

Lease Availability Report

8341 Beechcraft Ave

Gaithersburg, MD 20879 - Gaithersburg Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1998
RBA:	35,475 SF
Floors:	2
Typical Floor:	17,739 SF
Ceiling Ht:	22'-24'
Columns:	None

AVAILABILITY

Min Divisible:	35,475 SF
Max Contig:	35,475 SF
Total Available:	35,475 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.41 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	35,475	35,475	35,475	Withheld	Vacant	Negotiable

Northern Virginia Commercial Stein & Associates - Reza Rofougaran (703) 734-0400, Matt Rofougaran (703) 734-0400

LEASING COMPANY

Company:	Northern Virginia Commercial Stein & Associates
Contacts:	Reza Rofougaran (703) 734-0400, Matt Rofougaran (703) 734-0400

LOADING

Docks:	4 ext	Drive Ins:	1 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Sewer - City, Water - City
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FEATURES

Air Conditioning

LAND

Land Area:	2.64 AC
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Lease Availability Report

8341 Beechcraft Ave

Gaithersburg, MD 20879 - Gaithersburg Submarket



Zoning: **IL**

Parcel **01-03215082**

TRANSPORTATION

Parking: 52 free Surface Spaces are available; Ratio of 1.47/1,000 SF

Commuter Rail: 9 minute drive to Washington Grove Commuter Rail (Brunswick Line)

