

Office & Warehouse Available

Franklin Office Park

15742 Crabbs Branch Way, Rockville MD 20855



Crabbs Branch Industrial Condominium features attractive, Georgetown-inspired townhome front exteriors containing office space on two levels and warehouse in rear.

Well-located minutes away from MD-355, Shady Grove Metro, I-270, I-370 and MD-200 (ICC), with access to all the amenities of Rockville.

Space can be divided, making it a great opportunity for a wide range of businesses including professional offices, therapy/counseling, contractors, distributors, warehouse and storage etc.

First Floor Office/Warehouse:

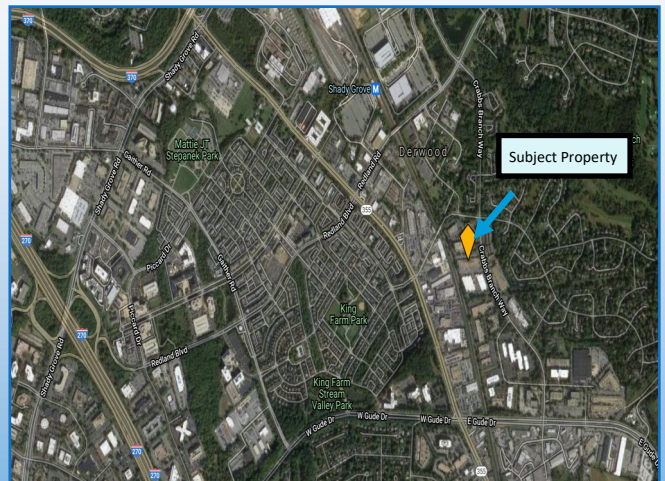
3,247 SF, \$4,600/mo (\$13.50 PSF + \$3.50 NNN)

Second Floor Office:

1,160 SF, \$1,546/mo (\$12.50 PSF + \$3.50 NNN)

Entire Unit:

4,407 SF; Negotiable



Andrew Borsa

240-315-3103 or aborsa@tylerco.com



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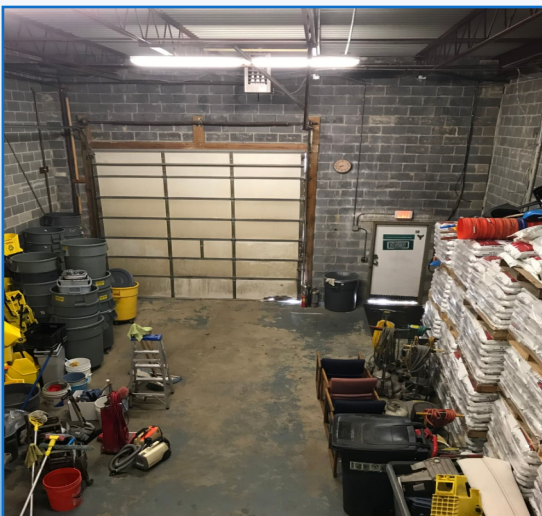
Office Space

- ◇ Attractive façade— unique combination of warehouse space with strong curb appeal
- ◇ Plenty of parking—both for personal vehicles in front and work trucks in back
- ◇ Second floor skylight provides refreshing natural light
- ◇ Two kitchenettes and two restrooms



Warehouse Space

- ◇ Spacious loading area easily accommodates freight deliveries
- ◇ At-grade drive-in w/ 12'x14' garage door
- ◇ 17' to underside of joists



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Second Floor

Plan is for general reference purposes only.

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