

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 in main warehouse, with 12' clear on mezzanine level.
- 2 full-height loading docks with 9' wide x 10' high overhead doors.
- Small office in front with air conditioning and 2 restrooms.
- Gas heat in warehouse.
- Fully sprinklered throughout.
- Ample surface parking.
- Excellent access to Shady Grove Road, I-270, & I-370.

PRICE

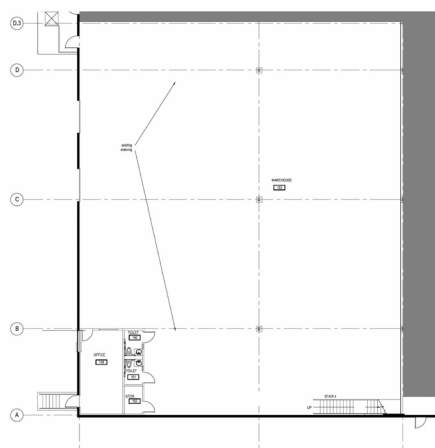
\$18/SF NNN. (NNN costs approx. \$6.33/SF.)

CONTACT

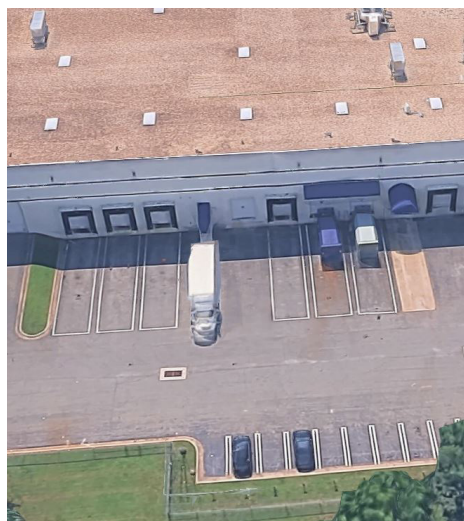
JAY CLOGG
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WAREHOUSE



MEZZANINE



**JAY CLOGG REALTY
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