

FOR LEASE WAREHOUSE/FLEX SPACE

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



19200-E CHENNAULT WAY & 7600-P RICKENBACKER DRIVE:

3,960 SF. \$15/SF NNN.

Approx. half office/showroom in front, and half warehouse space in the rear.

Warehouse is 14' clear with a drive-in door. Abundant free parking.

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.

7610-W, 7620-A, 7620-B & 7620-C RICKENBACKER DRIVE:

Four (4) contiguous units, 1,980 SF - 7,948 SF. \$15/SF NNN.

14' clear. Each unit has one (1) drive-in door in front. Warehouse has heat, lights, and restrooms. Unit 7620-A has a small existing office. Abundant free parking.

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

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