



AVAILABILITY

TOTAL BUILDING 17,200 SQFT (APPROX.)

- Upper Level 8,600 sqft – Office / Showroom
- Lower Level 8,600 sqft – Garage/Warehouse/Retail

Sale Price

\$2,000,000

Lease Price

\$19.50 Full Service

PROPERTY FEATURES

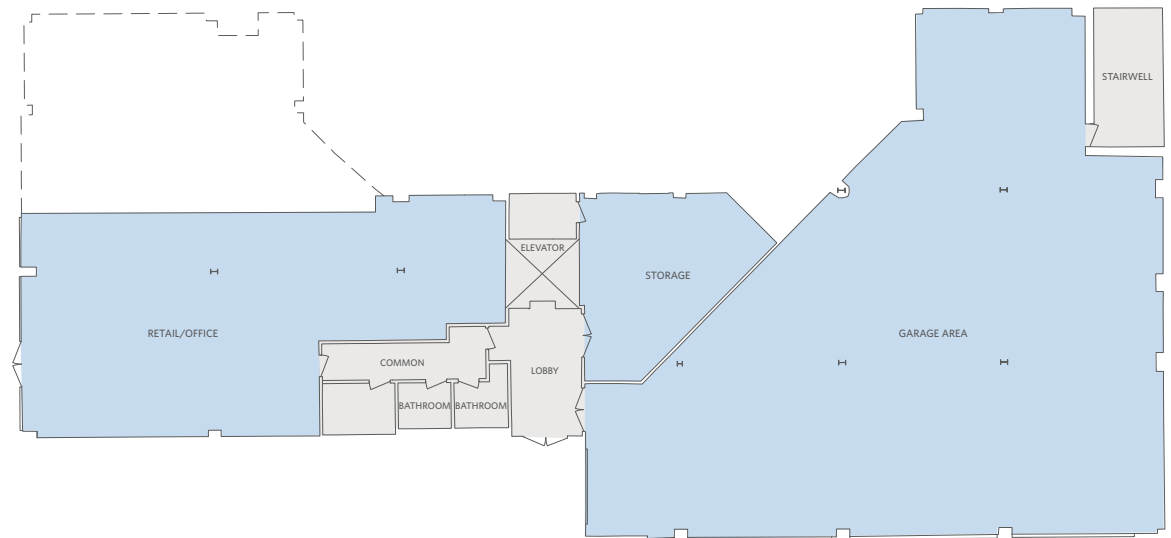
- Freestanding building.
- Located just off Exit 13 (Middlebrook) off I-270.
- Zoned - IME Industrial Medium, Montgomery County.
- Permits a wide range of uses.

