

# FOR SALE:

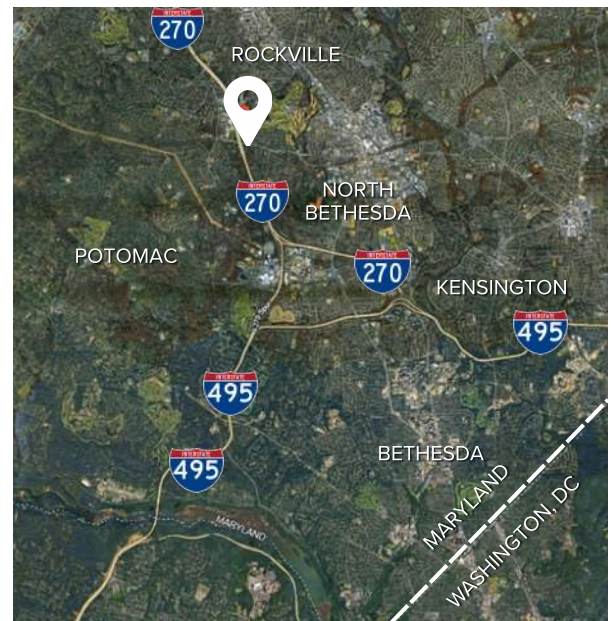
±113,020 SF EXISTING WAREHOUSE ON ±9.07 ACRES  
OWNER-USER | ADAPTIVE REUSE | REDEVELOPMENT OPPORTUNITY

**2800 Tower Oaks Boulevard Rockville, MD 20852**



## ACQUISITION OPPORTUNITY HIGHLIGHTS

- Trophy location in highly affluent Rockville, Maryland submarket, within Tower Oaks Comprehensive Plan Development
- Direct access to I-270 (±250,000 VPD) via Tower Oaks Boulevard (±10,000 VPD) with a dedicated signalized intersection along a highly trafficked corridor
- Highly functional ±113,020 SF existing, fully temperature-controlled warehouse building with dedicated surface parking
- Large site consisting of ±9.07 acres offering scale and flexibility
- Flexible MXE zoning within Tower Oaks CPD allows for a variety of in-demand uses and potential for residential conversion
- Supply-constrained market with limited development sites and scarce large-block warehouse/flex availability
- Location, scale, access, and existing improvement(s) present significant optionality for end-users, investors, and/or developers



### CONTACT:

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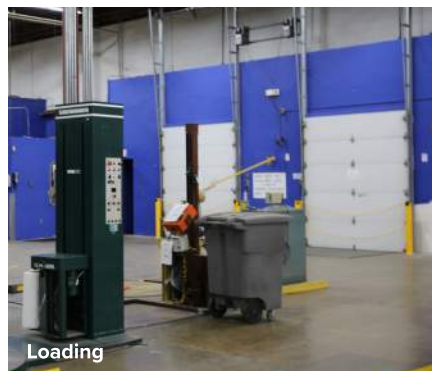


1909 K STREET, NW  
SUITE 520  
WASHINGTON, DC 20006 USA

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# KEY PROPERTY & BUILDING INFORMATION

<b>Lot Size</b>	±9.07 acres / ±395,090 SF
<b>Building Size</b>	±113,020 SF with ±12,003 SF office Plus ±37,628 SF mezzanine
<b>Year Built</b>	1976
<b>Clear Height</b>	±21 ft
<b>Loading</b>	6 dock-high (with levelers) 1 drive-in
<b>Electrical Service</b>	1500 kVA, 480V, 3-phase transformer providing approximately 1800A
<b>HVAC</b>	Fully temperature-controlled
<b>Fire / Life Safety</b>	Sprinklered
<b>Surface Parking</b>	±250 spaces
<b>Jurisdiction</b>	City of Rockville, within the Tower Oaks (CPD)
<b>Zoning</b>	MXE
<b>Access</b>	Signalized intersection Direct exit on I-270 (Exit 4A Tower Oaks)

