Now Available - Built-Out Data Center
Columbia MD
For Sale

Opportunity

Free-standing 62,336 SF~ fully equipped data center located in Columbia, Maryland:

- Just vacated - Now Available
- Free-Standing Data Center
- Existing Equipment and Infrastructure Included
- Excellent Metro and Long Haul Fiber Connectivity
- Power supplied by BGE
- Scalable power
- Additional 34 kV primary feeder can be delivered to the building in 18-24 month timeframe pending overall power ramp request
- Maryland Tax Incentives
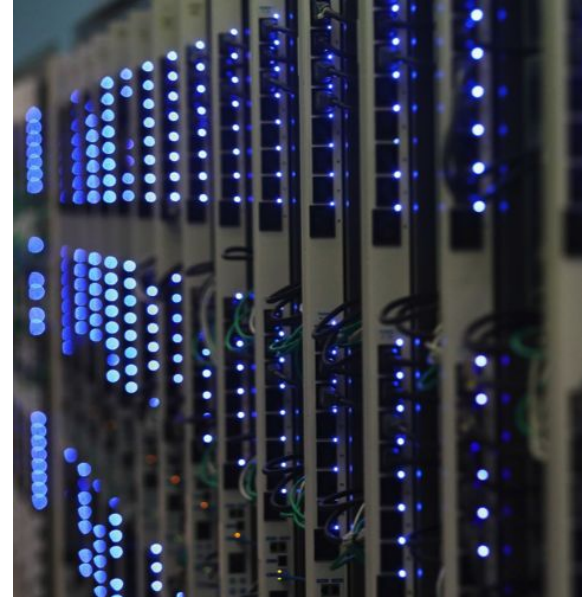
Details

Address:	9100 Guilford Road, Columbia MD
Building Size:	Free-standing, one-level data center totaling 62,336 SF
Condition:	Fully equipped data center
History:	Historically occupied as a healthcare enterprise facility - tenant moving out by EOY 2024
Available:	January 15, 2025
Column Spacing:	32' x 30'
Clear Height:	18'~ clear height
Zoning:	NT & MI - Historic use as a data center
Parking:	150~ parking spaces on site

Data Center Details

On-Site Power:	Two existing feeds from diverse BGE substations (Columbia and Snowden River)
Building Power:	Redundant power distribution via 4,000 amp feeds to redundant 750 kW UPS in a 2N configuration. Two (2) 2500 kVA transformers on site. 1.8 MW designed as A Side / B Side configuration.
Generators:	Three (3) 1500 kVA back-up diesel generators for total of 4.5 MW of generator capacity
Cooling:	32 Liebert Deluxe III CRAC Units, 32 Liebert roof-mounted heat rejection units, Trane and Carrier RTUs
UPS:	Liebert NX UPS Systems
Battery Stacks:	Drycell battery stacks replaced in 2020 and 2023
Fire Protection:	Pre-action VESDA fire protection system
PDUs:	Liebert PDUs (168 pole) Square-D plug-in panel boards
Column Spacing:	30' x 30'
Security:	24' x 7' monitored security, mantrap security entrance

