

# DOBBIN AUTO PARK

6400-6470 Dobbin CenterWay, Columbia MD 21045  
Howard County

**SMALL BAY INDUSTRIAL SPACE  
FOR LEASE**



## AVAILABILITIES

### 6440 Dobbin Road

- ▶ 4,423 SF
- ▶ Six (6) Drive-In Bays
- ▶ \$22.00 PSF, NNN

### 6465 Dobbin Road

- ▶ 1,330 SF
- ▶ One (1) Drive-In Bay
- ▶ Small Office / Store Front
- ▶ \$29.00 PSF, NNN

## BUILDING FEATURES

- Small bay industrial space with drive-in bays
- Plenty of walkable amenities
- Building signage
- Excellent access to Route 175 and I-95
- 19' clear
- Available immediately

**NAI**klnb

**Austin Eber**  
aeber@klnb.com  
443-574-1414

**Bo Galles**  
bgalles@klnb.com  
704-268-2712

9881 Broken Land Parkway, Suite 300  
Columbia, MD 21046

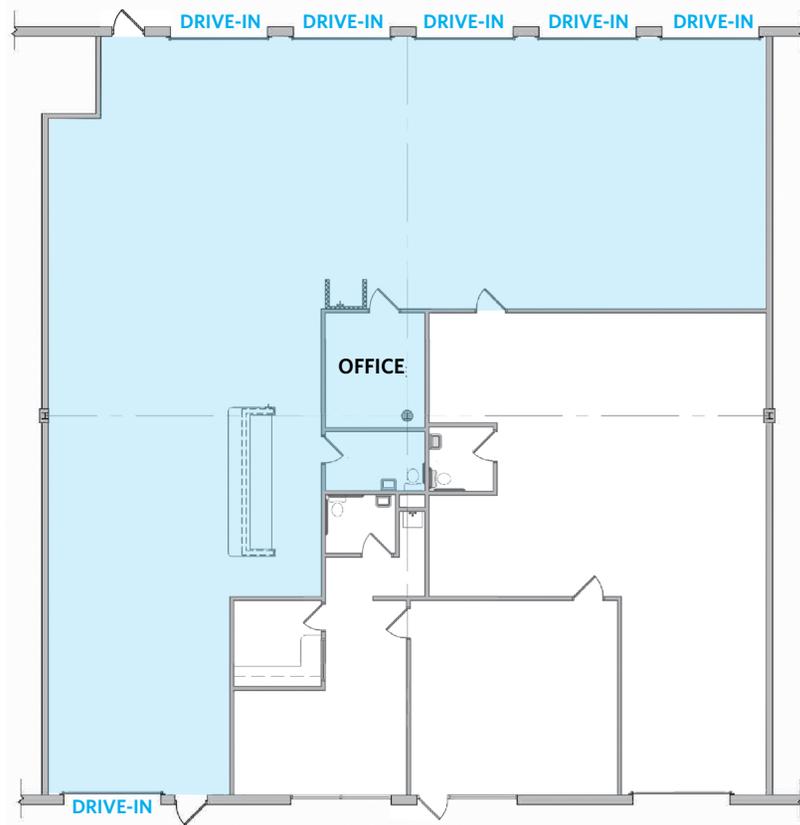
# DOBBIN AUTO PARK

6400-6470 Dobbin Center Way, Columbia, MD 21045  
Howard County

## FLOOR PLAN

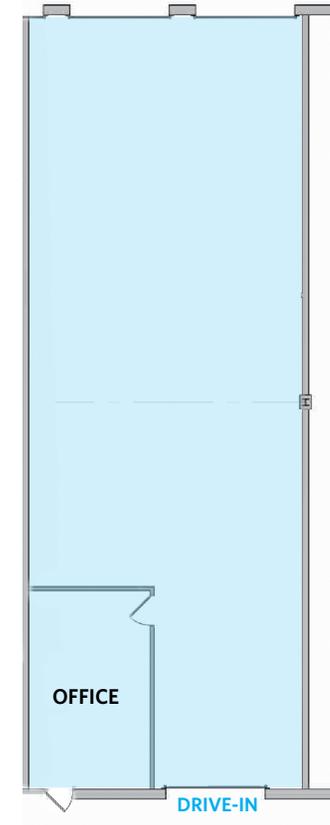
6440 DOBBIN CENTER WAY

4,423 SF



6465 DOBBIN CENTER WAY

1,330 SF



Austin Eber  
aeber@klnb.com  
443-574-1414

Bo Galles  
bgalles@klnb.com  
704-268-2712

9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
klnb.com



# DOBBIN AUTO PARK

6400-6470 Dobbin Center Way, Columbia, MD 21045  
Howard County

PHOTOS



Austin Eber  
aeber@klnb.com  
443-574-1414

Bo Galles  
bgalles@klnb.com  
