

# FOR LEASE

9115 & 9150 Bursa Road  
LAUREL, MARYLAND

2,940 SF – 5,880 SF Small-Bay Industrial Units Drive-In Door Access | High Ceilings | Ample Parking Just Off US-1 | 5-Min. to I-95 | CE-CLI Zoning



Marcus & Millichap

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# Location Summary

Scooping Since 1928  
**Dreyer's**  
GRAND ICE CREAM

**SUNBELT**  
RENTALS

**Parts Authority**  
Auto Parts Super Stores  
"The Answer Is Yes!"

## Other Brands Nearby

**CARmax**

The  
**Coastal**  
COMPANIES  
Food | People | Relationships

**enterprise**



**NAPA**  
AUTO PARTS



9150 Bursa



9115 Bursa Rd

**EASTERN FOOD**  
SERVICES  
ESTD 1984

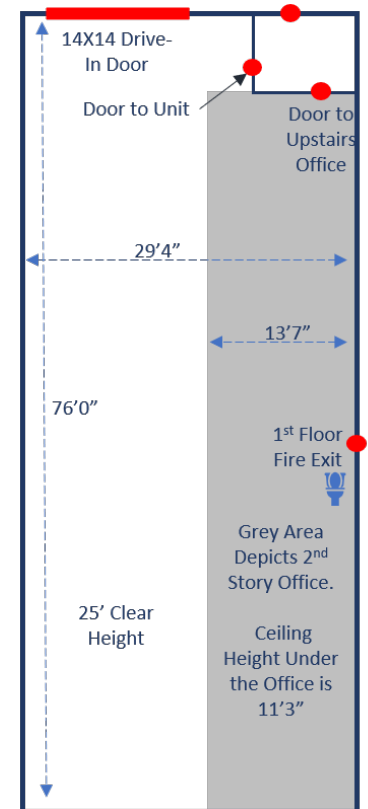


## Unit 9115A

Size: 3,262 SF

Rent: \$3,548/Mo. NNN

- 2,229 SF of Warehouse
- 1,032 SF of Office Above the Warehouse
- 1 Drive-In Door, Two Bathrooms
- 25' Clear Height (11'3" under Office)
- Unreserved Parking (55 Spaces Total)



\* 2<sup>nd</sup> floor office space reduces the ceiling height in a portion of the unit, as depicted by the grey box above.

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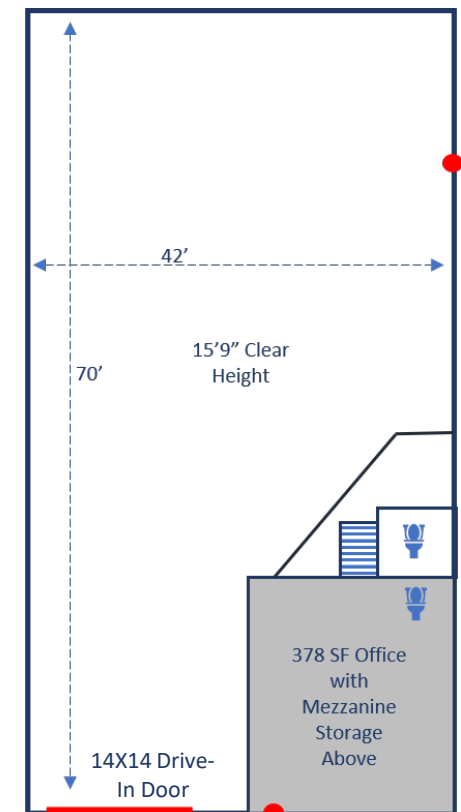
Alec.Schwartz@MarcusMillichap.com

## Unit 9150A

**Size: 2,940 SF**

**Rent: \$3,430/Mo. NNN**

- 1 14'X14' Drive-In
- 2 Bathrooms, 378 SF Office
- 15'9" Clear Height
- Auto-Use is Allowed in this Unit
- Can be leased with 9150B, for a total of 5,880 SF



