

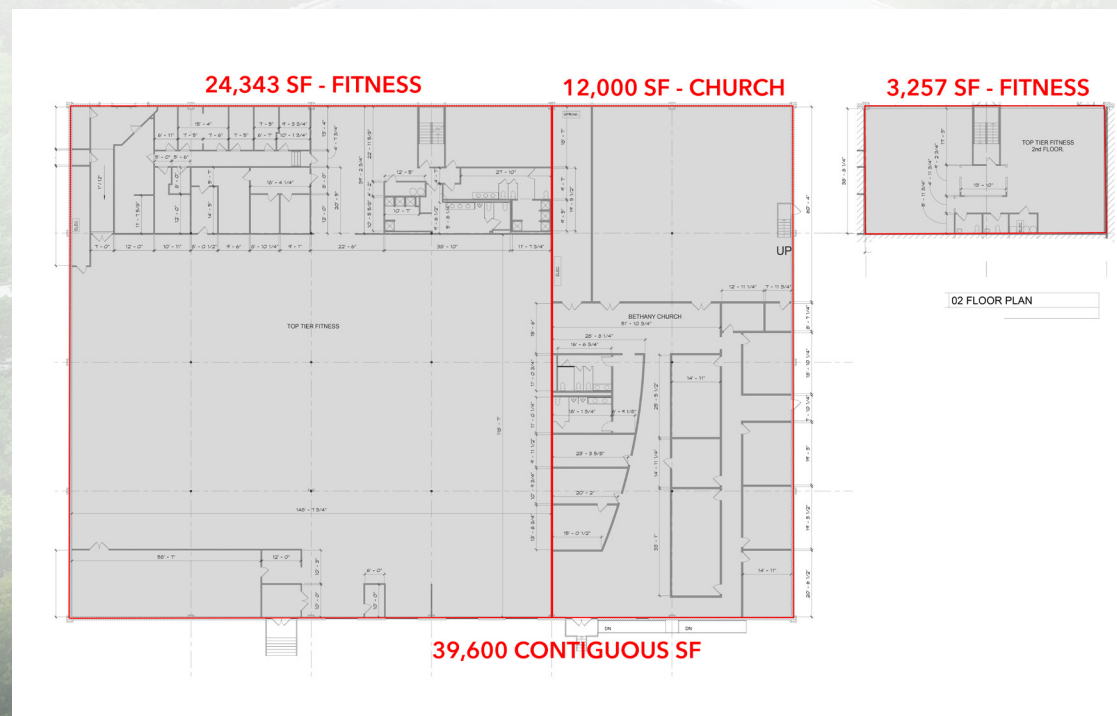
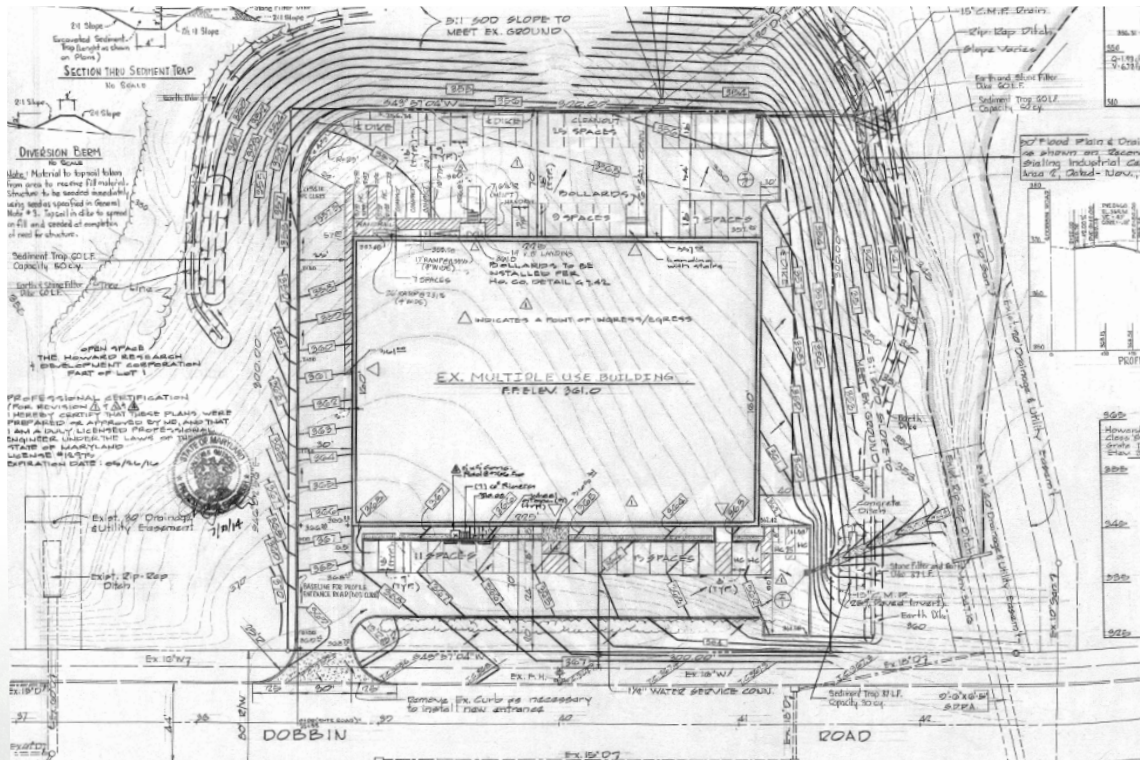


