

OFFICE/WAREHOUSE SPACE FOR SALE OR LEASE

19224 ORBIT DRIVE GAITHERSBURG, MD 20879



APPROXIMATELY 2/3 OFFICE AND 1/3 WAREHOUSE

- > Two-level office/warehouse condo with drive-in door
- > Approx. 3,032 SF
 - First Floor: approx. 1,832 SF
 - Second Floor: approx. 1,200 SF
- > 20' clear ceilings in warehouse
- > Heat & A/C throughout
- > First floor features:
 - Warehouse, private restrooms, front office/reception area, two (2) large private offices/conference room
- > Second floor features:
 - Four (4) private offices, full restroom w/ shower, and kitchenette
- > Free parking with reserved spots

LEASE: \$2,988/MO, PLUS UTILITIES AND \$250/MO CONDO FEE

SALE PRICE: \$299,000

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