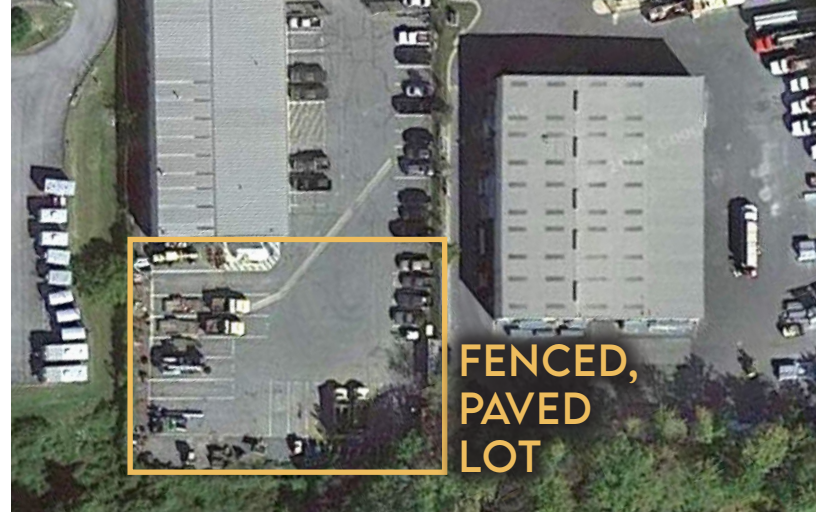


FOR LEASE WAREHOUSE/ OFFICE/ FENCED, PAVED LOT

7411 LINDBERGH DRIVE,
UNITS L, M, N & P
GAITHERSBURG, MD 20879



FEATURES:

Space consists of the following:

- Approx. 6,300 rentable square feet of warehouse space with four (4) drive-in doors, 22' clear ceilings, locker room with shower, secure parts room, receiver/dispatch office, and gas heat.
- Approx. 2,100 rentable square feet of nicely finished office space, including reception area, open work area, 5 private offices, kitchenette with table space and restroom.
- Approx. 22,613 rentable square feet of fenced and paved yard area for outdoor storage and/or parking, including above ground diesel fuel tank & pump, storage shed with power, and direct access to warehouse through drive-in door.
- Located just off Route 124 (Woodfield Road) near intersection with Airpark Road, close to many restaurant options and just 3.5 miles from I-370 and 6 miles from I-270.



LEASE PRICE: \$16,000/month, NNN.

- Tenant pays condo fees, real estate taxes & all utilities.
- A very rare opportunity to lease warehouse, office and lot space all at one site!

CONTACT:
JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM



JAY CLOGG REALTY GROUP, INC.
301.340.9400 · JAYCLOGG.COM
110 N. WASHINGTON STREET
ROCKVILLE, MD 20850