COMMERCIAL REAL ESTATE SERVICES

6570 Dobbin Road | Columbia, MD 21045
FLEX SPACE WITH RETAIL VISIBILITY FOR SALE



SITE PLAN



KATE JORDAN
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SAMANTHA ECKELS
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FIRST FLOOR SPACE: 24,343 SF (FITNESS)



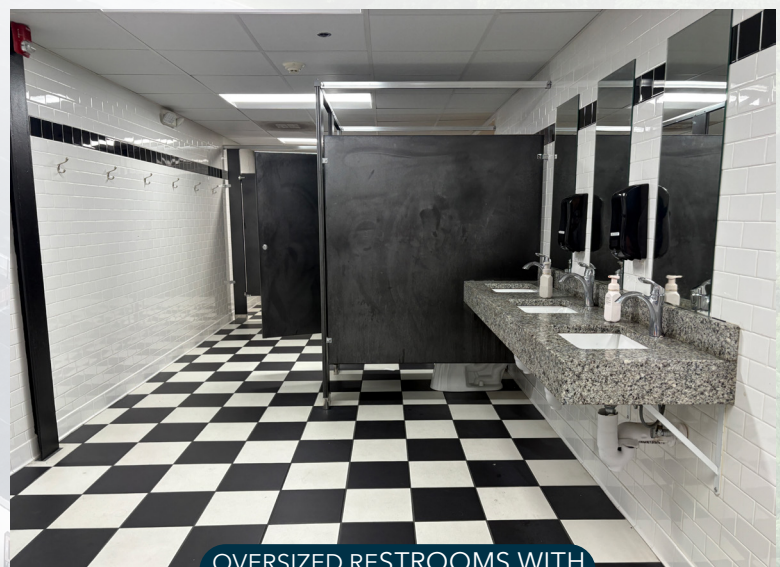
JUICE BAR



100% HVAC



OUTDOOR PLAY AREA



OVERSIZED RESTROOMS WITH
SHOWERS

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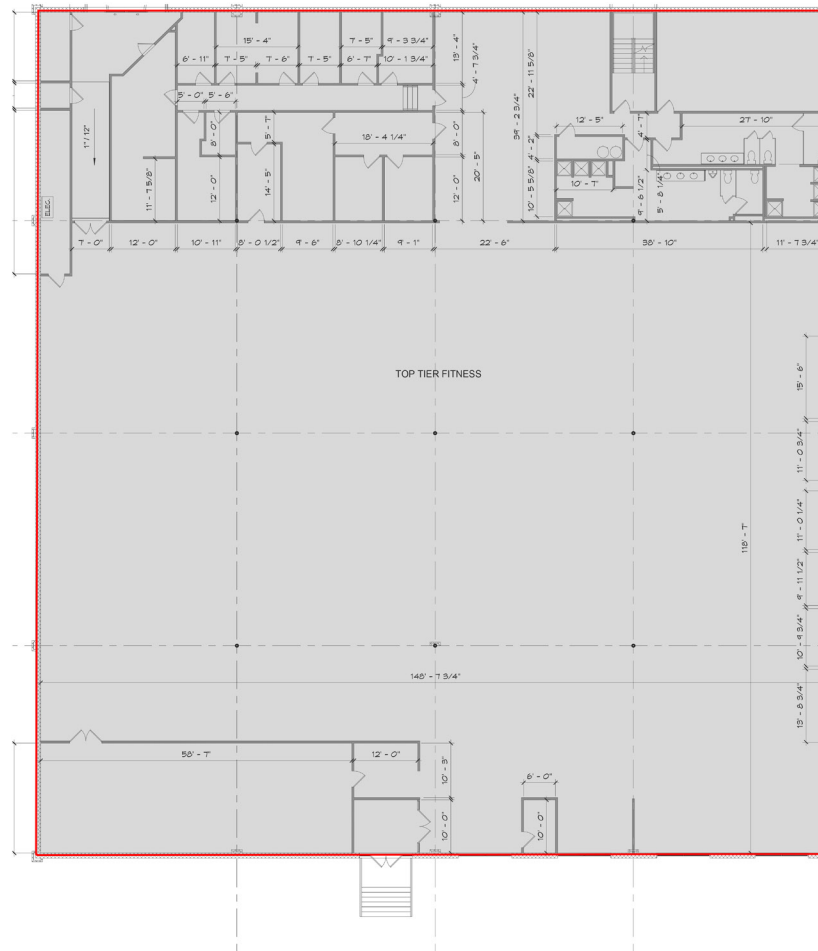
