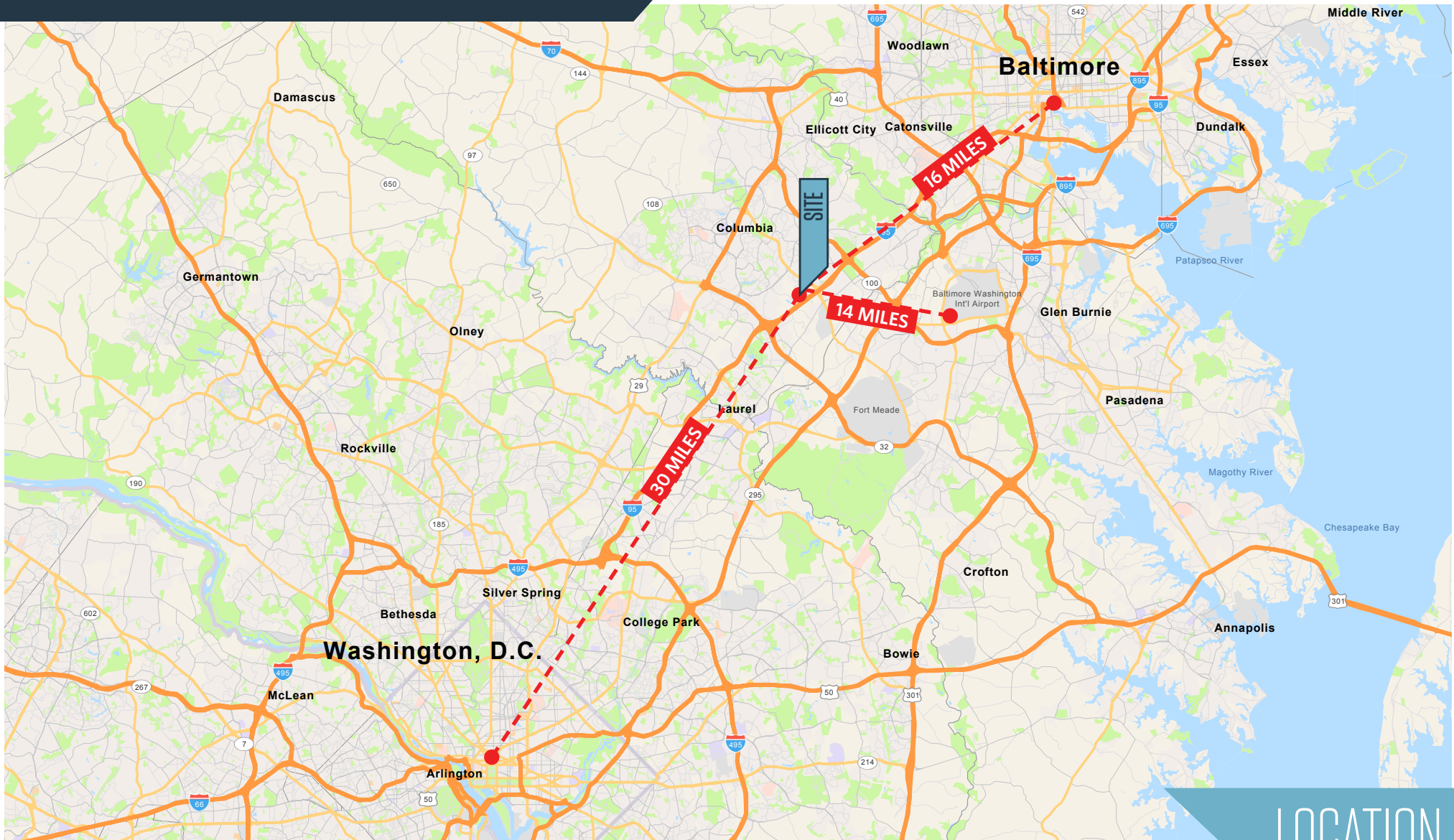
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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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