

**TWO
NEW
BUILDINGS
TOTALING
195,413 SF**



John Dettleff
703 485 8831
john.dettleff@jll.com

Dan Coats
703 891 8410
dan.coats@jll.com



Trammell Crow Company



**100,854 SF
AVAILABLE**

**DELIVERING
2026**

15400
Calhoun Drive

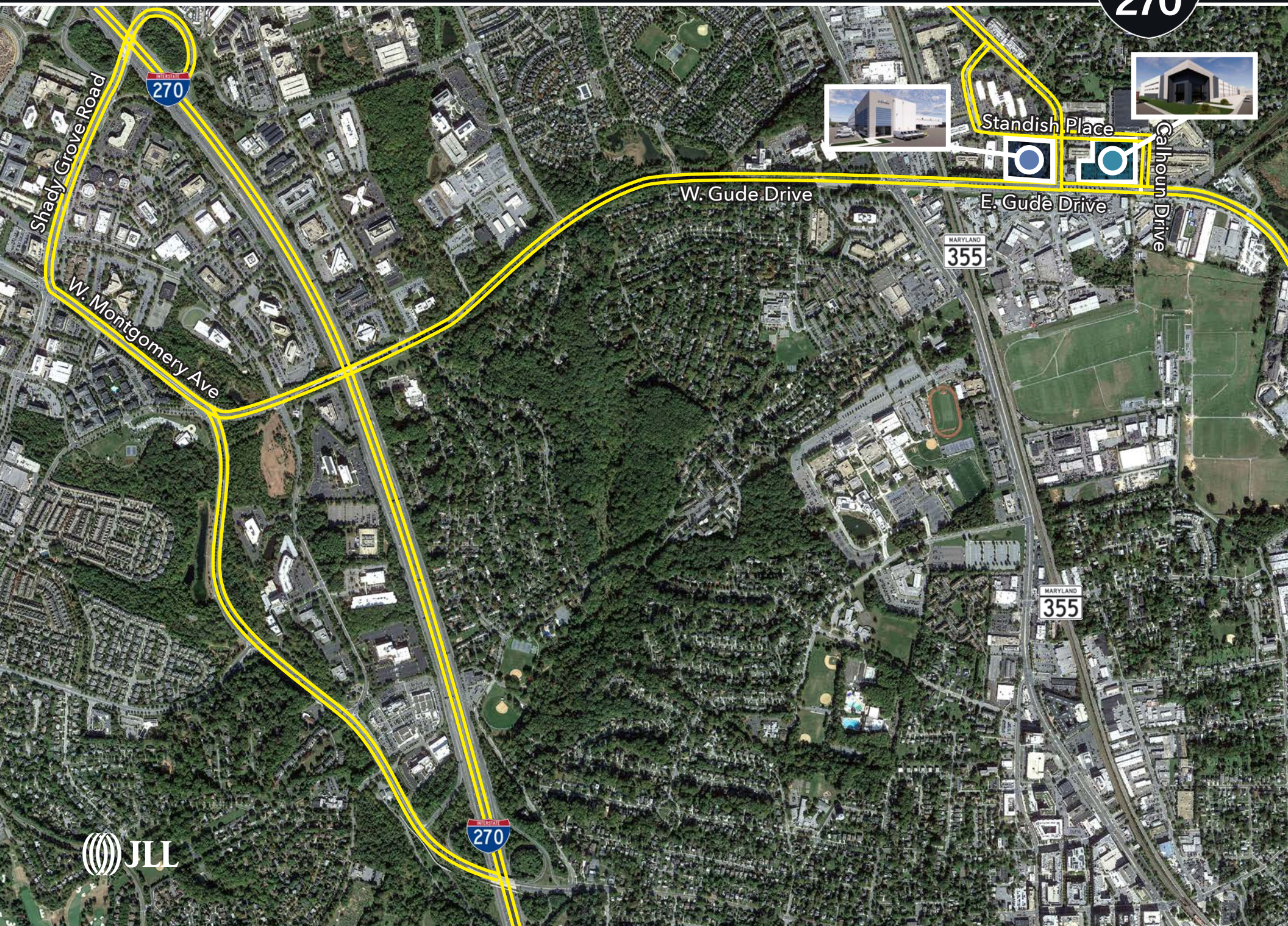
Extremely rare Rockville/Montgomery County location