Airport: 50 minute drive to Ronald Reagan Washington National Airport

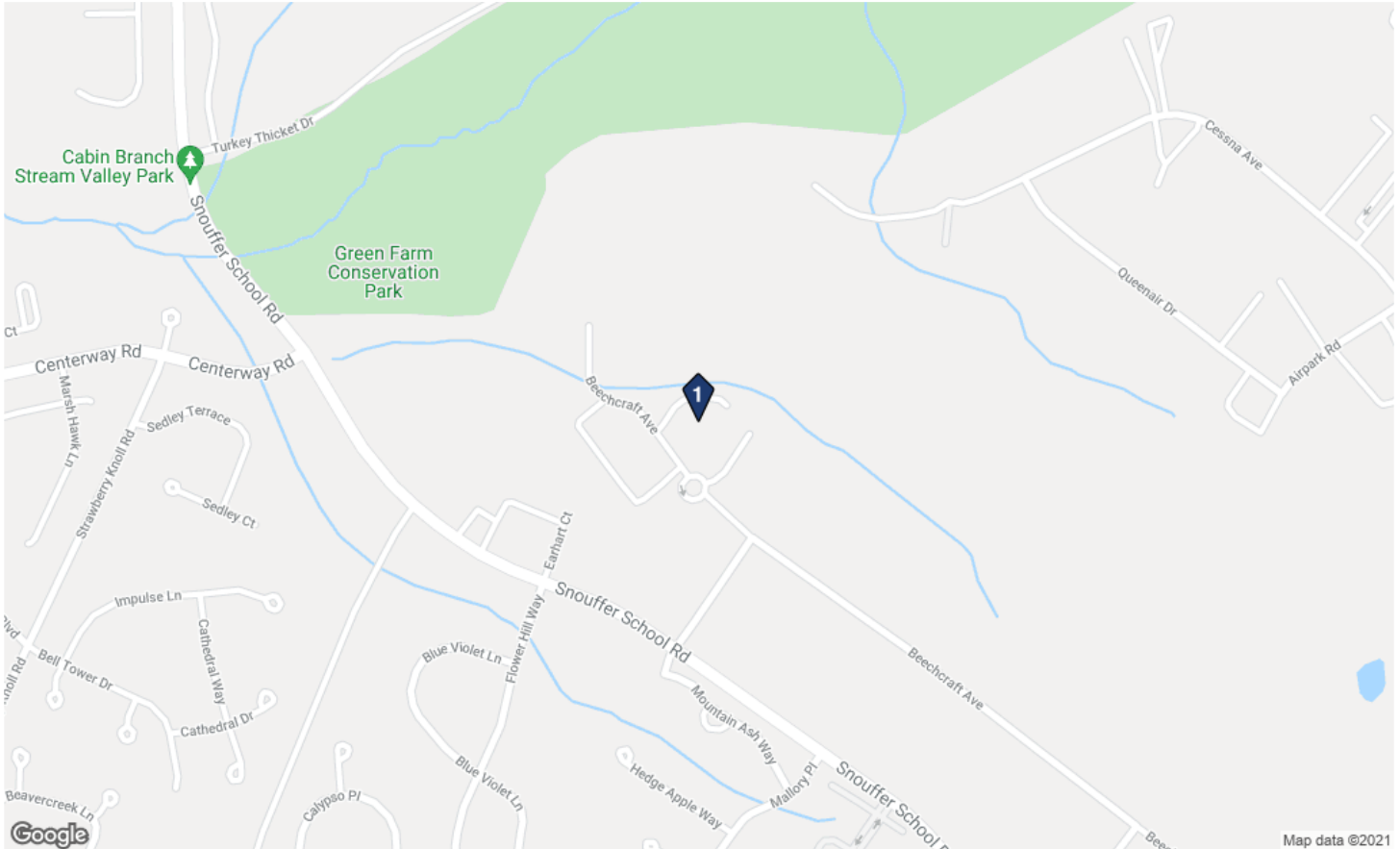
BUILDING NOTES

8341 Beechcraft 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'.

Property Map & List Report

Properties	Avg. SF	Avg. Vacancy	Avg. Asking Rent/SF
1	35,475	100%	-



PROPERTY LOCATIONS



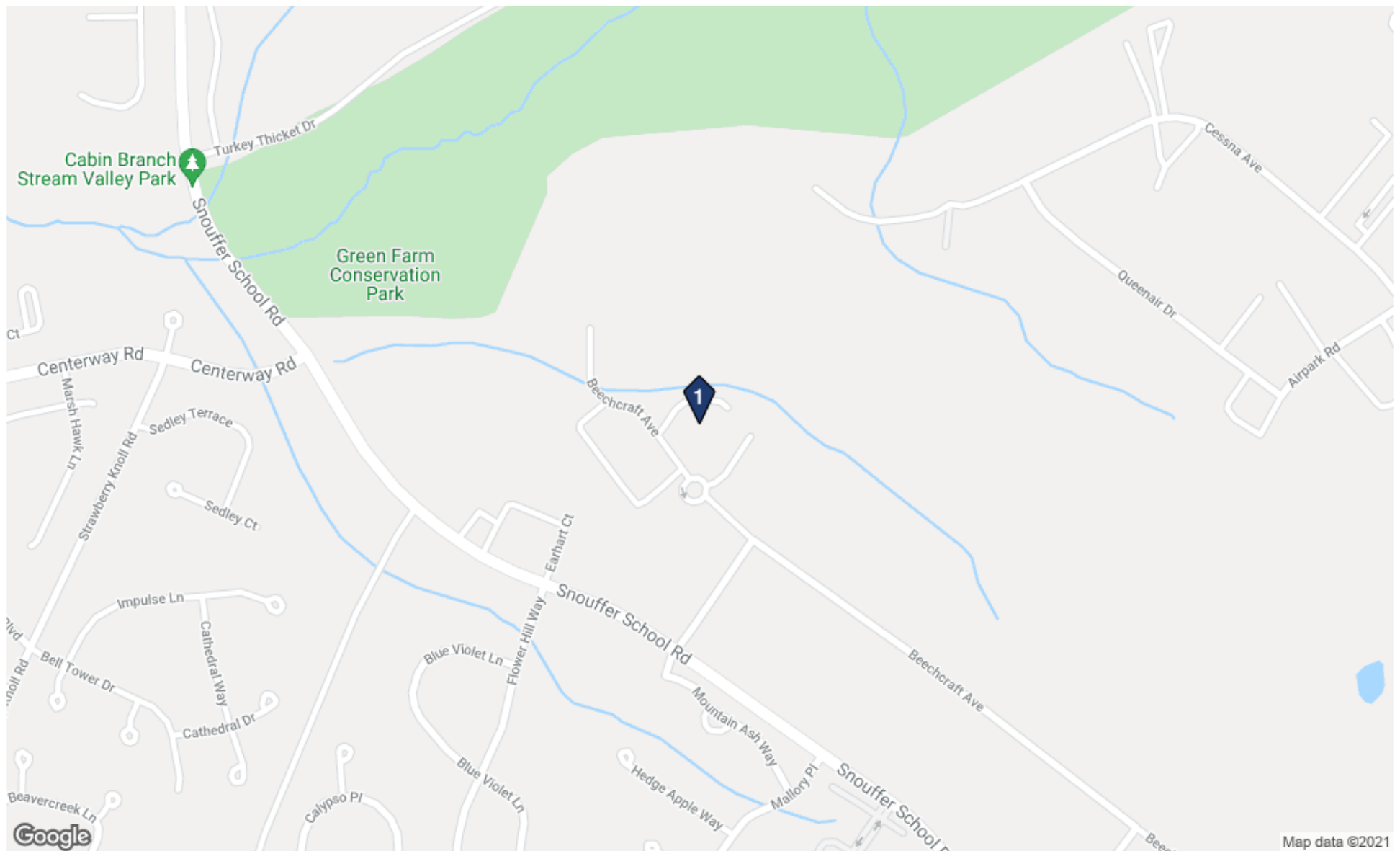
PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	35,475	35,475	35,475	35,475
Ceiling Height	2'	2'	2'	2'
Docks	4	4	4	4
Vacancy	100%	100%	100%	100%
SF Available	35,475	35,475	35,475	35,475
Avg. Asking Rent/SF	-	-	-	-
Sale Price	-	-	-	-
Cap Rate	-	-	-	-
Year Built	1998	1998	1998	1998
Star Rating	★★★★★	★★★★★ 3.0	★★★★★ 3.0	★★★★★