FLOOR PLAN

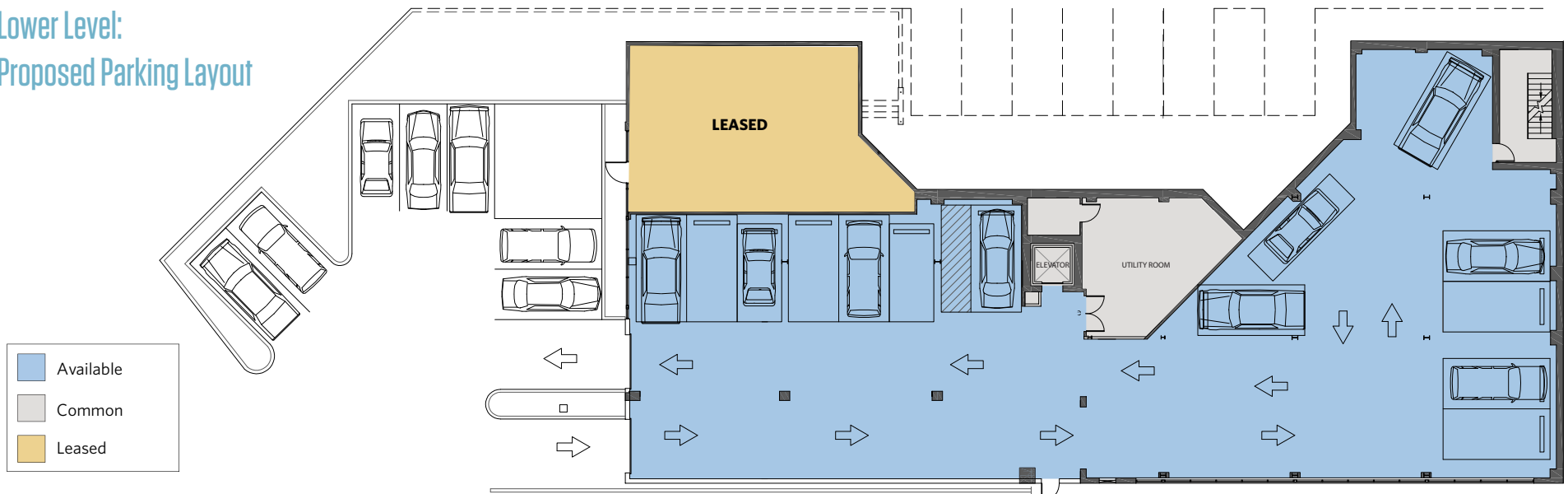
12311 MIDDLEBROOK ROAD

GERMANTOWN, MD 20874, MONTGOMERY COUNTY

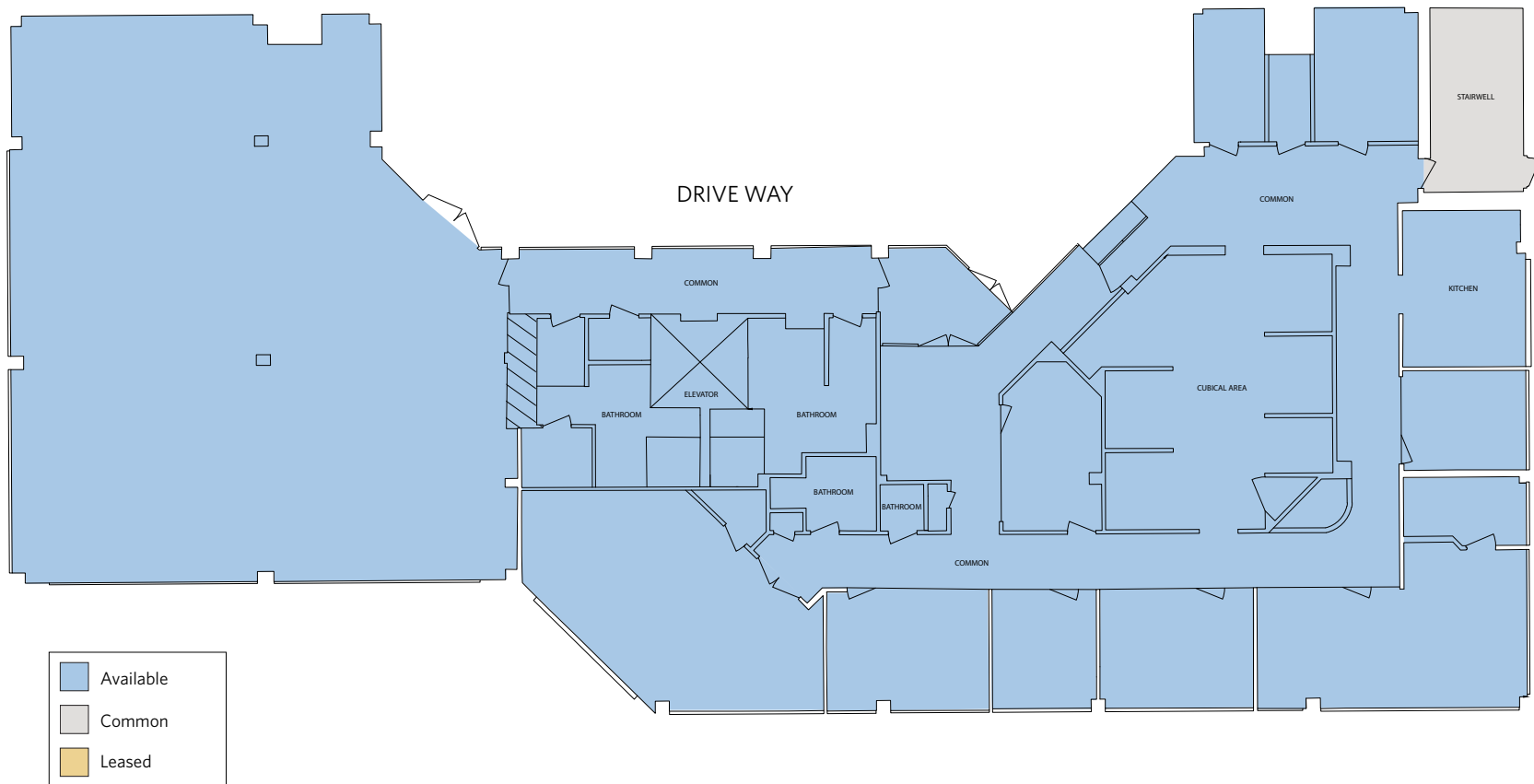
Lower Level: Existing



Lower Level:
Proposed Parking Layout



Upper Level



AERIAL

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