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24,343 SF



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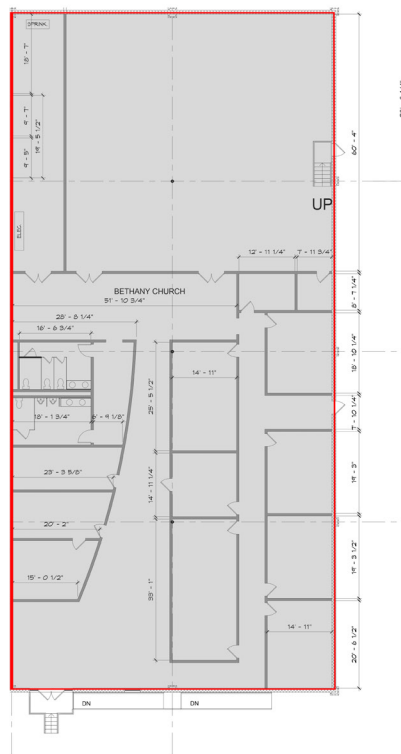
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FIRST FLOOR SPACE: 12,000 SF (CHURCH)



12,000 SF



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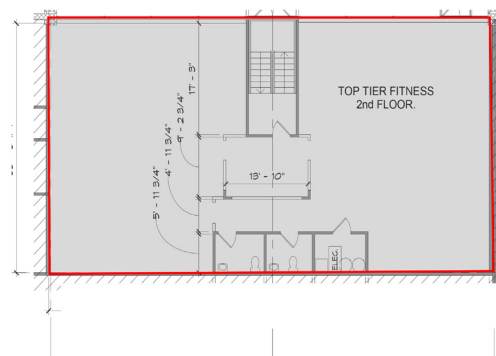
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SECOND FLOOR SPACE: 3,257 SF (FITNESS)