**94,559 SF
AVAILABLE**

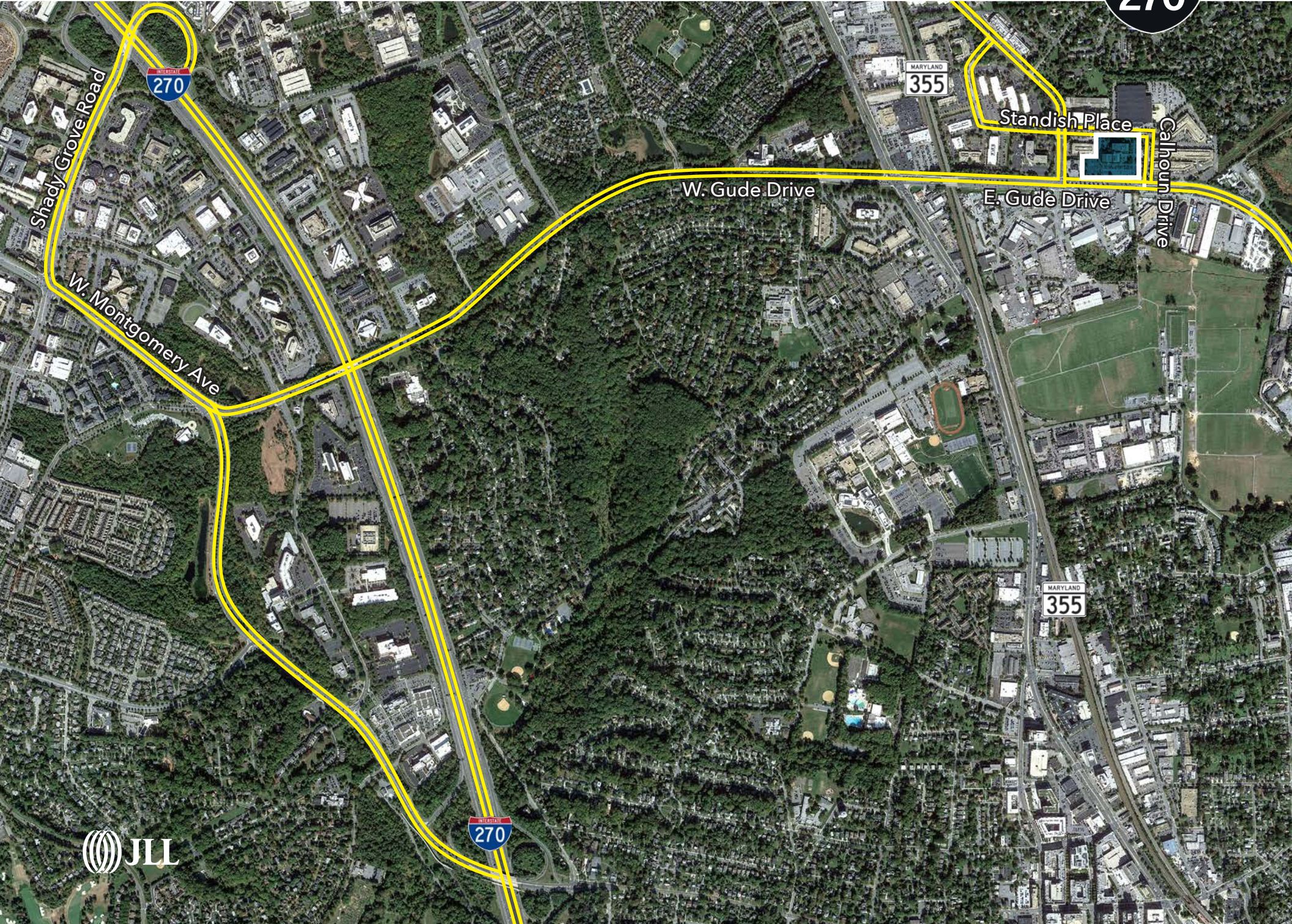
**DELIVERING
2027**

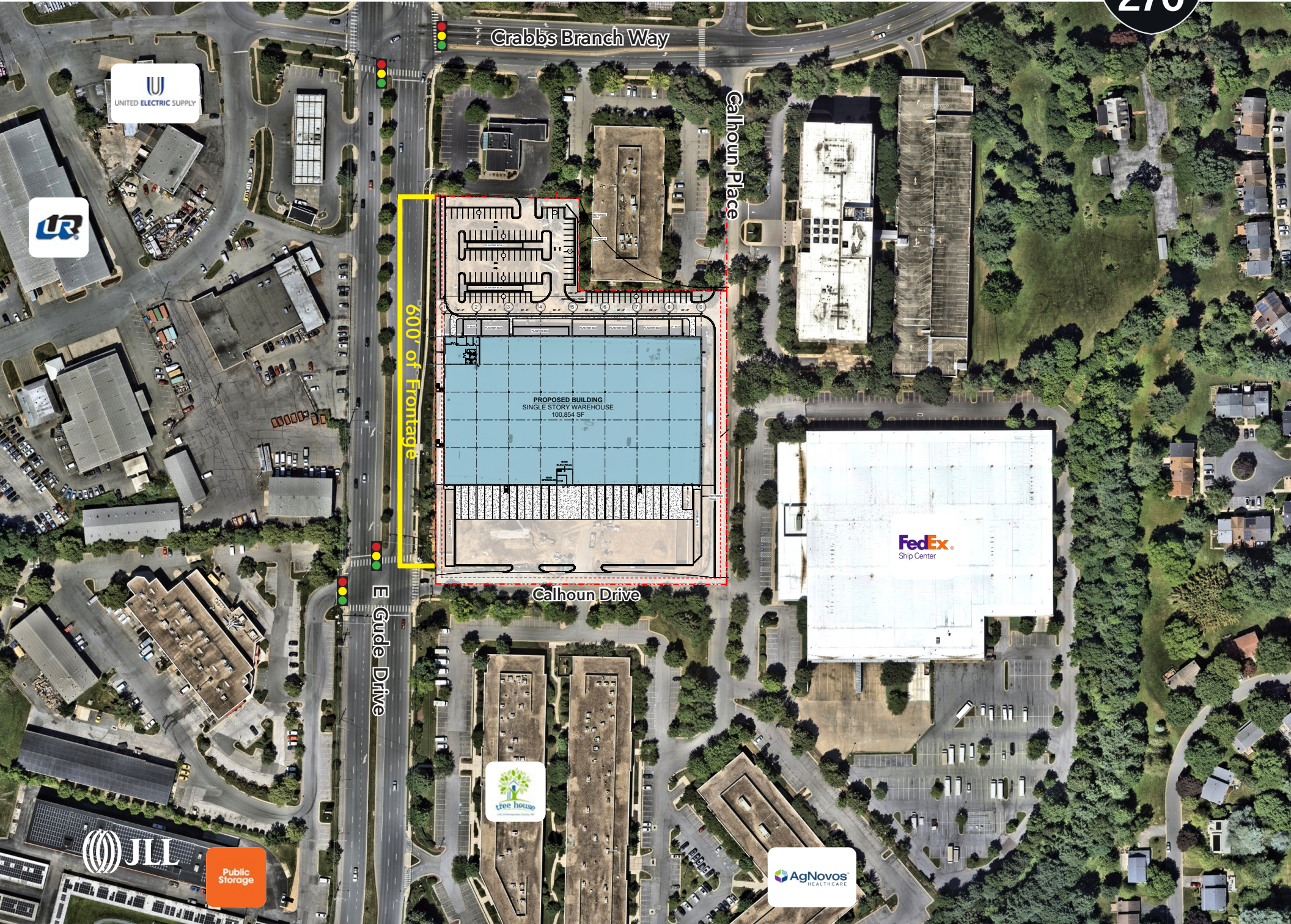
7500
Standish Place



15400 Calhoun Drice • 100,854 SF AVAILABLE







UNITED ELECTRIC SUPPLY

UR

Crabbs Branch Way

Calhoun Place

600' of Frontage

PROPOSED BUILDING
