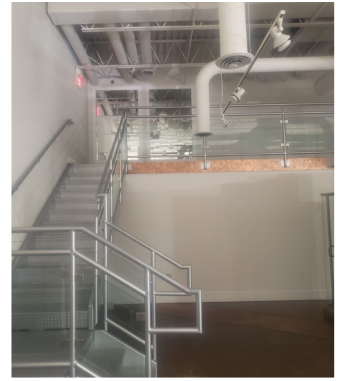

WAREHOUSE SPACE 4,608 TO 15,336 SF LEASE 1, 2, OR ALL 3 UNITS (ENTIRE BUILDING!)



WAREHOUSE SPACE WITH OPTIONAL SHOWROOM/OFFICE 1050 FIRST STREET, ROCKVILLE, MD 20850

LEASE ONE, TWO OR ALL THREE UNITS (ENTIRE BUILDING, 15,336 SF!).
16' CLEAR CEILINGS IN WAREHOUSE. ABUNDANT FREE PARKING.
CHOICE OF THE FOLLOWING SPACES:

UNIT 1/2:

- Approx. 5,688 rentable SF consisting of approx. 3,384 SF finished showroom/office area and approx. 2,304 rentable SF of warehouse area.
- 3 phase, 400 AMPS, 208V electric service.
- 10'x14' drive-in door.

UNIT 3/4:

- Approx. 4,608 rentable SF warehouse area with small office in front.
- 3 phase, 400 AMPS, 208V electric service.
- Two 10'x14' drive-in doors.

UNIT 5/6:

- Approx. 5,040 rentable SF warehouse area with no existing office.
- 3 phase, 400 AMPS, 208V electric service.
- Two drive-in doors: one 10'x14' and one 12'x14'.

RENTAL RATE: \$16/SF NNN (ESTIMATED NNN CHARGES: \$4.25/SF).

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