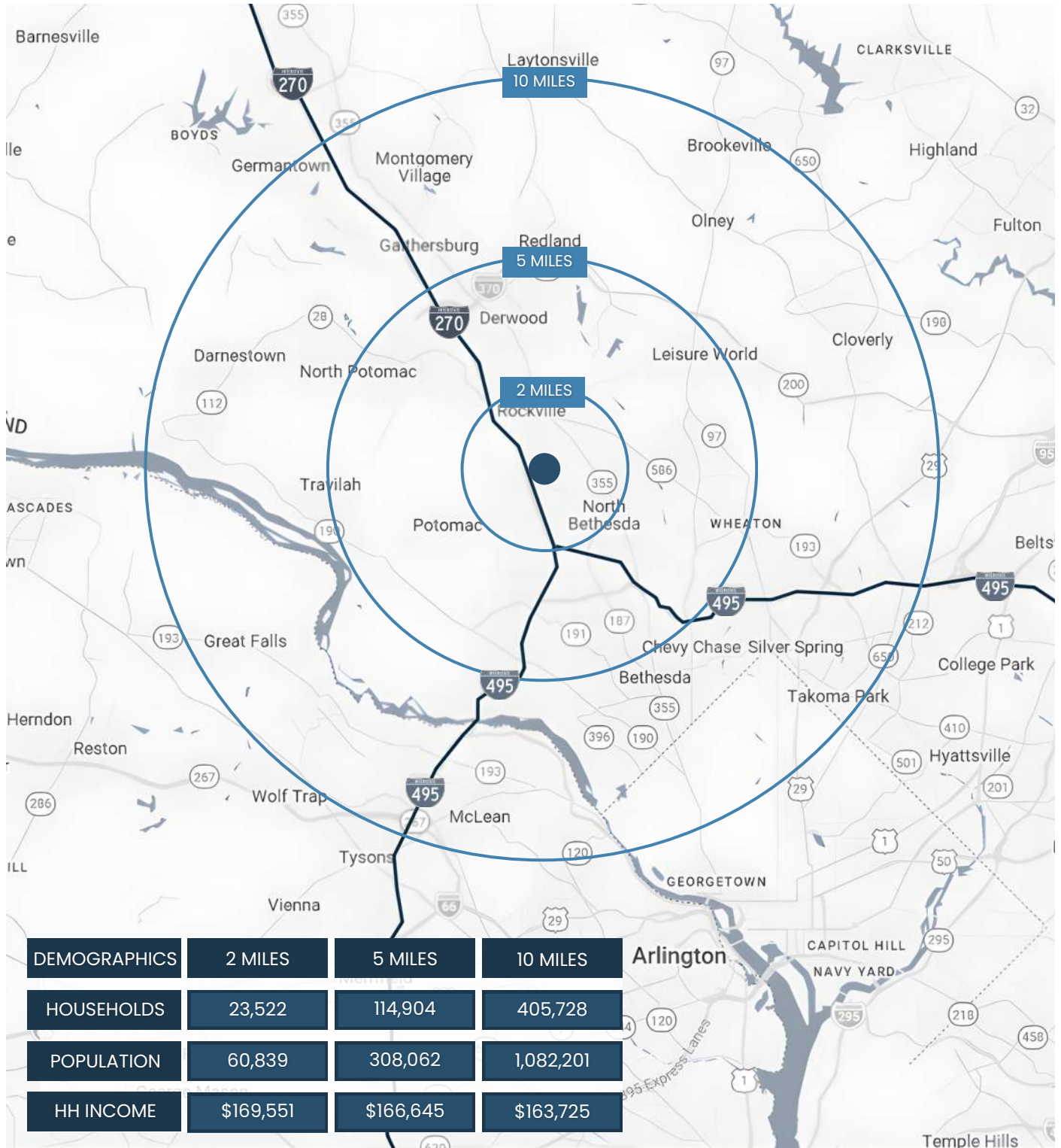


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# LOCATION HIGHLIGHTS

Located along the I-270 corridor, one of the region’s primary employment and technology hubs, this area is anchored by major employers such as the National Institutes of Health (NIH), Food and Drug Administration (FDA), Johns Hopkins University & Medicine, AstraZeneca/MedImmune, Novavax, Thermo Fisher Scientific, Lockheed Martin, Leidos, and Montgomery College, representing a concentration of life sciences, technology, education and training, and institutional and corporate users.