SINGLE STORY WAREHOUSE
100,854 SF

Calhoun Drive

FedEx
Ship Center

JLL

Public
Storage

tree house

AgNovos
HEALTHCARE

22
Dock
Positions

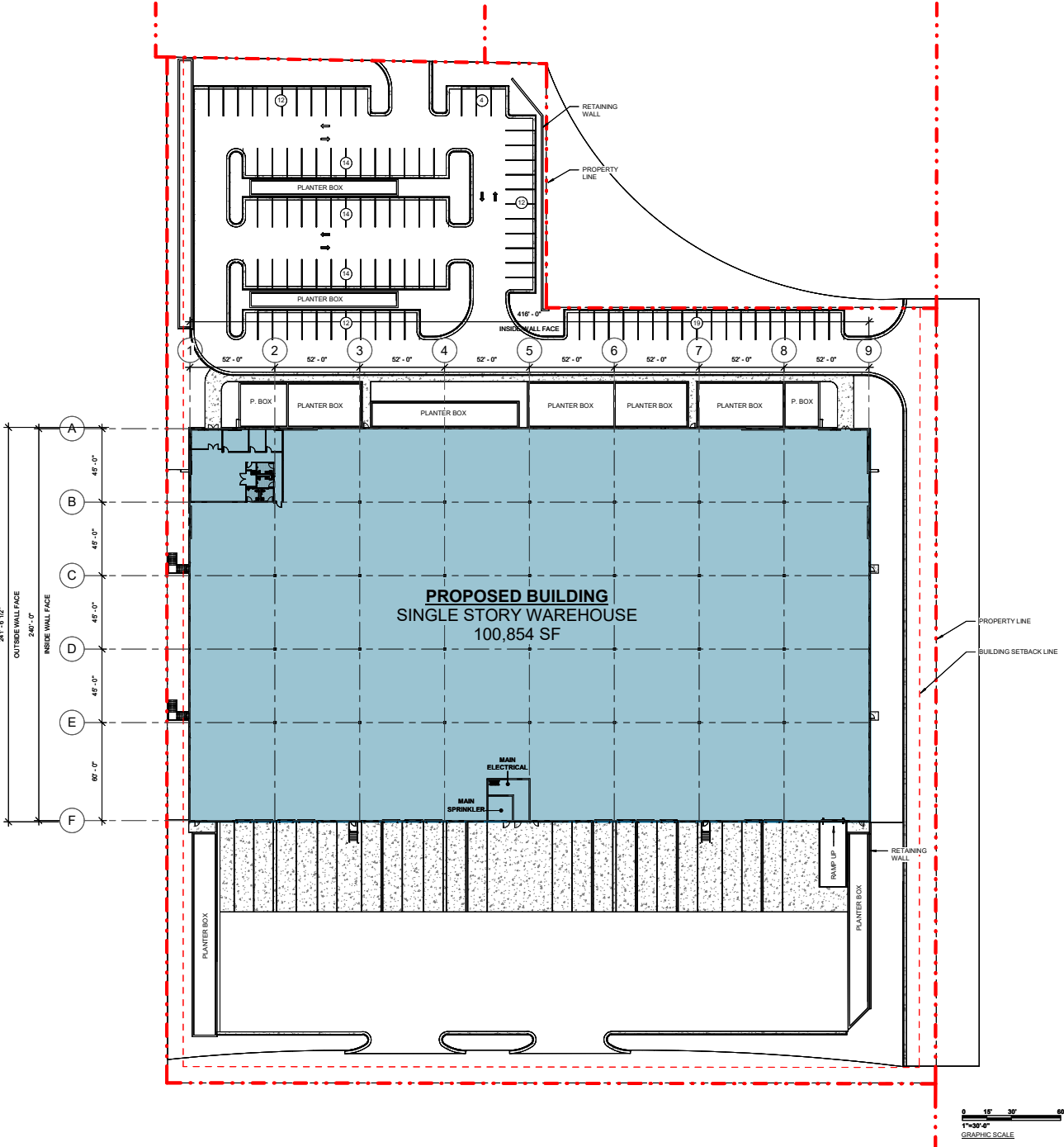
2,500 sf
Office

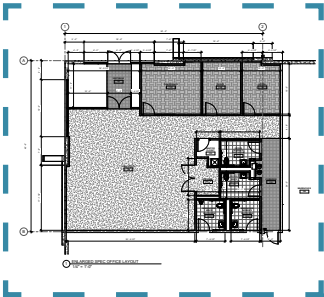
130'
Truck
Court

101
Parking
Spaces

