

FOR LEASE

WAREHOUSE SPACE

16071 INDUSTRIAL DRIVE
GAITHERSBURG, MD 20877

SIZE

Approximately 12,772 total rentable square feet, comprised of a warehouse footprint of approx. 9,868 SF, and a mezzanine area of approx. 2,904 SF.

FEATURES

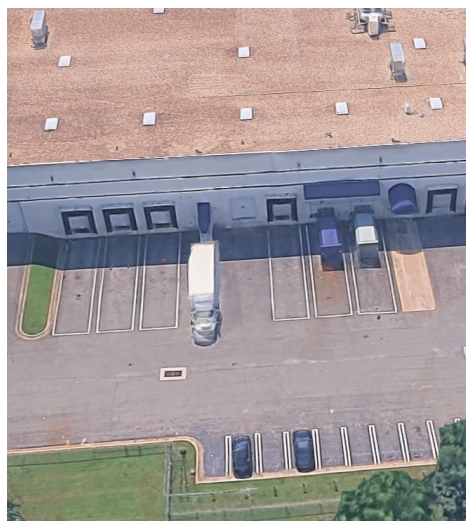
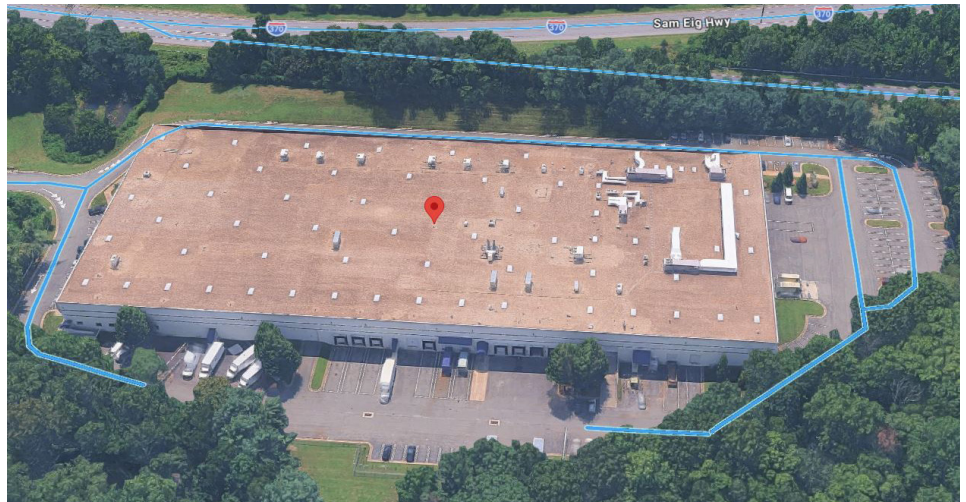
- 24' clear ceiling with 12' clear on and below mezzanine level.
- 2 full-height loading docks with 10'x12' overhead doors.
- Small office in front with air conditioning and 2 restrooms.
- Gas heat in warehouse.
- Plenty of free parking.
- Just off Shady Grove Road, I-270, and I-370.

PRICE

\$18/SF NNN. (NNN costs approx. \$6.33/SF.)

CONTACT

JAY CLOGG
301-340-9400
JAY@JAYCLOGG.COM



**JAY CLOGG REALTY
GROUP, INC.**

110 N. WASHINGTON ST.
ROCKVILLE, MD 20850
301.340.9400
JAYCLOGG.COM