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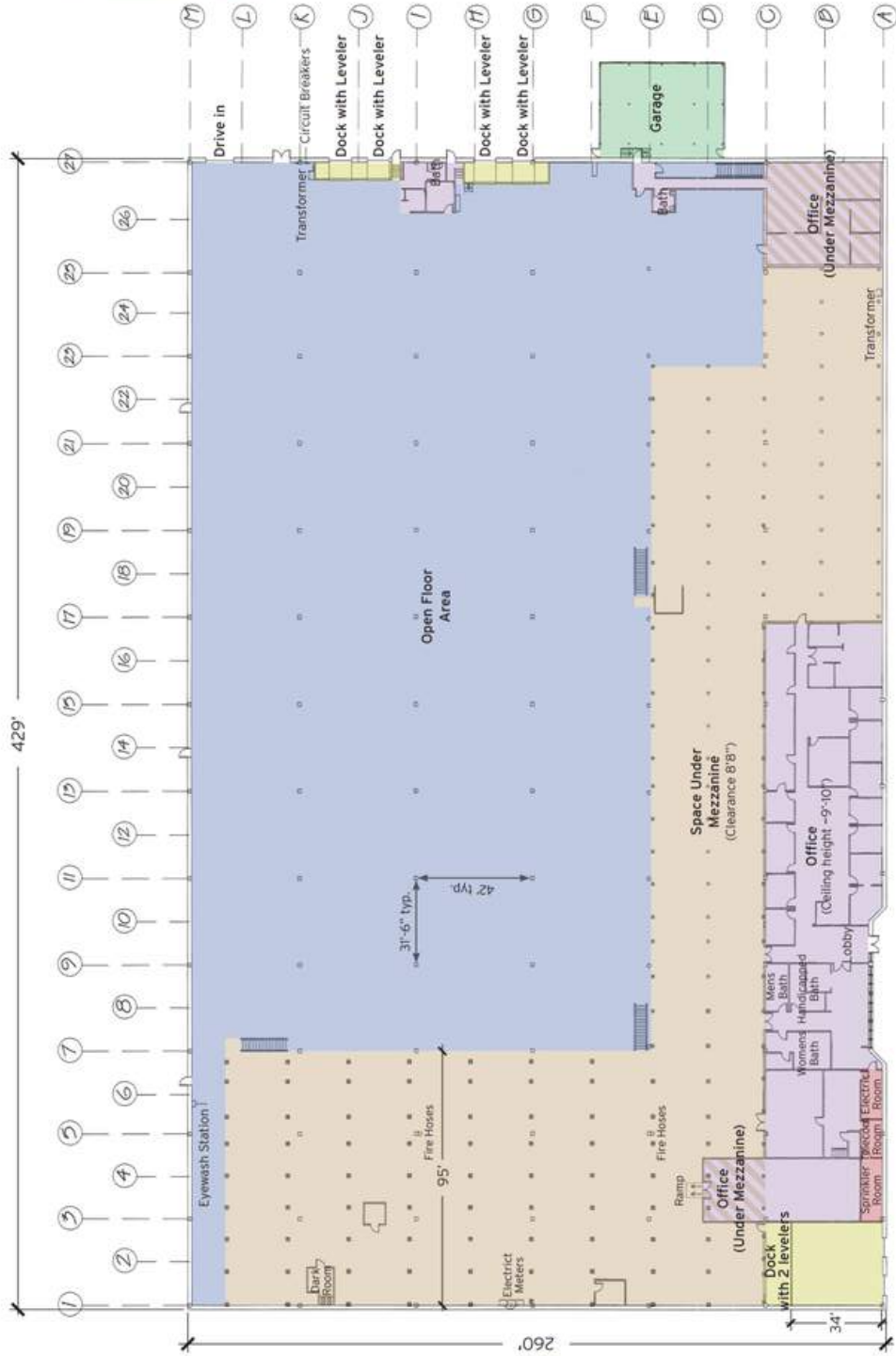




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Gross Footprint (to exterior walls)	113,020 +/- SF
LOWER LEVEL AREAS	
Open Floor Area	59,788 +/- SF
Space Under Mezzanine (excluding office space)	35,216 +/- SF
Dock Space	1,807 +/- SF
Offices & Restrooms	12,003 +/- SF
Garage	1,614 +/- SF
Utilities	464 +/- SF
<b>Total Lower Level</b>	<b>110,431 +/- SF</b>



