

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

NAIklnb

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Bo Galles
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704-268-2712

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

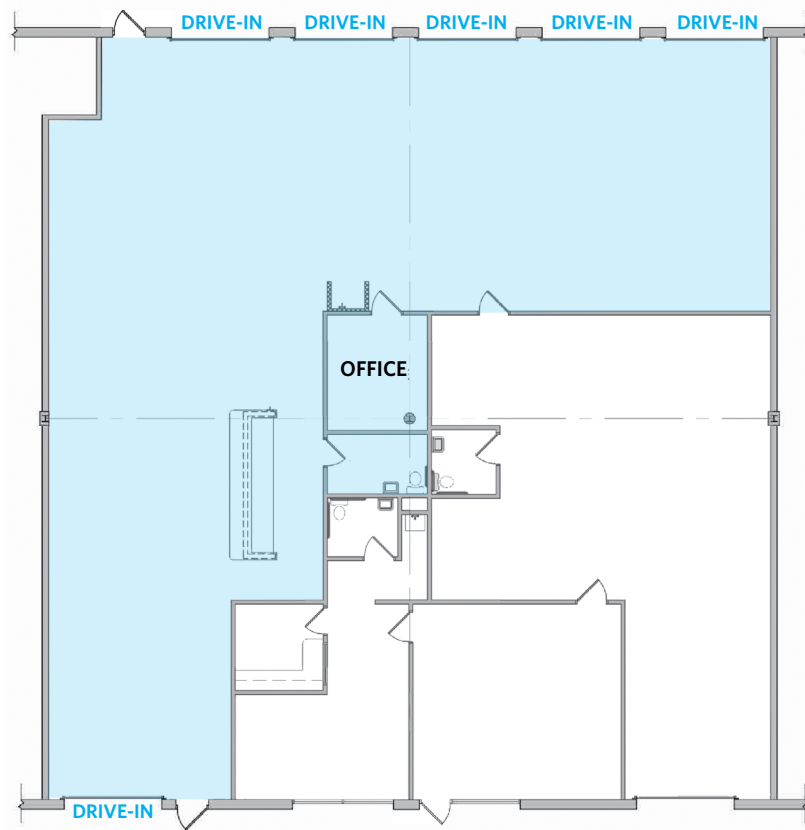
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FLOOR PLAN

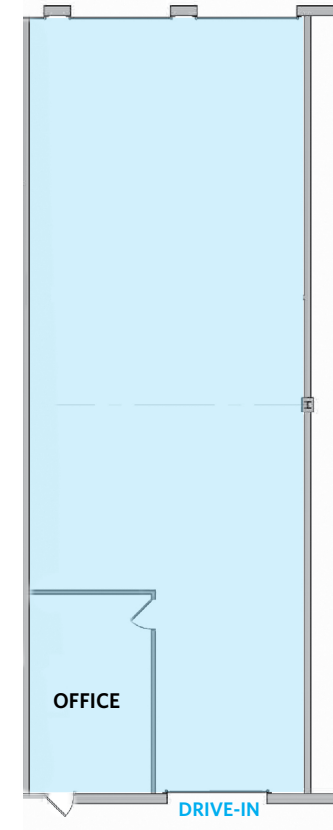
6440 DOBBIN CENTER WAY

4,423 SF



6465 DOBBIN CENTER WAY

1,330 SF



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PHOTOS



6440 | FRONT
4,423 SQ. FT.



6465
1,330 SQ. FT.

Your Sign
Here



6440 | LOADING
4,423 SQ. FT.



6465
1,330 SQ. FT.

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AERIAL VIEW



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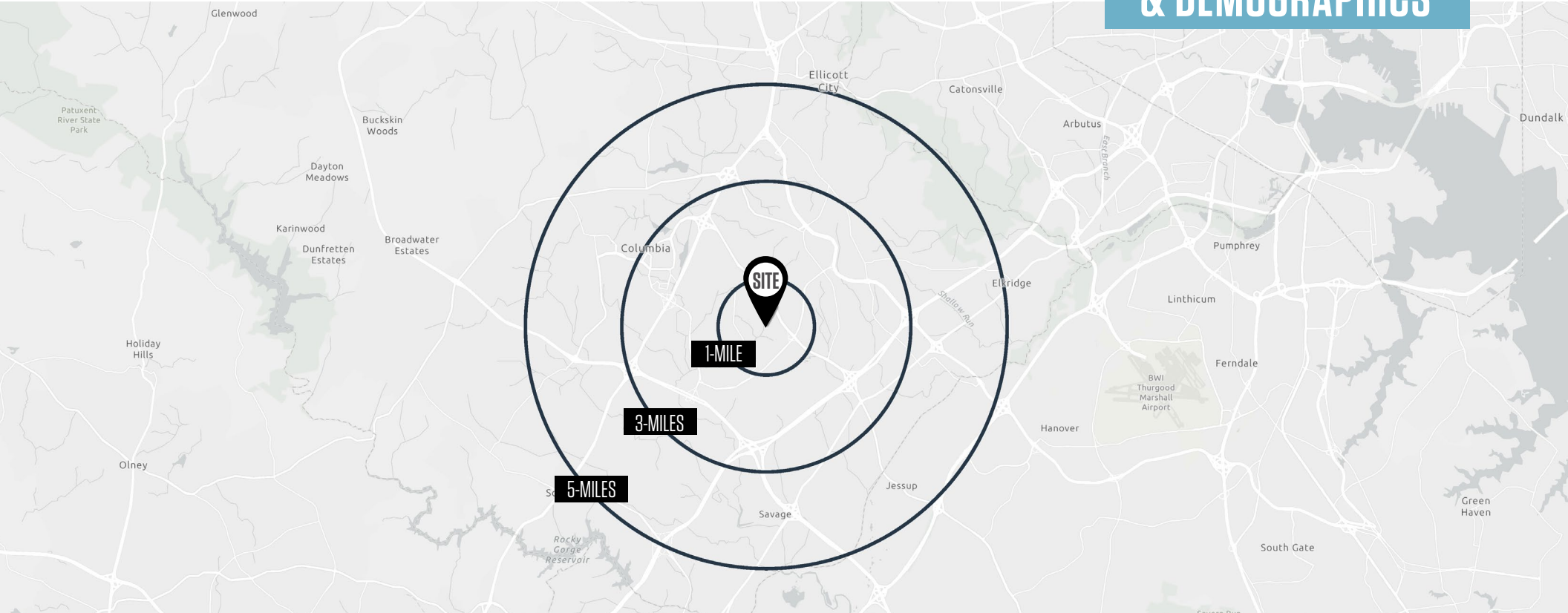


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LOCATION

& 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

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For More Information, Please Contact:

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