3,257 SF



02 FLOOR PLAN

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FLEX SPACE WITH RETAIL VISIBILITY AVAILABLE FOR SALE

Rare Owner-User Opportunity in the Heart of Columbia. Own your business location instead of paying rent. This 39,600 SF flex/industrial building offers exceptional retail visibility on Dobbin Road and is a rare opportunity to purchase a building of this size in Columbia. The traffic count of Dobbin road is juxtaposed to the private park like setting in the rear with ample mature trees. The NT zoning allows for a variety of uses.

Currently demised into three units, the property can accommodate multiple users or a single freestanding 39,600 SF user, a difficult-to-find option in the Columbia market. Brand-new HVAC throughout and additional side grass area provide added value and flexibility, including potential space for a kids' or dog play area. Short-term tenants are currently in place, providing interim income while a future owner-user prepares for occupancy. For a Columbia-area business owner, this is an opportunity to stop paying rent, build equity, and have room to expand—all in a highly visible location.

BUILDING INFO:

- **YEAR BUILT:** 1976
- **TOTAL BUILDING SIZE:** 39,600 SF
- **ZONING:** NT

SPACES AVAILABLE:

- **FIRST FLOOR (FITNESS):** 24,343 SF
- **FIRST FLOOR (CHURCH):** 12,000 SF
- **SECOND FLOOR SPACE (FITNESS):** 3,257 SF

HIGHLIGHTS:

- **100% HVAC (Replaced 2025)**
- **Potential outdoor play area**
- **Great signage**
- **Potential Dock Loading**
- **Oversized restrooms with showers**
- **Juice bar setup**
- **106 Parking Spaces**

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RETAIL MAP



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SALES COMPARABLES

Property Address	Land Area AC	Zoning	Property City	Property Type	Building SF	Sale Price	Price Per SF	Sale Date	Buyer (True) Company	Seller (True) Company
15200 Major Lansdale Blvd	11.97	CO	Bowie	Retail (Theme/Festival Center)	55,285	\$12,250,000	\$221.58	11/6/2025	Union Church	Passion Java Ministries Inc.
1805-1820 Margaret Ave	1.65	I-1	Annapolis	Flex	42,214	\$9,125,000	\$216.16	9/25/2025	William D. Pleasants, Jr	Justin Nonemaker
8924 McGaw Ct	2.38	NT, County	Columbia	Flex	28,000	\$5,600,000	\$200.00	12/23/2025	Marshall Goldman	Jonathan Hyde
4230 Forbes Blvd	4.53	I-1	Lanham	Industrial	55,883	\$11,075,000	\$198.18	3/6/2026	The Seyon Group	Terreno Realty
8715 Bollman Pl	4.01	M2	Savage	Industrial	49,268	\$9,450,000	\$191.81	2/11/2026	Holdings Management Company	Prologis, Inc.
9550 Lynn Buff Ct	1.91	CE-CLI	Laurel	Industrial	24,245	\$4,500,000	\$185.61	3/18/2026	Automated Processes Inc	George S. Chesky, Jr.
151 8th Ave NW	1.68	W2	Glen Burnie	Industrial	20,112	\$3,600,000	\$179.00	12/5/2025	C Wood Trucking LLC	Travis Ritter
3527 Whiskey Bottom Rd	3.47	C-4	Laurel	Industrial	24,000	\$4,250,000	\$177.08	12/15/2025	Bay Street Capital	Clean Harbors
2444 Solomons Island Rd	1.91	TC, Anne Arundel Co.	Annapolis	Retail	32,000	\$5,450,000	\$170.31	4/2/2026	Resolution Capitol Management	Luther Gregory
9885 Washington Blvd	1.06	CECLI	Laurel	Industrial	20,000	\$3,387,500	\$169.38	8/28/2025	Sheng Gao Weiguang Chen	4500 Mitchellville Road, Inc.

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