Note: Not to scale

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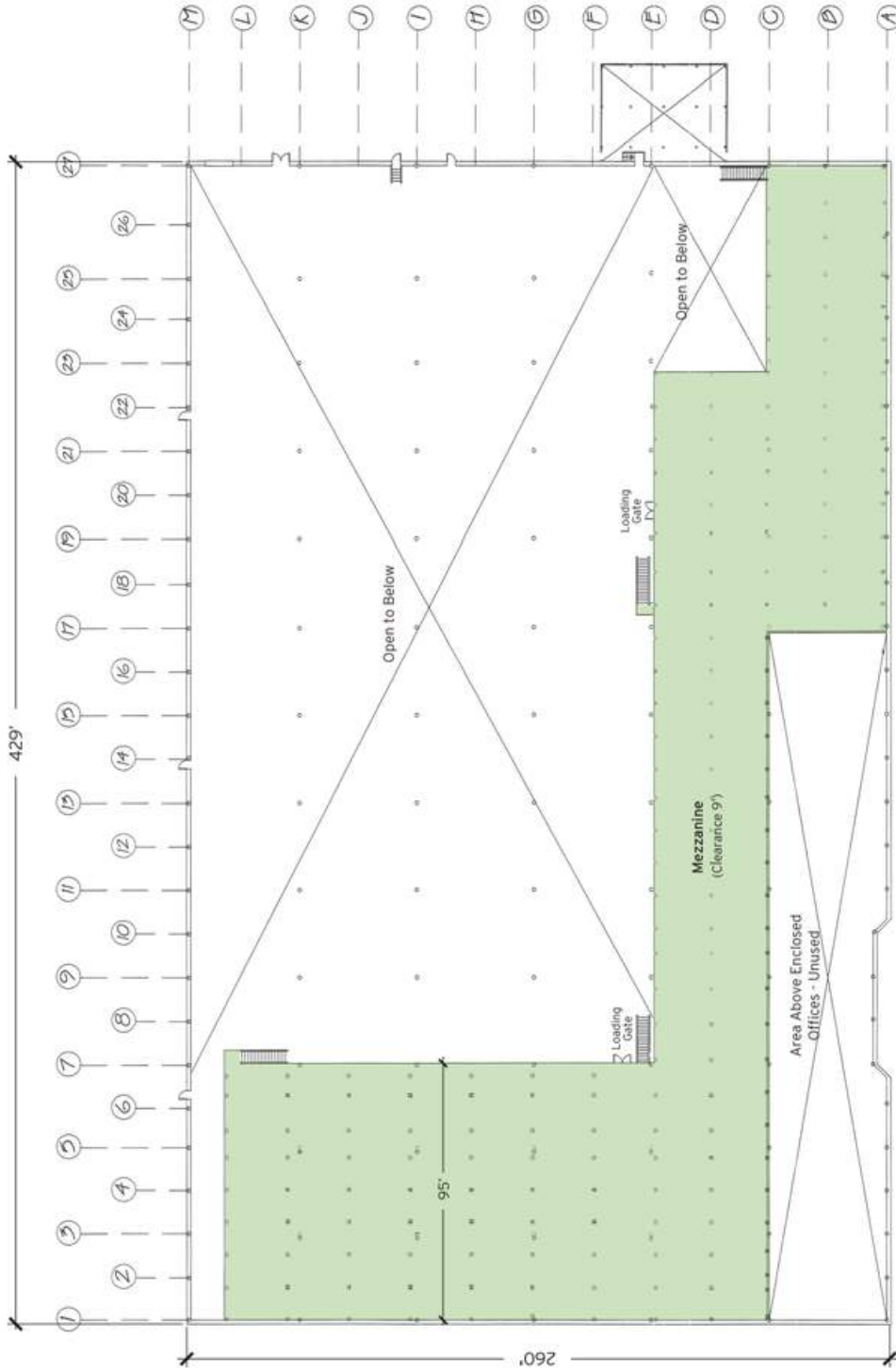


