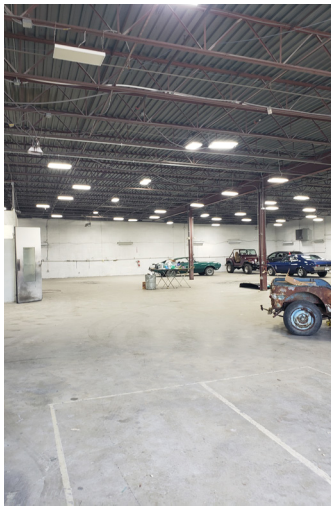
WAREHOUSE SPACE FOR LEASE

7631-A&B AIRPARK ROAD, GAITHERSBURG, MD 20879

AUTO BODY AND OTHER USES PERMITTED















SIZE: Choice of 5,475 SF, 6,525 SF or 12,000 SF.

FEATURES: Formerly Caliber Collision. Used as a direct repair facility by several insurance companies. Finished for body shop use, including:

- 1 Welbilt FB downdraft spray booth with pit and sprinklers.
- 1 GFS performer downdraft spray booth with pit and sprinklers.
- 1 Vehicle Lift.
- 2 10HP compressors in outdoor enclosure.
- Air lines throughout with SPX Flow air cleaner.
- Finished office/showroom/customer area, approximately 520 SF.
- 3 drive-in doors.
- Paint mixing room.
- Employee locker room with restroom.
- 18' clear ceiling in warehouse.
- 600 AMP electric service.
- Approximately 48 private parking spaces.
- Excellent exposure and signage.
- Just off Route 124, close to I-270 and I-370.

A VERY RARE OPPORTUNITY!

LOW RENTAL RATE: $12/SF NNN for first 6 months.

- NNN charges approx. $4.25/SF.

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