

FENCED INDUSTRIAL LOT FOR LEASE

8110 CESSNA AVENUE
GAITHERSBURG, MD 20879

LEASE THE ENTIRE LOT OR JUST HALF OF THE LOT!

FEATURES:

- Partially graveled storage lot, approximately 67,954 rentable SF (entire lot) or 33,977 SF (half the lot).
- Gated and partially fenced, with direct access to Cessna Avenue.
- Zoned IL, Montgomery County, Maryland.

PRICE:

- A very rare find, just \$9,998/month on a triple net basis - tenant pays real estate taxes, currently \$951.10/month, and landlord's insurance, approx. \$83.00/month. If HALF the lot is leased, the figures above would be reduced by 50% (\$4,999/month NNN).



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