Aerial
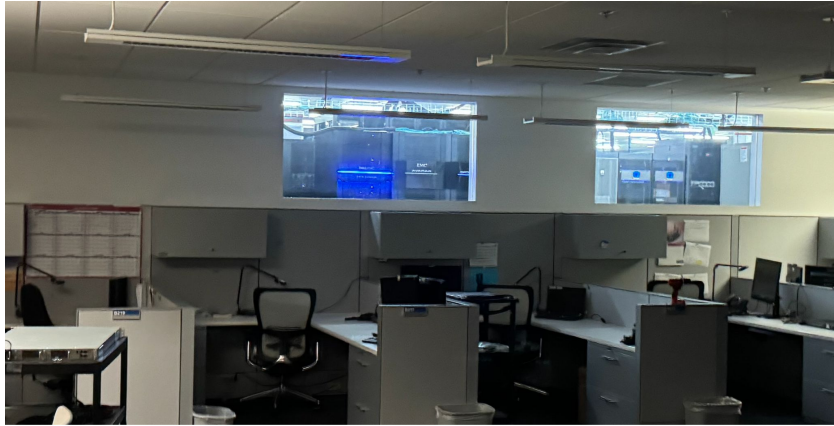
Exterior Photos

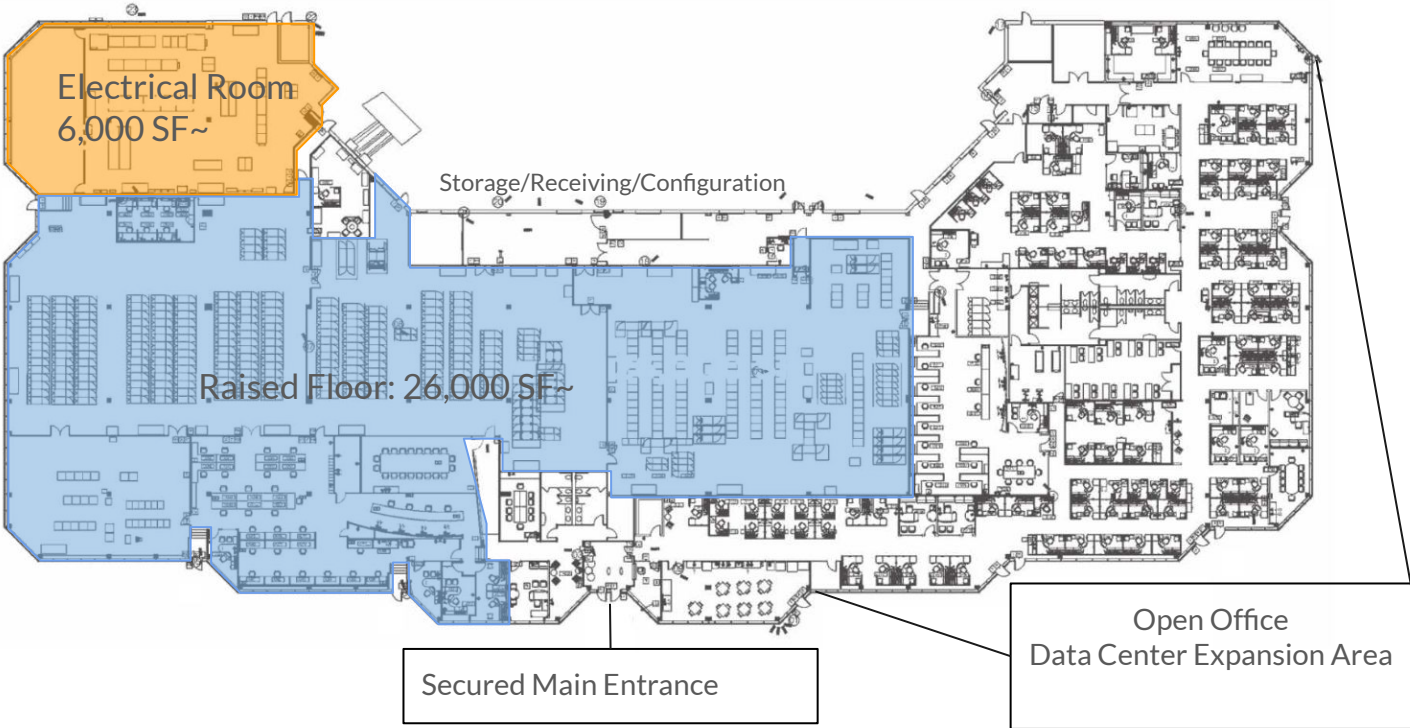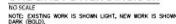# Data Center Photos

