

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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