Lower Level  
2800 TOWER OAKS BOULEVARD

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MEZZANINE	37,628 +/- SF
Mezzanine	



Note: Not to scale

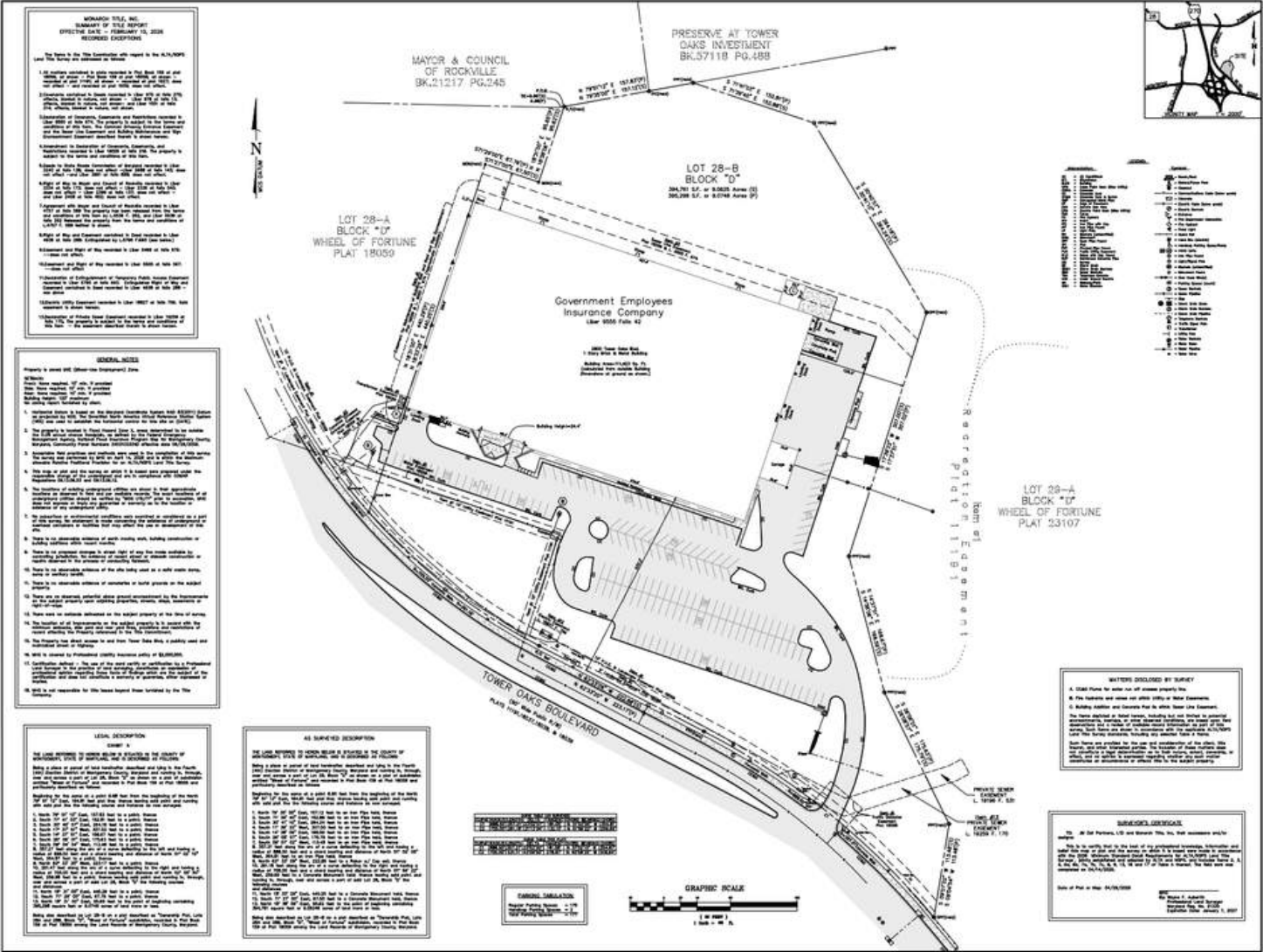
Mezzanine  
2800 TOWER OAKS BOULEVARD

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