

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

FOR SALE OR LEASE

4.64 Acre Single Parcel with 2 Buildings

FLEX/
WAREHOUSE
31,526 SF

INDUSTRIAL
STORAGE
14,483 SF

PROPERTY INFORMATION

- 46,009 SF Total Available Plus
- Approximately 20,000 SF Secure/ Fenced Industrial Outdoor Storage (IOS)
- 31,526 SF Main Building
- 14,483 SF Storage Building
- 400 amp 3 Phase Electric
- Industrial Medium Zoning
- Wet Sprinkler System
- Gas Service
- 51 (+) Parking Spaces

FLEX/ WAREHOUSE | 31,526 SF

- Clear Height (Sloped): Up to 23' Deck & 20' 6" to Joist
- Drive-Ins: 3
- Loading Docks: 4

INDUSTRIAL STORAGE | 14,483 SF

- Clear Height: 24'
- Drive-Ins: 2

LEASED BY:

klnb

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12435 Park Potomac Ave, Suite 250
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Travel Times From Site

Route 200: 2.5 miles

I-270: 4.4 miles

I-370: 5 miles



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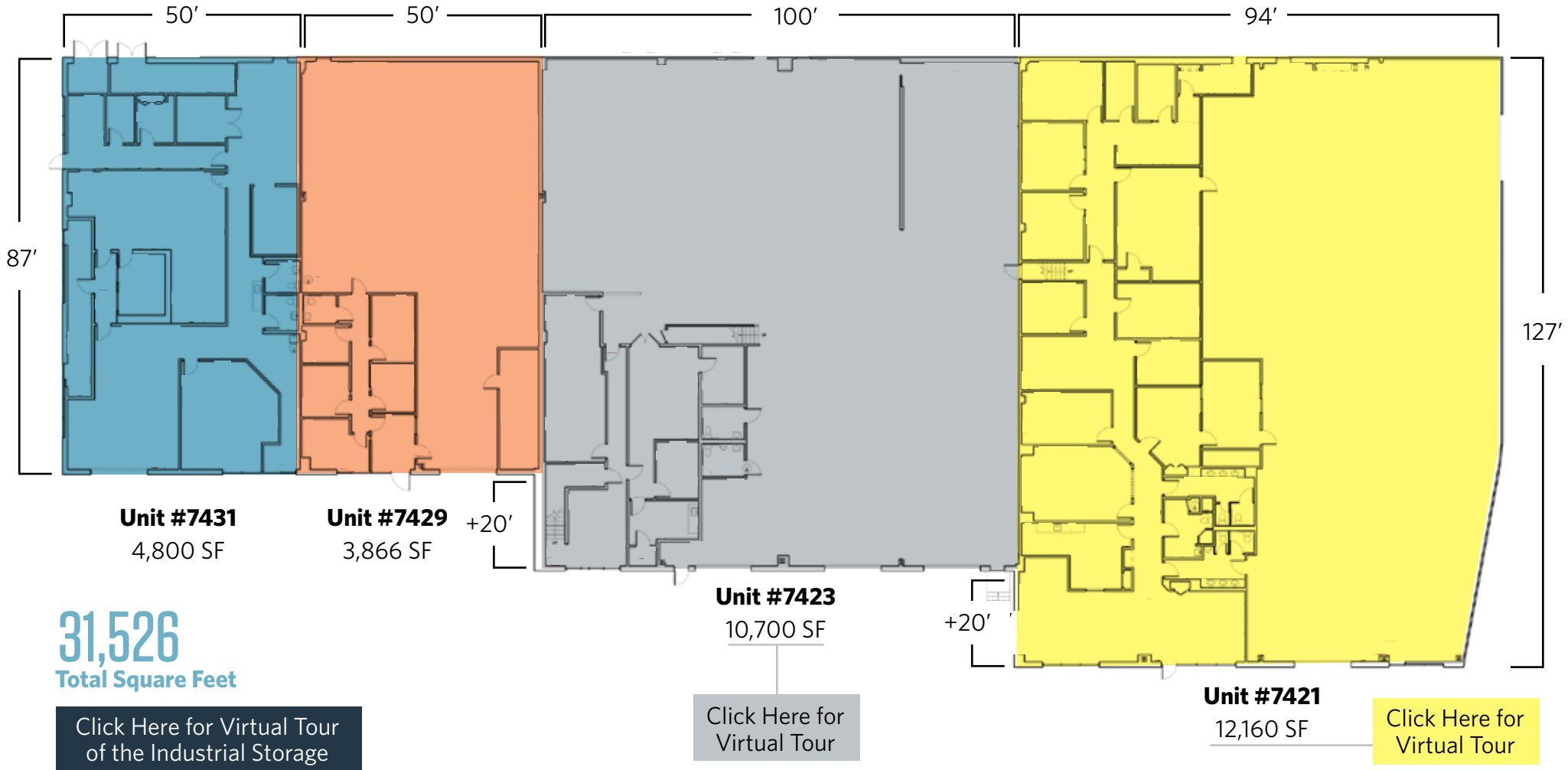


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FLEX/ WAREHOUSE FLOOR PLAN

*All measurements are approximate and intended for estimating purposes only.



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OVERVIEW



14,483 SF Industrial Storage

31,526 SF Flex/Warehouse

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PHOTOS



[Click Here for Virtual Tour of the Industrial Storage](#)



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[CLICK TO VIEW PROPERTY WEBSITE](#)

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