Data Center Photos

Data Center Photos

Data Center Photos

Floor Plan

Electrical Room
6,000 SF~

Storage/Receiving/Configuration

Raised Floor: 26,000 SF~

Open Office
Data Center Expansion Area

Secured Main Entrance

Electrical Plan
One-Line

ONE LINE POWER DIAGRAM
No Scale
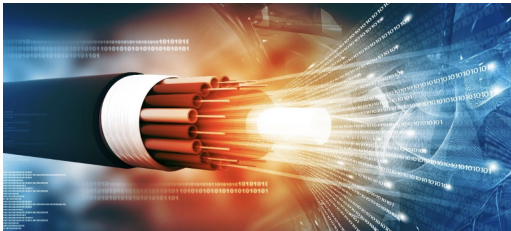NOTE: EXISTING WORK IS SHOWN LIGHT, NEW WORK IS SHOWN DARK (BOLD).

DRAWING NOTES

SYMBOLS LIST

Metro & Long Haul Fiber

- Multiple metro fiber providers on site
- In addition to the adjacent fiber map, AT&T and Verizon are on site
- Connectivity to the largest confluence of data and cloud hubs in Northern Virginia
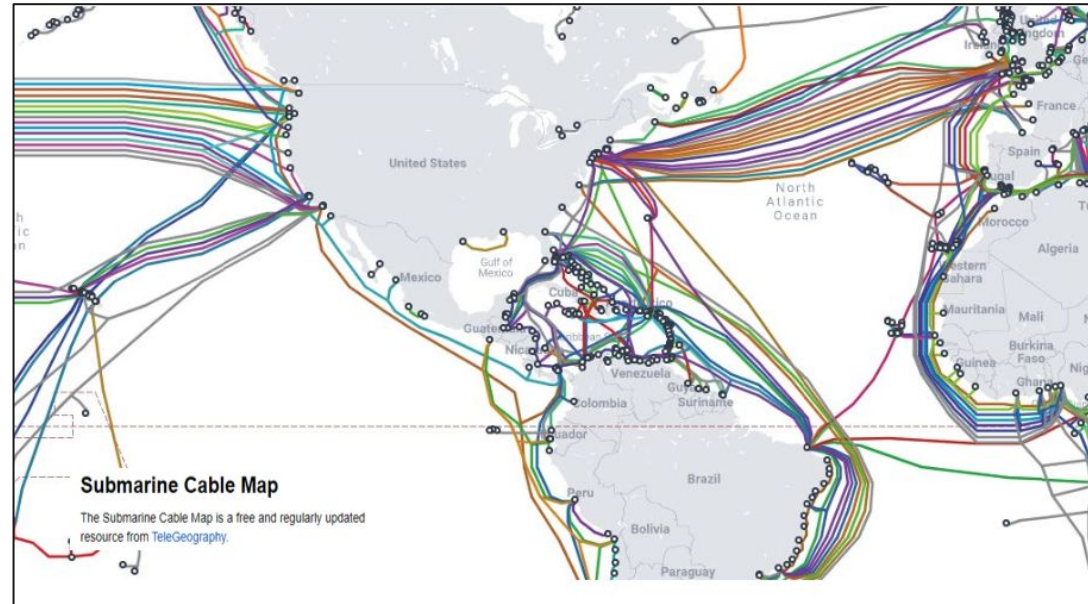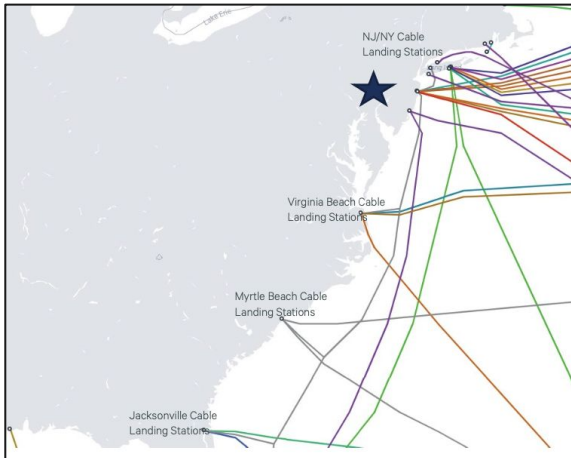- Access to key interconnection facilities in the region

