

We help our clients make  
**better decision in real estate.**



**FOR SALE:**  
**\$7,500,000**

**FOR LEASE:**  
**\$10 A SQ FT**

**FLEX INDUSTRIAL SPACE**

## **GAITHERSBURG, MARYLAND**

8341 BEEHCRAFT AVE  
GAITHERSBURG, MD 20879

35,475 SQ FT AVAILABLE

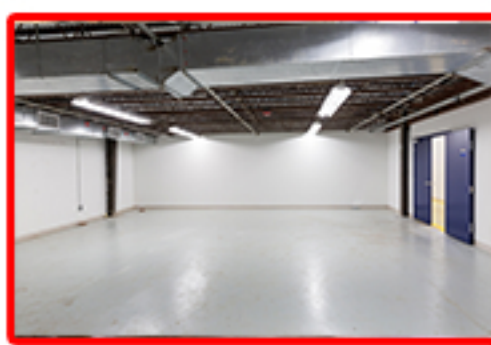
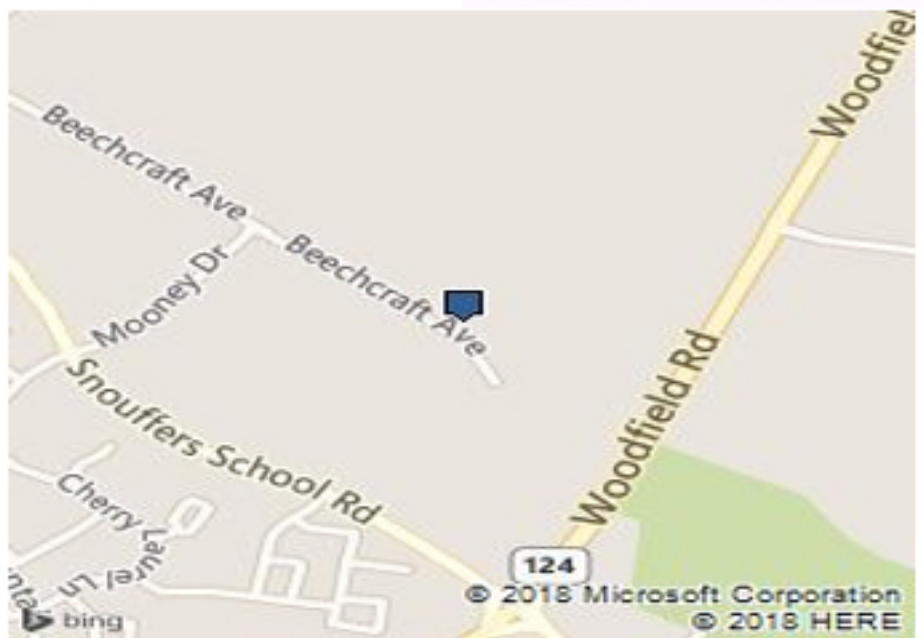
WAREHOUSE/MAIN FLOOR, 28,000(+) SF WITH  
24' HEIGHT, OFFICE SPACE 7200 (UPPER FLOOR)

- CLASS B INDUSTRIAL WAREHOUSE
- BUILT 1998
- PREVIOUSLY A COMMERCIAL KITCHEN WITH  
OFFICES FOR A LARGE CATERING COMPANY
- 22-44 FT HIGH CEILINGS
- ONLY NNN IS TAXES @ \$1.37 (2021)
- 4 DOCKS
- 1 DRIVE-IN
- 2.64 ACRES OF LAND
- PARKING: 52 FREE SURFACE SPACES ARE AVAILABLE; RATIO OF 1.47/1,000 SF
- COMMUTER RAIL: 9 MINUTE DRIVE TO WASHINGTON GROVE COMMUTER RAIL



### **FOR MORE INFO PLEASE CONTACT:**

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8341 BEEHCRAFT AVE IS A 35,478 SQUARE FOOT INDUSTRIAL BUILDING. THE TWO-STORY STRUCTURE WAS CONSTRUCTED IN 1998 AND SITS ON 2.64 ACRES OFFERING 52 SURFACE PARKING SPACES. THE BUILDING HAS 7,200 SQUARE FEET OF OFFICE. IT HAS FOUR LOADING DOCKS AND ONE DRIVE-IN BAY WITH A CLEAR HEIGHT OF 24'

