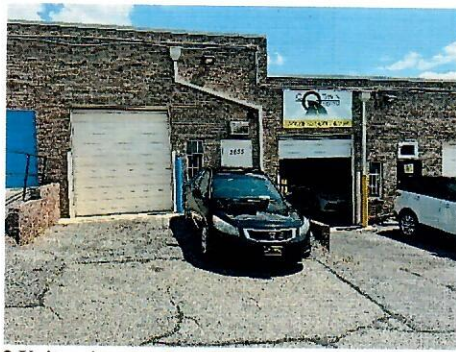




2 Units w/garage door 2629-2633 Garfield Rd.



2629 Garfield



2629 Garfield



2633 Garfield



2633 Garfield

1,500 to 3,000 S.F Industrial Space FOR LEASE

2629 & 2633 Garfield Avenue, Silver Spring, Md.

Each Space Price: \$2,400 / month, plus utilities and costs over base year expenses.

Parking: Each space comes with 4 parking spaces.

Improvements: This masonry structure is industrially zoned and contains +/- 1,500 rentable s.f. above grade with +/- 11-foot ceilings to the rafters. There is an 8'8" wide by 10' tall roll up garage door. The space is wide open and contains a ½ bath with hot water heater, 2 gas suspended heaters, LED lights throughout, recently painted walls and floor, exhaust fan, 200-amp electric meter and concrete floors. Current tenant will depart once a lease is signed. No auto repair uses permitted.

Signage: There is a directory sign for all tenants upon entering the park. Additionally, a tenant can install signage next to its front door.

Lease Term: 5 years

Zoning: IM, some of the allowable uses include retail and service uses, storage, animal boarding/care, manufacturing, landscape contractor, medical, office, R & D, etc. No auto uses are permitted.

Location/Purple Line Station: This space is located on Garfield Avenue near the intersection with Brookville Road. The Lyttonsville Purple Line Metro Station, once soon completed, will be only a few hundred yards from this property.

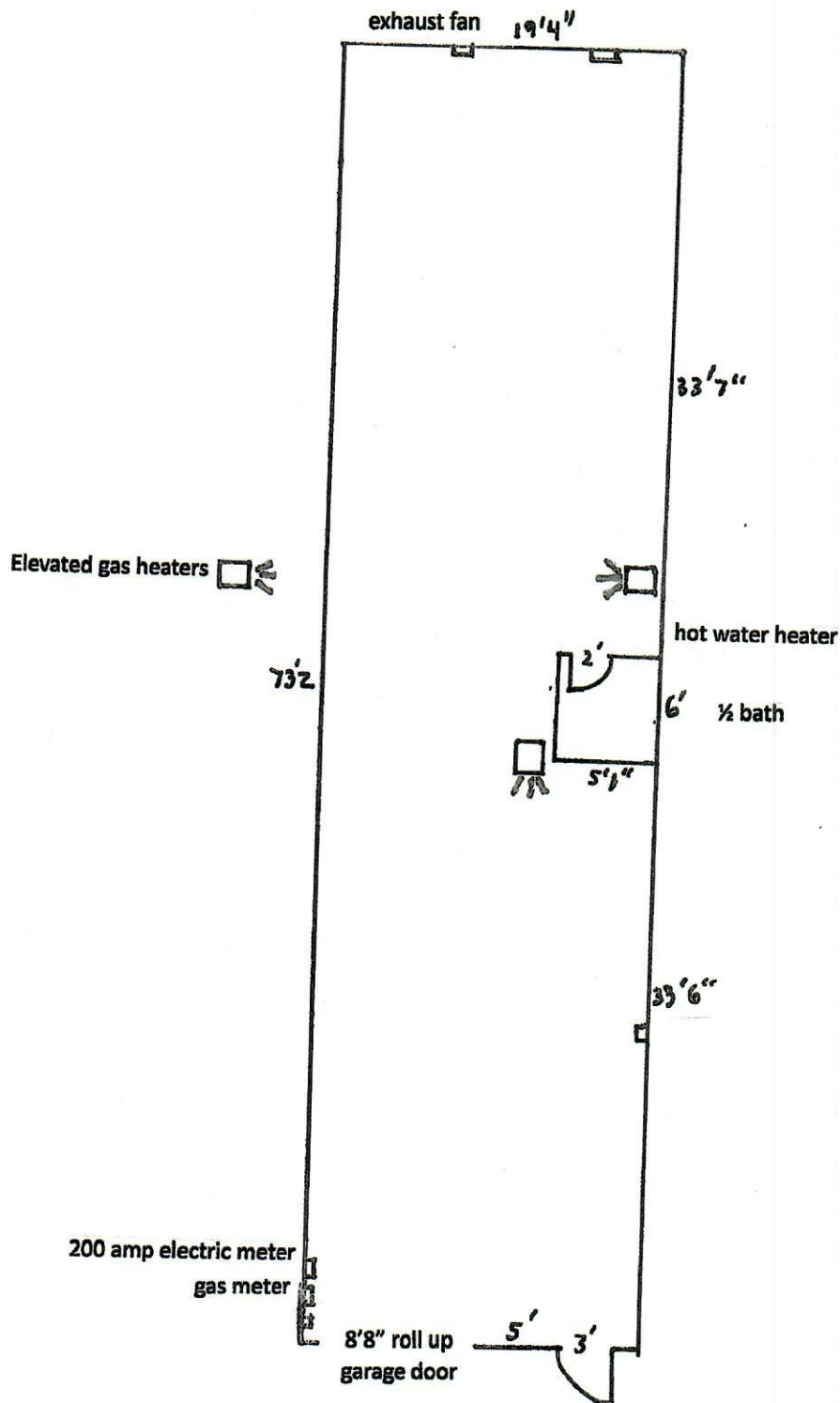
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, changes in price, prior sale or lease, or withdrawal from the market without notice.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@cirealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817

Garfield Avenue, Silver Spring



This is an approximate interior sketch of the space for lease.
If exact measurements are required one should remeasure for accuracy.