

FOR LEASE • GAITHERSBURG, MD 20879

WAREHOUSE/FLEX SPACE

CORNER OF CHENNAULT WAY AND RICKENBACKER DRIVE



19200-J CHENNAULT WAY:

Total of approx. 12,047 SF flex space consisting of approx. 8,175 SF of upgraded office space and approx. 3,872 SF of 14' clear rear loaded warehouse space with three (3) drive-in doors. Beautifully finished flex unit. Air conditioning throughout.

7610-L RICKENBACKER DRIVE:

1,980 SF of 14' clear shell warehouse space, one drive-in door in front, heat, lights, and restroom. May be combined with 7620-L Rickenbacker Drive to form 3,960 SF of back-to-back warehouses with drive-in doors front and rear.

7620-D RICKENBACKER DRIVE:

1,980 SF. Unique unit - 100% office space with no loading door. Finished with reception area & 4 large rooms. Air conditioned throughout.

7620-L RICKENBACKER DRIVE:

1,980 SF of 14' clear shell warehouse space, one drive-in door in front, heat, lights, and restroom. May be combined with 7610-L Rickenbacker Drive to form 3,960 SF of back-to-back warehouses with drive-in doors front and rear.

RENTAL RATE FOR ALL SPACES JUST \$9.98/SF NNN.

NNN Costs are approx. \$3.59/SF. Tenant pays gas and electrical by separate meter. Abundant Free parking, with highest parking ratio in the area; 3 spaces per 1,000 SF of leased area.

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