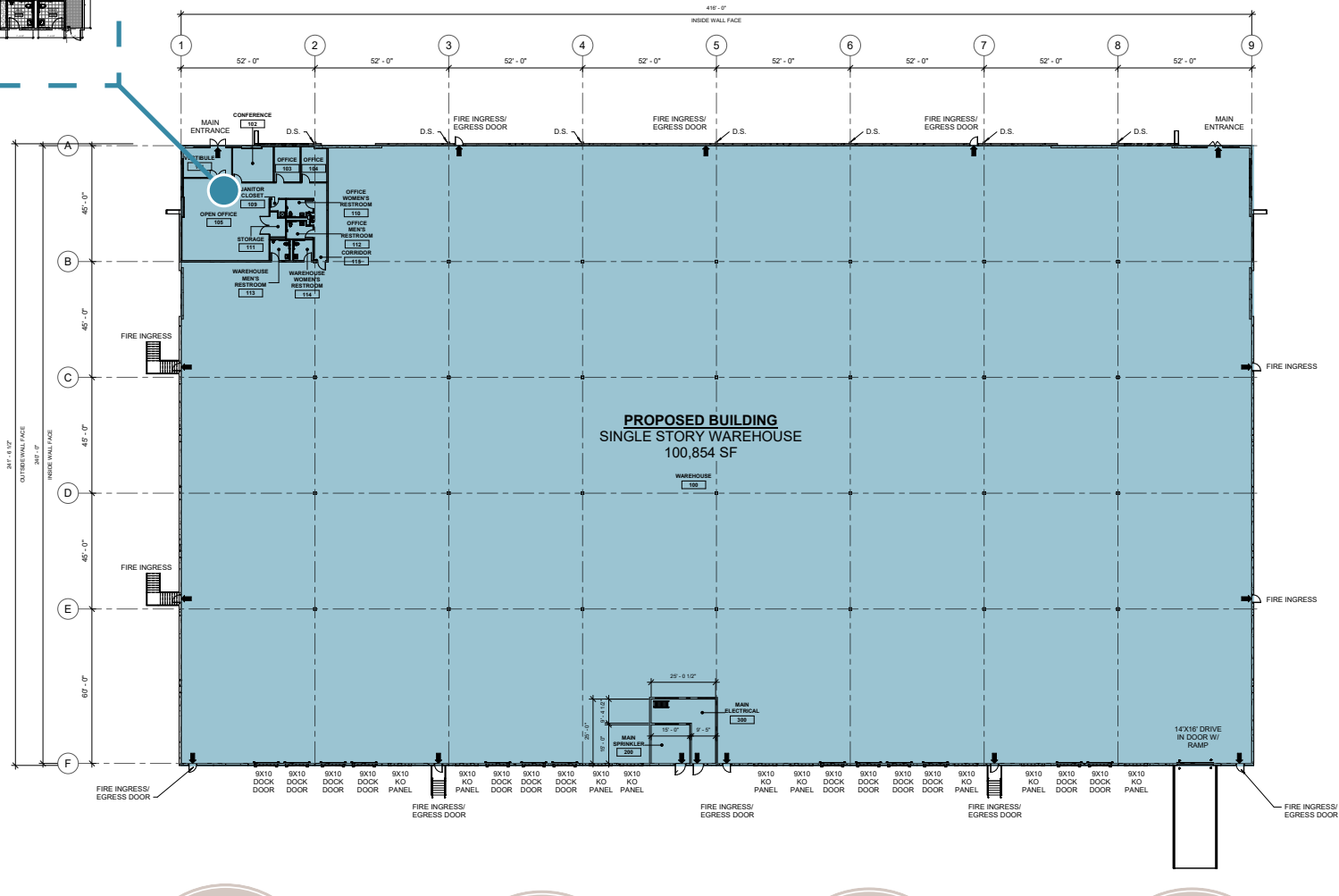
1
Drive-in
Door

2
Access
Points





Spec Office ~2,500 SF



32'
Clear
Ceiling

45'x52'
Columns

ESFR
Sprinkler

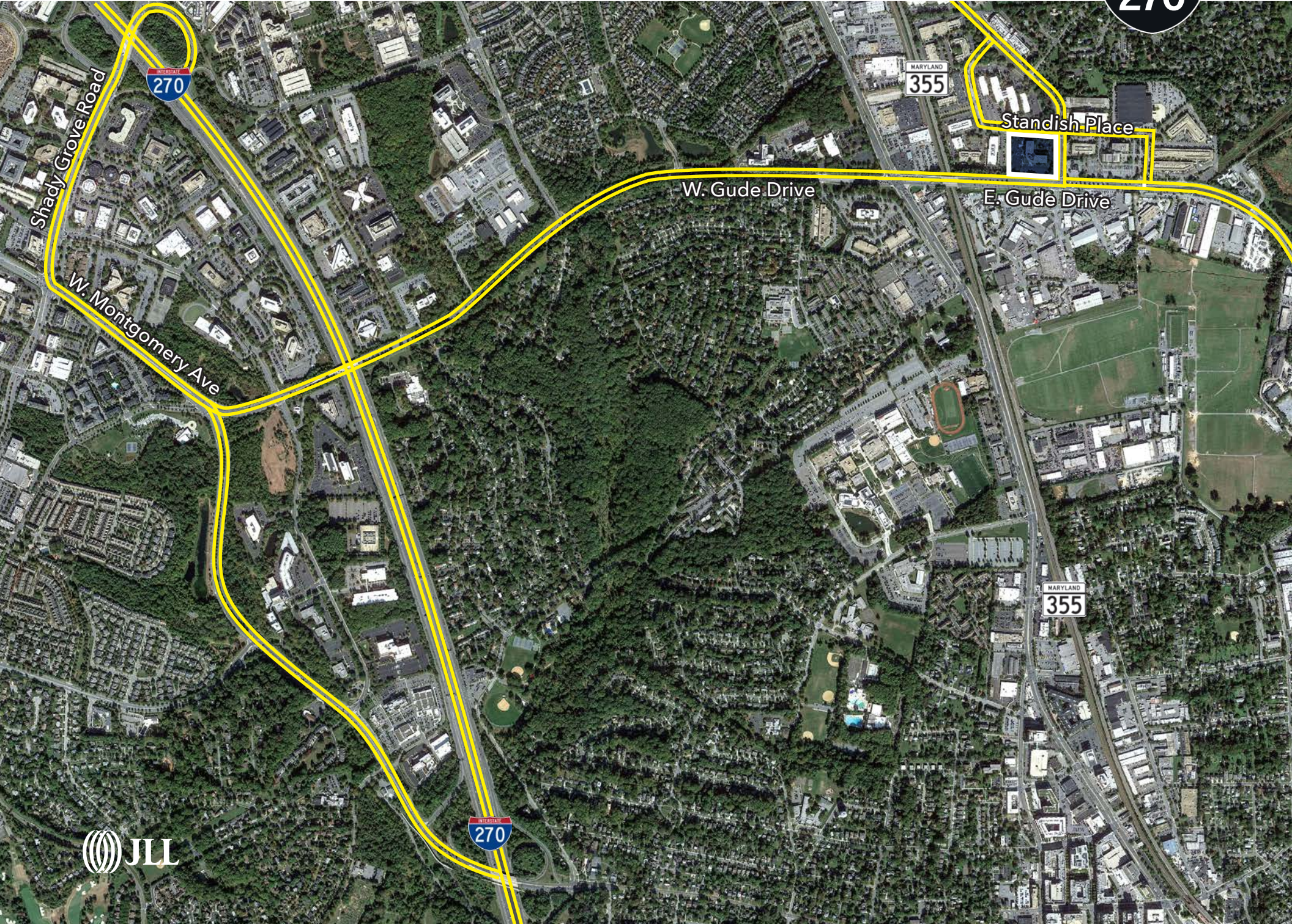
2,500
amps

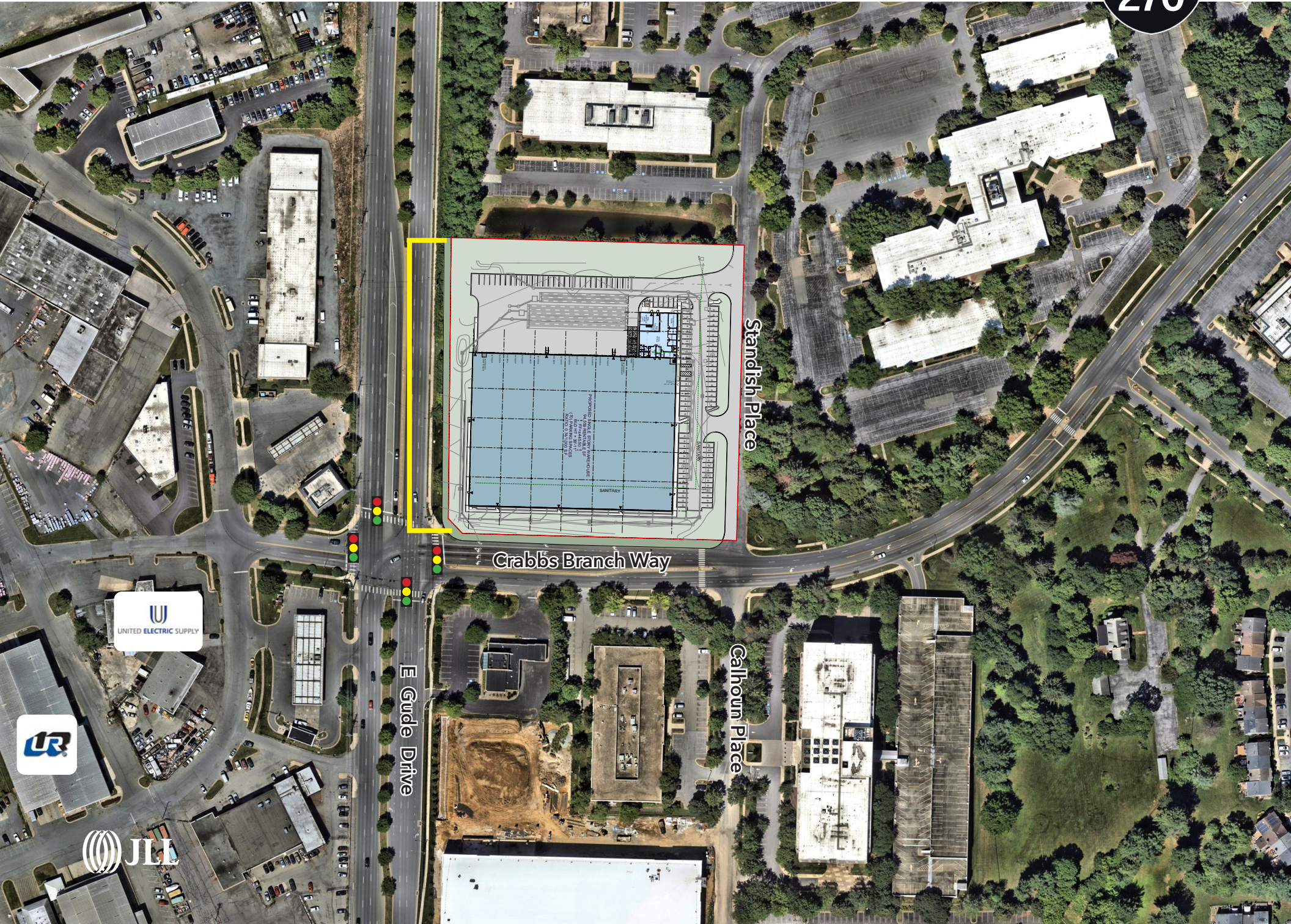




7500 Standish Place • 94,559 SF AVAILABLE







Standish Place