704-268-2712

9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
klnb.com

**NA**klnb

# DOBBIN AUTO PARK

6400-6470 Dobbin Center Way, Columbia, MD 21045  
Howard County

## AERIAL VIEW



Austin Eber  
aeber@klnb.com  
443-574-1414

Bo Galles  
bgalles@klnb.com  
704-268-2712

9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
klnb.com

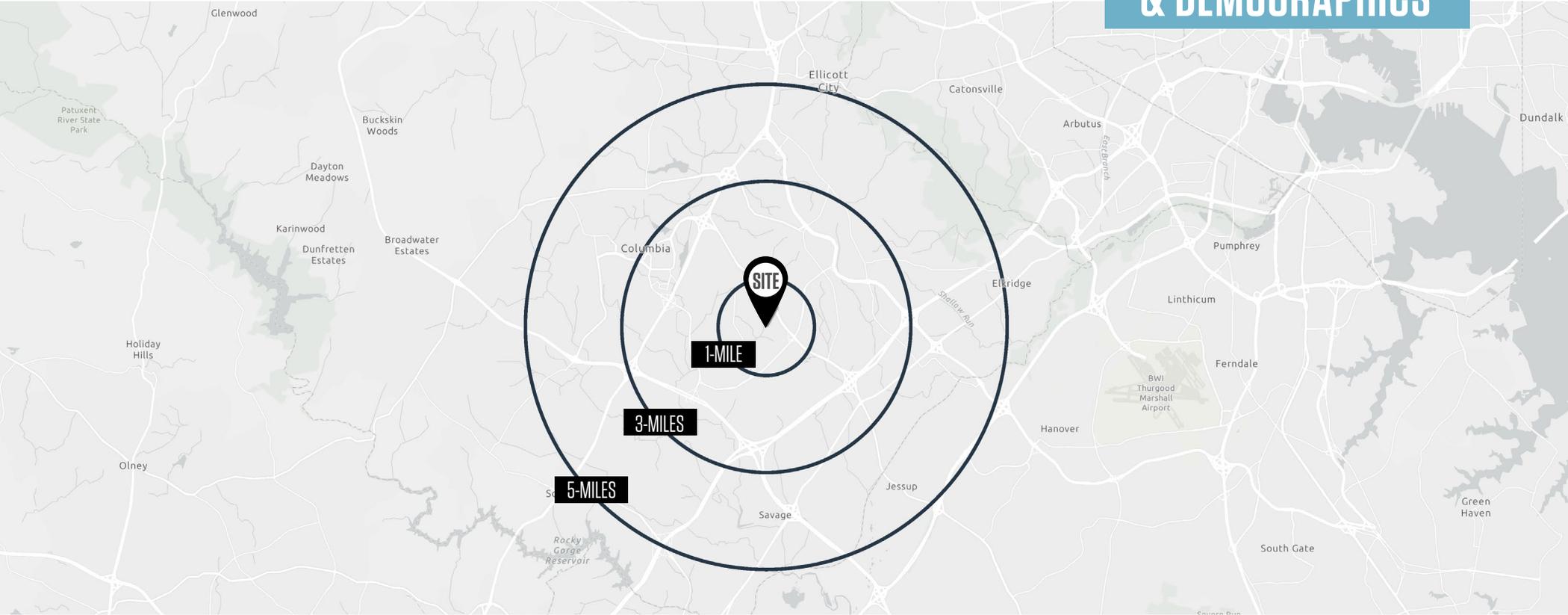




# DOBBIN AUTO PARK

6400-6470 Dobbin Center Way, Columbia, MD 21045  
Howard County

## LOCATION & DEMOGRAPHICS



### TRAFFIC COUNTS | 2024

Dobbin Road	28,984 ADT
Snowden River Parkway	41,250 ADT
Route 175	68,480 ADT

	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES
Population	9,595	103,703	213,976	Households	40,106	78,896
Daytime Population	4,170	45,307	92,631	Average Household Income	\$163,191	\$176,151

Austin Eber  
aeber@klnb.com  
443-574-1414

Bo Galles  
bgalles@klnb.com  
704-268-2712

9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
klnb.com



# DOBBIN AUTO PARK

6400 -6465 Dobbin Center Way, Columbia, MD 21045

Howard County

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Austin Eber**  
aeber@klnb.com  
443-574-1414

**Bo Galles**  
bgalles@klnb.com  
704-268-2712



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
[klnb.com](http://klnb.com)

