



# RETAIL/FLEX/WAREHOUSE SPACE FOR LEASE

## 1029 E. GUDE DRIVE ROCKVILLE, MD 20850

### SUITE 102:

- Approx. 3,044 rentable SF. \$20/SF NNN. (NNN charges approx. \$5.12/SF).
- Glass storefront with great exposure to main road. Includes approx. 700 SF of existing showroom/office space. Heated & air conditioned throughout. 18' clear ceiling. Drive-in door in front.

### SUITE 105:

- Approx. 3,044 rentable SF. \$18/SF NNN. (NNN charges approx. \$5.12/SF).
- Closed distillery production space with equipment in place, such as boiler, tanks, bottling machine, labeling machine & more.

### SUITE 105-B:

- Approx. 2,404 rentable SF. \$20/SF NNN. (NNN charges approx. \$5.12/SF).
- Glass storefront with great exposure. Perfect for showroom use, LVT flooring in place. Heated and air conditioned throughout. 18' clear ceiling, double doors in front, no overhead door.

### SUITE 107-A:

- Approx. 1,498 rentable SF. \$20/SF NNN. (NNN charges approx. \$5.12/SF).
- Glass storefront space adjacent to Habitat for Humanity ReStore. Heated and air conditioned throughout, 18' clear, double doors in front, no overhead door.

### SUITES 108-109:

- Approx. 22,125 rentable SF. \$19/SF NNN. (NNN charges approx. \$5.12/SF). 18' clear ceiling. 2 full height loading docks & 1 drive-in door. Available July 1, 2026. Heated and air conditioned throughout. Zoned IL, light industrial.



### CONTACT:

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