Crabbs Branch Way

Calhoun Place

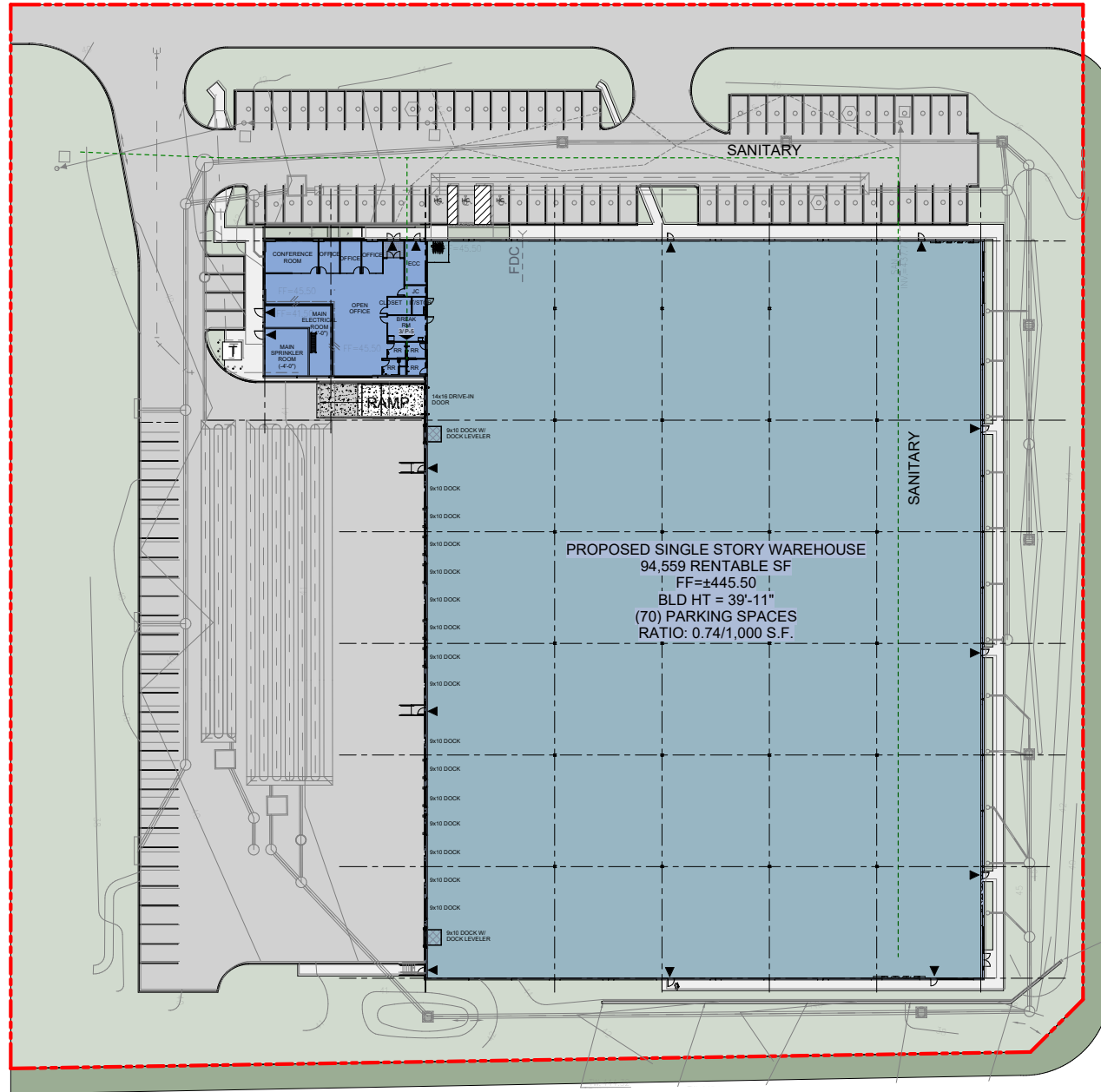
E Gude Drive



11
Dock
Positions

1,783 sf
Office

5
9' x 10'
Knock Outs



100
Parking
Spaces

1
Drive-in
Door

130'
Truck
Court



2,500
amps





LOCATION • 15400 Calhoun Drive, Rockville, MD 20855



CONNECTIVITY



• 0.6 mi



• 2.6 mi



• 1.7 mi



• 8.8 mi

Washington DC • 17 mi

DEMOGRAPHICS

	0.5 mi	1.5 mi	3.0 mi
Population			
2023	675	24,132	96,102
2028	700	25,610	99,809
Households			
2023	194	10,088	38,228
2028	201	10,453	38,845
Median Household Income			
2023	\$95,200	\$115,578	\$114,760
2028	\$112,291	\$130,196	\$128,999
Per Capita Income			
2023	\$60,065	\$63,874	\$62,096
2028	\$68,247	\$72,626	\$70,488

TRAVEL

Destination	Distance	Travel Time
Washington, D.C.	17 miles	30 min
Baltimore, MD	39 miles	51 min
Dover, DE	111 miles	2 hr 7 min
Philadelphia, PA	141 miles	2 hr 32 min
Hampton, VA	193 miles	3 hr 54 min
New York, NY	228 miles	4 hr 10 min
Columbus, OH	381 miles	5 hr 51 min
Boston, MA	442 mile	8 hr 10 min





15400
Calhoun Drive



7500
Standish Place



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dan.coats@jll.com

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