

# FOR LEASE WAREHOUSE/FLEX SPACE

CORNER OF CHENNAULT WAY & RICKENBACKER  
DRIVE IN GAITHERSBURG, MD 20879



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

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

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

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

**TRIPLE NET CHARGES (NNN) APPROX. \$4.25/SF.  
TENANT PAYS ALL UTILITIES.**

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