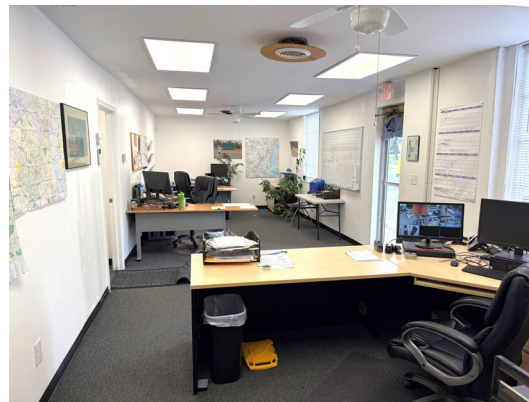




RARE FREESTANDING WAREHOUSE/ OFFICE BUILDING FOR LEASE WITH OUTDOOR STORAGE!

155 WOODLAND ROAD, ROCKVILLE, MD 20850

BUILDING SIZE: Total of approximately 5,920 rentable SF, consisting of approximately 1,000 SF of office space and approximately 4,920 SF of warehouse/flex/light assembly area.

LOT SIZE: Approximately 11,736 SF, partially fenced for outdoor storage.

PRICE: \$16/SF NNN. Rental rate does not include triple net costs (approx. \$5/SF).

Tenant pays all operating costs, including, but not limited to real estate taxes: \$16,476.77 (07/01/25 - 06/30/26).

FEATURES:

10' clear ceilings, heating & air-conditioning throughout, heavy electric service – 3 phase, over 500 amps. 10' wide by 9' high drive-in door in front. Office space features reception area, 4 (four) private offices, storage room, and 2 restrooms. Free parking on private lot. Only two (2) blocks to Rockville METRO – N. Stonestreet Ave.

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