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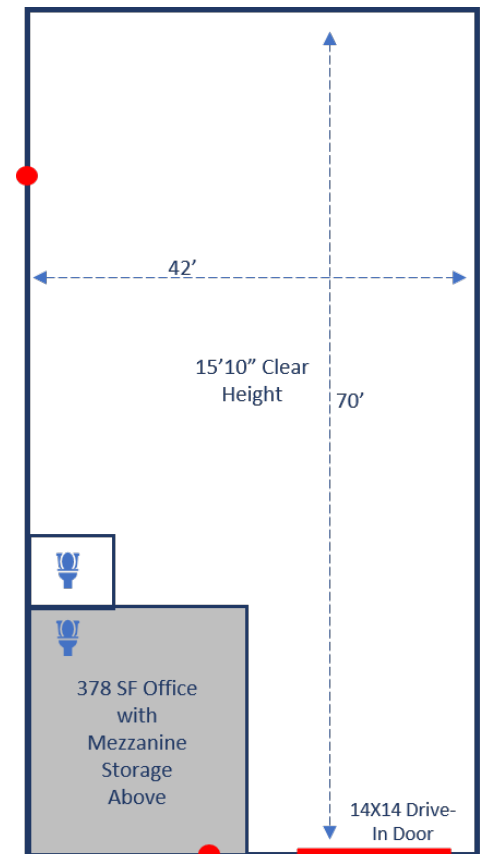
Alec.Schwartz@MarcusMillichap.com

## Unit 9150B

**Size: 2,940 SF**

**Rent: \$3,430/Mo. NNN**

- 1 14'x14' Drive-In
- 2 Bathrooms, 378 SF office
- 15'10" Clear Height
- Can be leased with 9150A, for a total of 5,880 SF



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# Zoning

## **CE – Corridor Activity Center**

The Corridor Employment (CE) District is intended to encourage the development and redevelopment of employment land near U.S. Route 1. Development in the CE District should provide for new office, flex, and light industrial uses, while reducing the spread of strip commercial development and encouraging consolidation of fragmented parcels. The requirements of this district, in conjunction with the Route 1 Manual and required vehicular and pedestrian improvements, will result in development that improves the appearance of the Route 1 streetscape, enhances traffic safety and better accommodates public transit and pedestrian travel.

[Link to CE Permitted Uses](#)

## **CLI – Continuing Light Industrial**

The Continuing Light Industrial (CLI) Overlay District is established to allow continuing use of existing warehousing and light industrial buildings in the Corridor Employment (CE) District and the Corridor Activity Center District (CAC) that were developed for these uses prior to creation of these districts. By allowing these uses to continue, the CLI District protects and promotes owner investment in the existing buildings and site improvements.

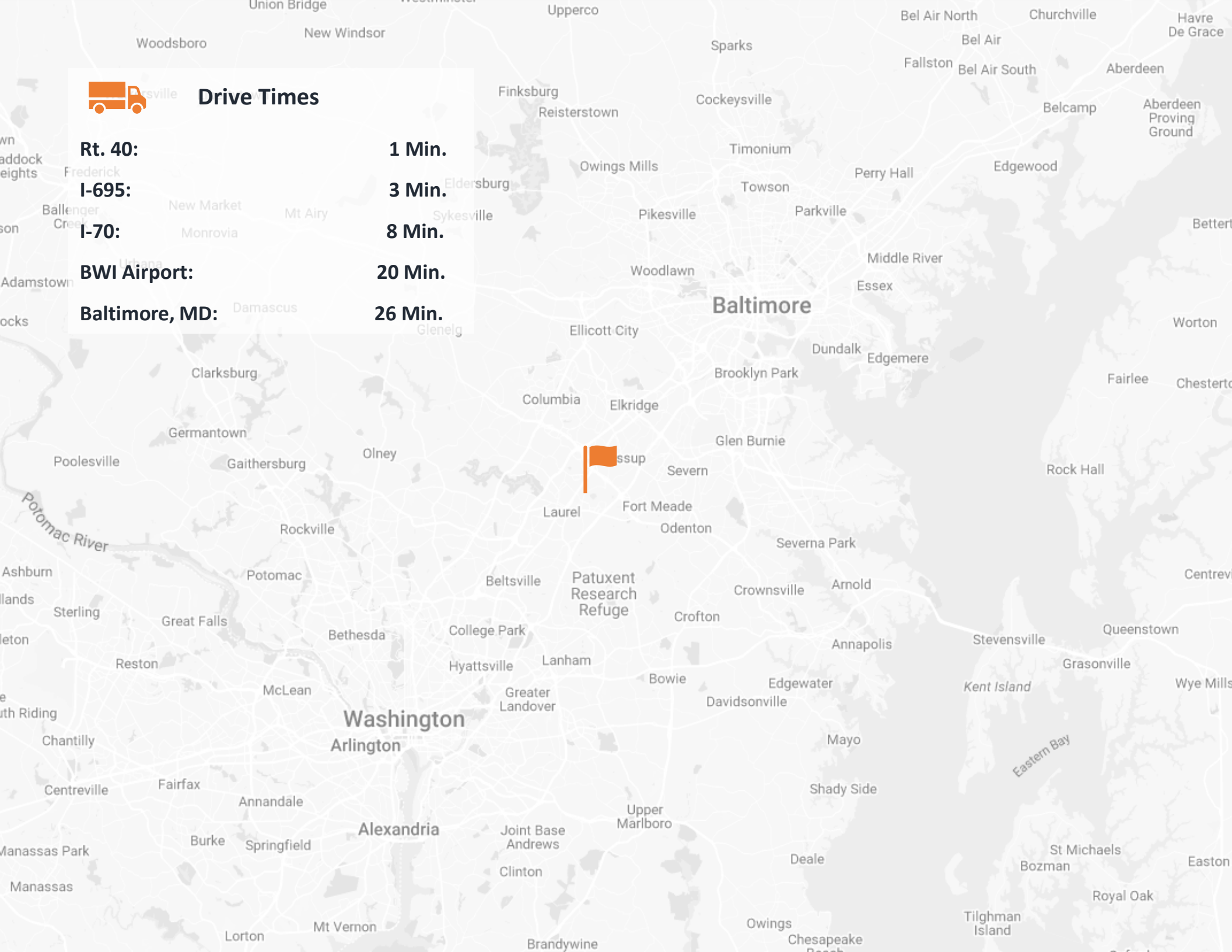
[Link to CLI Permitted Uses](#)





