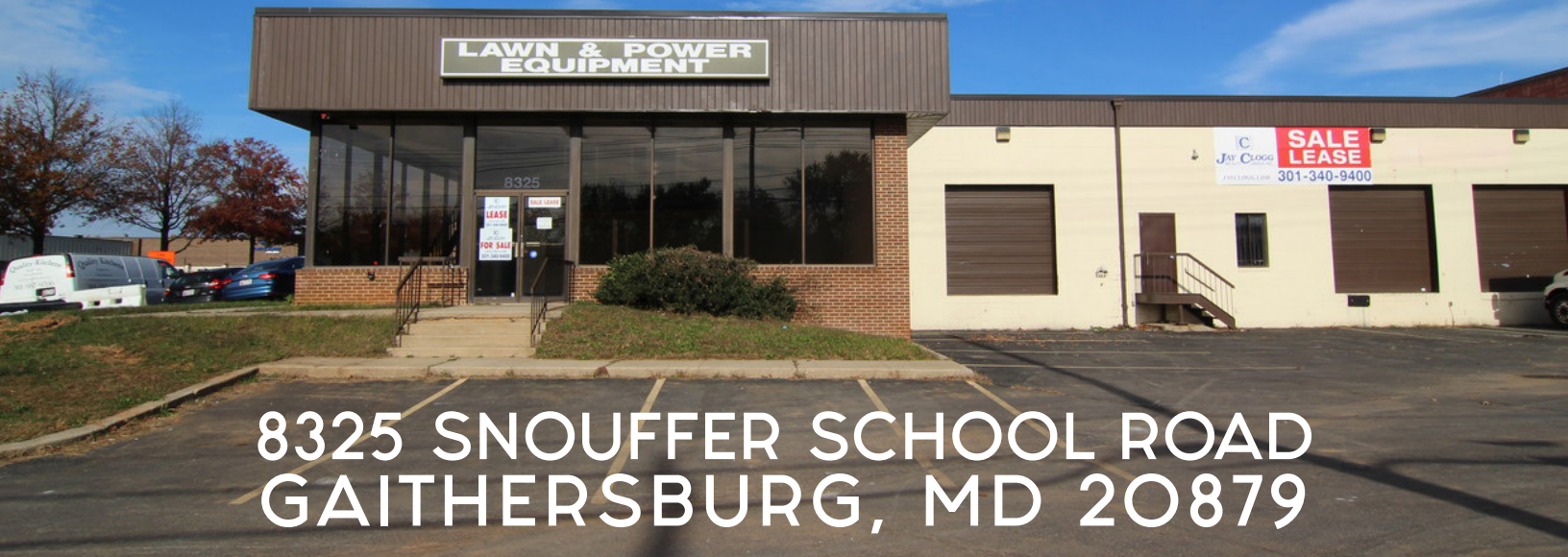


SHOWROOM/WAREHOUSES/OFFICE SPACE FOR SALE OR LEASE



**8325 SNOUFFER SCHOOL ROAD
GAITHERSBURG, MD 20879**

FEATURES:

- Rare Showroom/Warehouse/Office building
- High exposure on main road.
- Fantastic 1,728 SF showroom with high ceilings and all glass front.
- Office area of 432 SF on second floor overlooks showroom, comprised of 3 large rooms.
- Warehouse space is 5,365 SF with 18' clear ceilings.
- Includes 3 docks (easily ramped), and 1 drive-in door.
- 20 Parking spaces in private lot.

SIZE: 7,525 or 16,686 SF

PRICE:

Sale: \$3,250,000

Lease: \$10.59/SF

- Rental rate is triple net (approx. \$3/SF).
- Real Estate taxes (07/01/17 – 06/30/18): \$26,273.50.

Entire building is also for sale. 16,686 SF on a 43,561 SF lot, 55% leased.
Perfect for owner occupant!



CONTACT:
JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM



JAY CLOGG REALTY GROUP, INC.
301.340.9400 • JAYCLOGG.COM
110 N. WASHINGTON ST.
ROCKVILLE, MD 20850