Metro Networks
- AiNet
- Atlantech Online
- Breezeline
- Breezeline Leased
- Crown Castle
- DF&I
- Fiberlight
- Harbor Link
- Level3 Metro
- Maryland Broadband Cooperative
- One Maryland ICBN
- Rally Networks
- WOW! Business (now Astound)
- Windstream
- Zayo Metro

Long Haul Networks
- Arelion - North America
- Level 3 Long Haul
- Sprint Long Haul
- Windstream Long Haul
- Zayo Long Haul

Powered By: FiberLocator
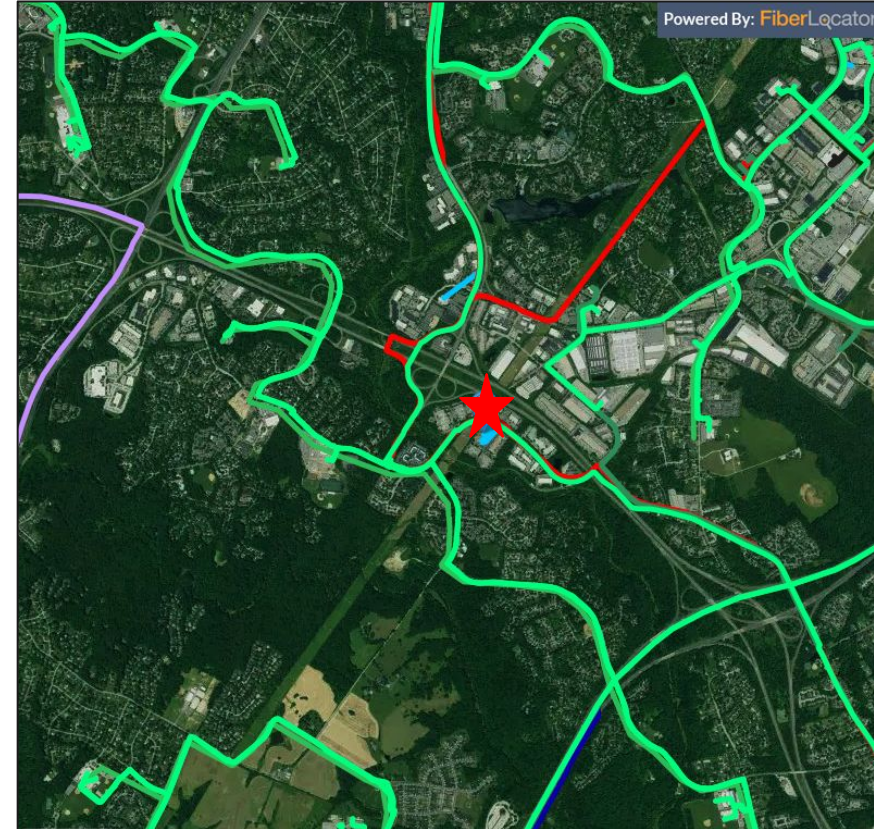
International Subsea Cable

- Connectivity to international subsea cable systems
- Most International Subsea Cable Systems are located on the east coast in New Jersey, Long-Island, Virginia, South Carolina, Jacksonville and South Florida areas. More importantly, the traffic flow for most of North America has been designed around these cable systems – which are all supported by the ICFs

Submarine Cable Map

The Submarine Cable Map is a free and regularly updated resource from TeleGeography.