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 8341 Beechcraft Ave  Gaithersburg, MD&	Industrial ★ ★ ★ ★ ★	1998	35,475 SF	100%	35,475	\$9.36 - 11.44 Est.	-	-

Property Map Overview



Property Summary Report

8341 Beechcraft Ave

Gaithersburg, MD 20879 - Gaithersburg Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1998
RBA	35,475 SF
Stories	2
Typical Floor	17,739 SF
Ceiling Ht	22'-24'
Construction	Masonry

LAND

Land Acres	2.64 AC
Zoning	IL
Parcel	01-03215082

EXPENSES

Taxes	\$1.41/SF (2020)
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POWER & UTILITIES

Utilities	Sewer - City, Water - City
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LOADING

Docks	4 ext	Drive Ins	1 tot./12' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

FEATURES

- Air Conditioning

FOR LEASE

Smallest Space	35,475 SF	Industrial Avail	35,475 SF
Max Contiguous	35,475 SF		
# of Spaces	1		
Vacant	35,475 SF		
% Leased	0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	35,475	35,475	35,475	Withheld	Vacant	Negotiable

Northern Virginia Commercial Stein & Associates

Property Summary Report

8341 Beechcraft Ave



Gaithersburg, MD 20879 - Gaithersburg Submarket

SALE

Sold Price	\$3,900,000 (\$109.94/SF)
Date	Oct 2015
Sale Type	Owner User

TRANSPORTATION

Parking	52 available (Surface);Ratio of 1.47/1,000 SF
Commuter Rail	9 min drive to Washington Grove Commuter Rail (Brunswick Line)
Airport	50 min drive to Ronald Reagan Washington National Airport
Walk Score®	Car-Dependent (36)

TENANTS

Potomac 18 Caterers	35,475 SF
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PROPERTY CONTACTS

Primary Leasing Company	Northern Virginia Commercial Stein & Associates 21351 Gentry Dr Sterling, VA 20166 (703) 734-0400 (p)	True Owner	D & H Air Conditioning Refrigeration & Heating 16230 Batchellors Forest Rd Olney, MD 20832 (301) 570-4617 (p)
Recorded Owner	7851 Beechcraft Ave, LLC	Previous True Owner	ProList Direct Marketing Services 4510 Buckeystown Pike Frederick, MD 21704 (301) 924-4545 (p) (301) 948-6302 (f)
Developer	DANAC Corporation 5404 Wisconsin Ave Chevy Chase, MD 20815 (301) 657-2800 (p) (301) 657-4560 (f)		

BUILDING NOTES

8341 Beechcraft 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'.

Space Availability with Photo Report



8341 Beechcraft Ave
Warehouse - Gaithersburg Submarket
Gaithersburg, MD 20879



35,475
SF RBA

2.64
AC Lot

1998
Built

35,475
Max Contig SF

35,475
Available SF

\$9 - 11
CoStar Est. Industrial Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail- able	Flr ContigBldg	Contig	Rent	Status	Occupancy	Term	Term	Listing Com- pany
P 1st		8341 Beechcraft Ave	Industrial	Direct	35,475	35,475	35,475	Withheld	Available	Vacant	Negotiable	Negotiable	Northern Virginia Commer-

AMENITIES

- Air Conditioning

BUILDING NOTES

8341 Beechcraft 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'.

8341 Beechcraft Ave



Location: **I-270 Corridor Ind Cluster
Gaithersburg Ind Submarket
Montgomery County
Gaithersburg, MD 20879**

Building Type: **Class B Warehouse**

Status: **Built 1998**

Tenancy: **Multiple Tenant**

Land Area: **2.64 AC**

Stories: **2**

RBA: **35,475 SF**

Total Avail: **35,475 SF**

% Leased: **0%**

Management: -
Recorded Owner: **7851 Beechcraft Ave, LLC**

Ceiling Height: **22'0"-24'0"**
Column Spacing: -
Drive Ins: **1 - 12'0" w x 12'0" h**
Loading Docks: **4 ext**
Power: -

Crane: **None**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: **Sewer - City, Water - City**

Expenses: **2020 Tax @ \$1.41/sf**
Parcel Number: **01-03215082**
Parking: **52 free Surface Spaces are available; Ratio of 1.47/1,000 SF**
Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	35,475	35,475	Withheld	Vacant	Negotiable	Direct