

WAREHOUSE/OFFICE PROPERTY FOR SALE OR LEASE



25 CHESTNUT STREET GAITHERSBURG, MD 20877

BUILDING #1

- First floor contains approx. 2,900 SF of office and 2,800 SF of 16' clear warehouse with 2 drive-in bay doors.
- Second floor contains approx. 5,700 SF of nicely finished office.

BUILDING #2

- Approx. 7,795SF of fully leased office/warehouse space.
- Approx. 6,150 SF of warehouse.

FEATURES

- Building #1 to be delivered vacant for owner/investor.
- Property is zoned I-1 (Light Industrial).
- Auto repair & service permitted in this zone.
- Many other uses allowed in the I-1 zone.

SALES PRICE

- \$5,400,000.00

LEASE RATE

- \$14/SF NNN (NNN approx. \$3.00)



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