## Drive Times

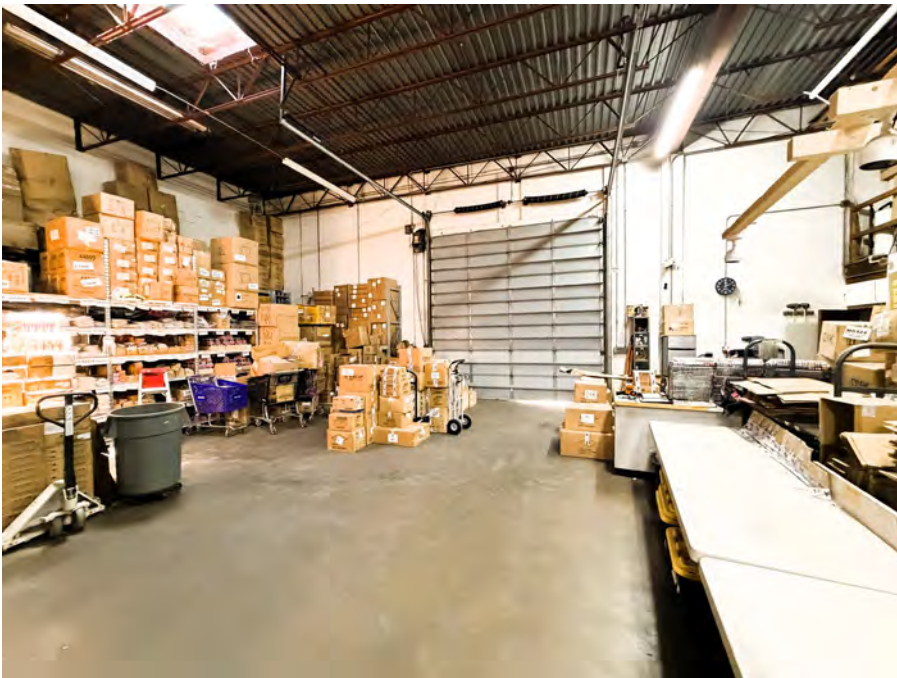
|                       |                |
|-----------------------|----------------|
| <b>Rt. 40:</b>        | <b>1 Min.</b>  |
| <b>I-695:</b>         | <b>3 Min.</b>  |
| <b>I-70:</b>          | <b>8 Min.</b>  |
| <b>BWI Airport:</b>   | <b>20 Min.</b> |
| <b>Baltimore, MD:</b> | <b>26 Min.</b> |



# Exterior Pictures



# Interior Warehouse Pictures



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