

# FOR LEASE • GAITHERSBURG, MD 20879

## WAREHOUSE/FLEX SPACE

CORNER OF CHENNAULT WAY AND RICKENBACKER DRIVE



**19200-M CHENNAULT WAY:** Approx. 1,952 SF. \$15/SF NNN.

In front of building facing road. Abundant free parking. The drive-in door was replaced with a glass storefront. 14' clear ceiling. Space has heat, lights & restroom. No office. Rental rate does not include triple net costs (approx. \$3.89/SF). Total monthly rent approx. \$3,072.77, not including utilities.

**7600-M RICKENBACKER DRIVE:** 2,057 SF. \$15/SF NNN.

14' clear. Drive-in door in front. Space has heat, lights & restroom. Approx. 50% of unit is existing office space. Abundant free parking.

**7610-P RICKENBACKER DRIVE:** 2,070 SF. \$15/SF NNN.

14' clear. Dock door in front. Space has heat, lights & restroom. Approx. 50% of unit is existing office space. Abundant free parking.

**7620-X RICKENBACKER DRIVE:** \$15/SF NNN. Approx. 7,984 rentable SF consisting of approx. 3,240 SF of office/showroom area and approx. 4,744 SF of warehouse space. Office/showroom area is open space with 2 private offices. Warehouse space has 14' clear ceilings and 2 drive-in doors in the rear. Heated and air conditioned throughout, including the warehouse. Abundant free parking. End unit with windows on 3 sides.

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