

FOR LEASE WAREHOUSE/FLEX SPACE

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



7600-D&E RICKENBACKER DRIVE: 3,960 SF. \$15/SF NNN.

14' clear. 2 drive-in doors. Warehouse has heat, lights & restroom. No existing office area. 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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