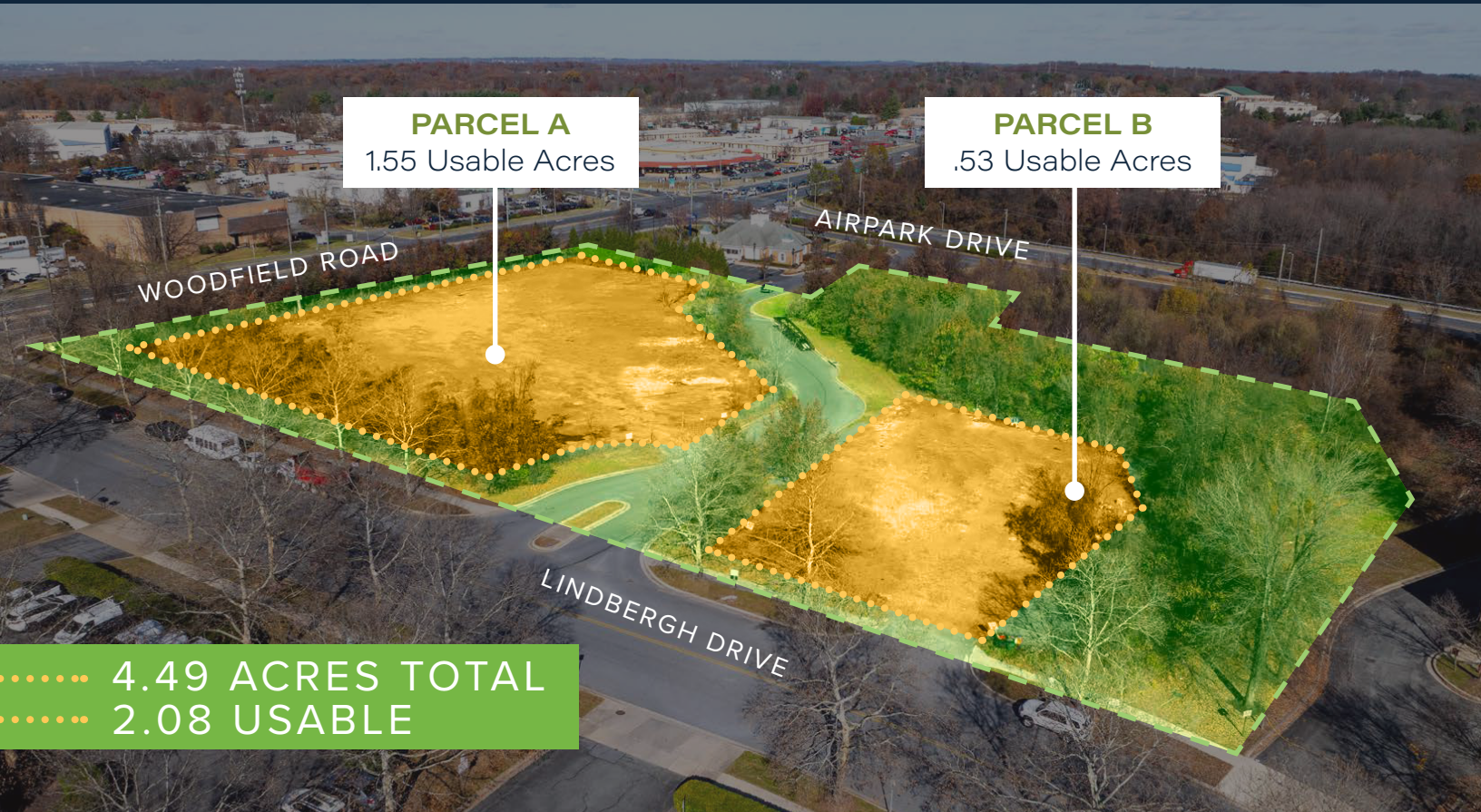


# INDUSTRIAL LAND FOR LEASE

GAITHERSBURG  
MARYLAND



## 7635 LINDBERGH DRIVE

GAITHERSBURG, MARYLAND 20879

This property presents a 4.49-acre industrial outdoor storage opportunity in Gaithersburg's I-270 Corridor. The site is fully fenced and secured with an existing asphalt surface, offering immediate functionality for contractor storage, parking, or industrial users. With strong frontage on both Lindbergh Drive and Woodfield Road and proximity to major commuter routes, the property offers excellent accessibility.