Location

- Columbia is located in Howard County, Maryland
- Centrally located between the Baltimore and Northern Virginia
- Howard County is home to a broad list of significant industry sectors including scientific and research development, Fortune 500, federal government, and a vast list of technology companies
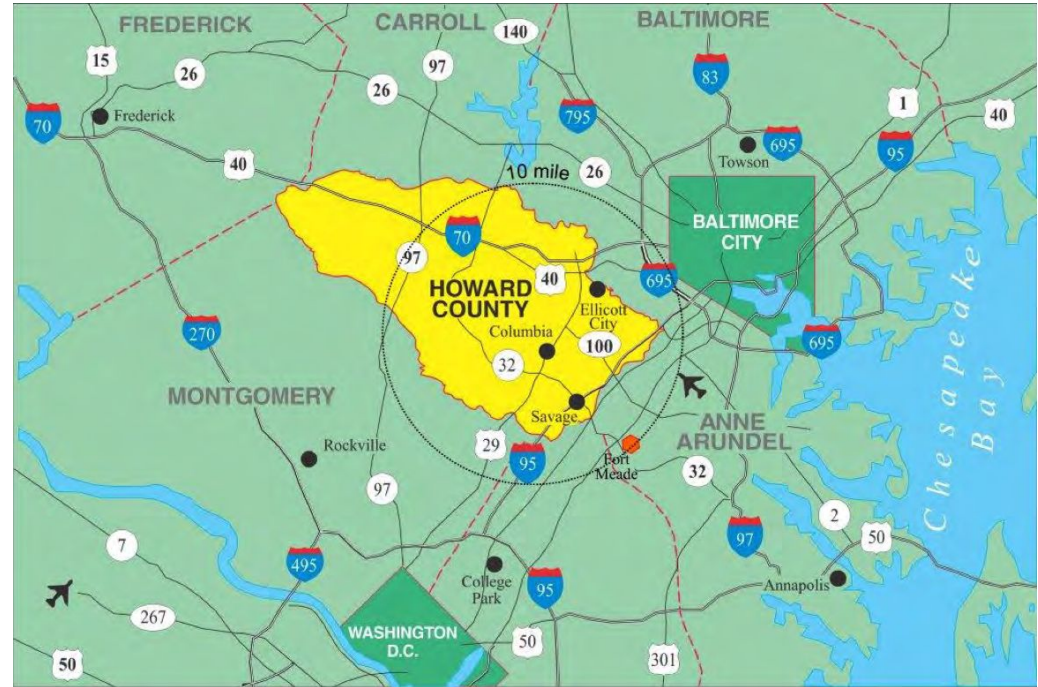
The Market

Columbia, Maryland is part of the Baltimore/Annapolis metropolitan market and centrally located between Baltimore and the Northern Virginia data center markets.   The area surrounding Columbia boasts a broad list of companies including significant research and development firms, technology companies, federal government and associated vendors, healthcare, financial services and education.

The Maryland Legislature and Governor Moore recently enacted the Critical Infrastructure Streamlining Act of 2024 which is another significant step in the support of new data center projects in the state.

The data center is located located 15 miles from Baltimore/Washington Airport and 18 miles southwest of the Baltimore CBD offering substantial low-latency fiber connectivity to numerous network providers and connectivity to the downtown Baltimore Carrier Hotel and the Northern Virginia market.   The data center is approximately 55 miles from Northern Virginia

The regional area houses over 170 data centers with nearby Northern Virginia being home to the largest cluster of data center and cloud deployments in the US handling over 60% of the world's internet traffic.

Tax Incentives

The State of Maryland offers a Sales and Use Tax Exemption Incentive Program for data centers that locate or expand in Maryland.

A data center business can be eligible for a 10 year consecutive benefit period for companies that create at least five (5) qualified employment positions and invest at least $2M in qualified data center personal property in Tier 1 areas and invest at least $5M in any other area of the State.

For more information on the Data Center Maryland Sales and Use Tax Exemption Program, please review the following link: Maryland Data Center Program

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