**301-337-4700**  
[www.scheerpartners.com](http://www.scheerpartners.com)

**Scheer Partners**  
*A Reputation for Results*

Total Size

**2.08 usable ac divisible**

Parcel A

**1.55 usable ac**

Parcel B

**.53 usable ac**

Zoning

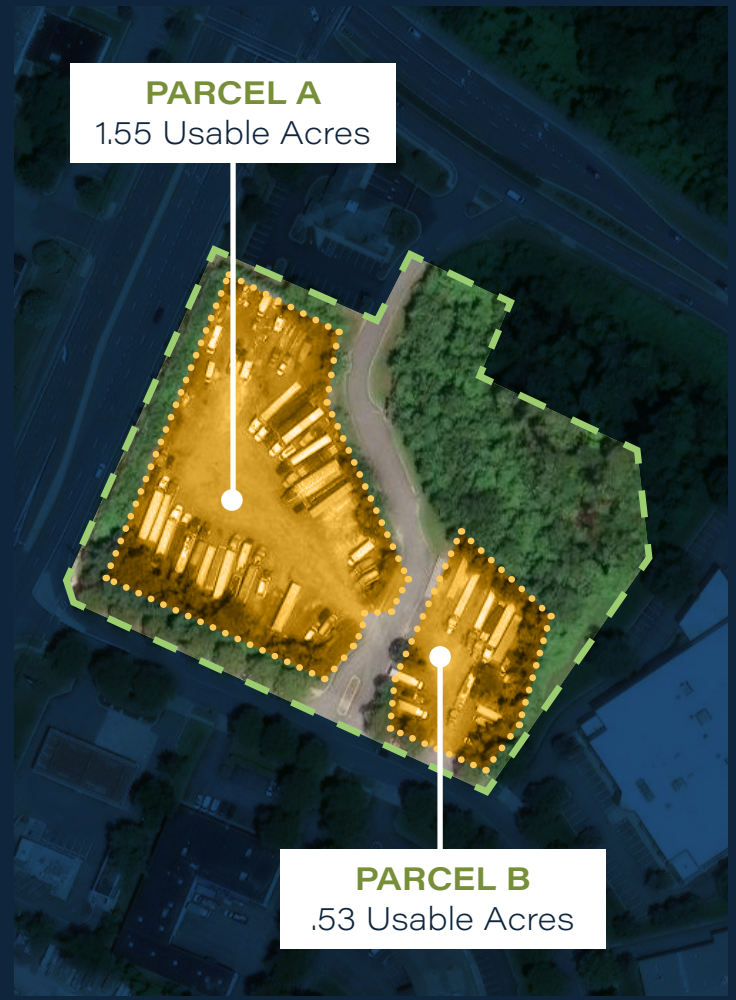
**Industrial Light (IL)**

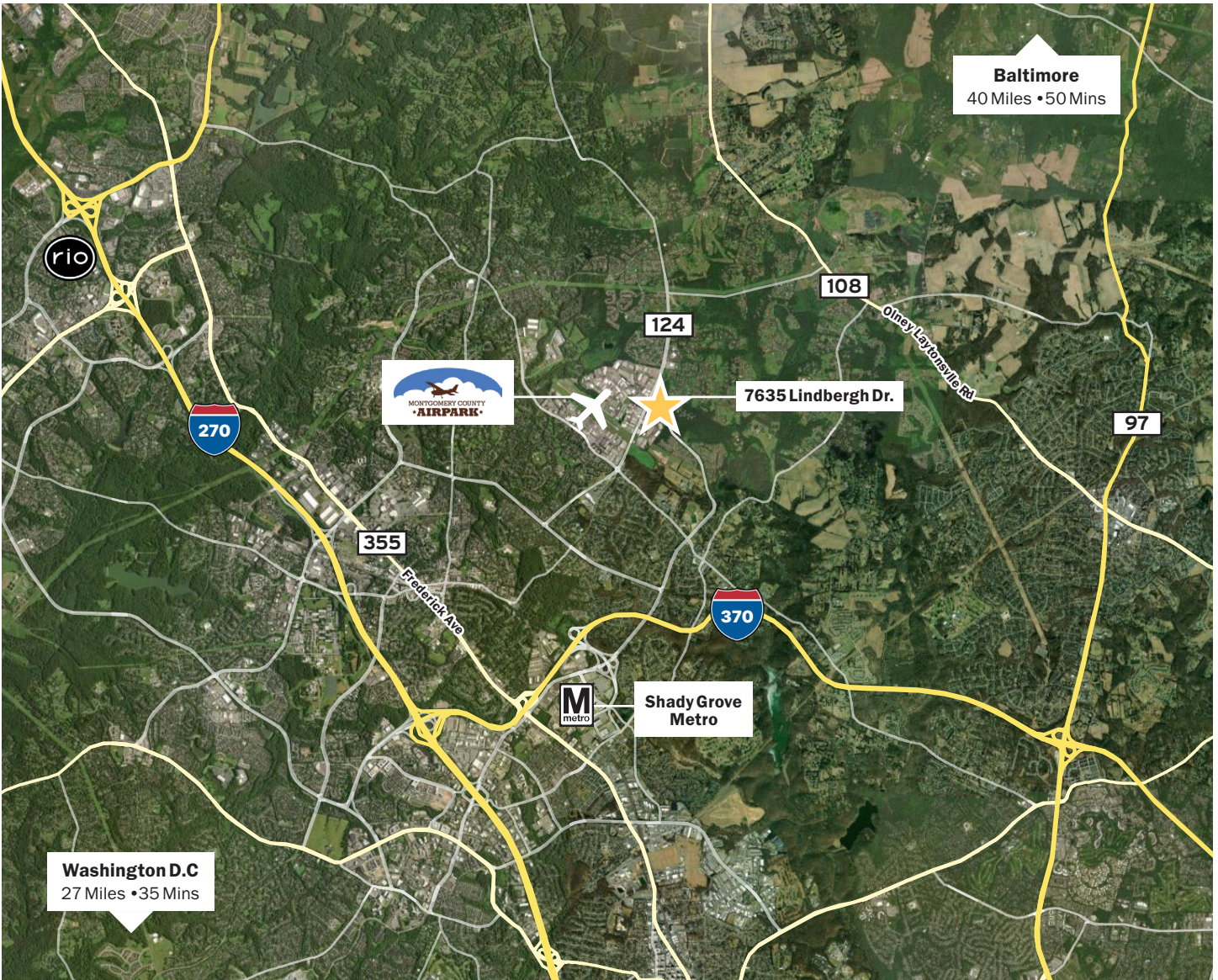
Delivery Condition

**Crushed Gravel/Dirt**

Utilities

**Access to water, power & sewer**





## PRIME REGIONAL ACCESS

Ideally positioned for industrial users, the property offers direct access to I-270 and surrounding arterial routes, enabling efficient regional connectivity. Proximity to Shady Grove Metro and major population centers supports both workforce access and operational efficiency within a well-established industrial corridor.

## ACTIVE INDUSTRIAL HUB

Located within the Airpark District, the property is surrounded by a strong concentration of established industrial, service, and contractor businesses. This proven hub supports daily operations with a business-friendly environment, ideal for companies seeking functionality, flexibility, and proximity to a dense user base.



**For Leasing Opportunities:**

**Marek Rich**

Principal, Sr. Vice President  
202.716.5070  
mrich@scheerpartners.com

**Nick Pugh**

Assistant Vice President  
202.683.7916  
npugh@scheerpartners.com

**FENCED,  
PAVED, &  
READY FOR  
IMMEDIATE  
USE**

**301.337.4700**

15245 Shady Grove Road, Suite 210 North, Rockville, MD 20850

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