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Two Story Office and Industrial Building

515 Dover Road, Rockville, MD 20850

Rare long-term Industrial Sublease well-located in Rockville divisible up to 95,000 SF of building. Either floor has the option of being divided into smaller suites. The 2nd floor is all office with a combination of open and closed plan.

Starting from:

\$13.00
PSF/NNN



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Specifications

Suite Sizes	5,000 - 95,000 SF - Multiple Options
Typical Ceiling Height	16 ft clear minimum in Warehouse / 9 ft finished ceiling office floor
Parking Ratio	2.04/1,000 SF
HVAC	New in 2017
Roof	New in 2017
Construction	Precast Construction
Built	1999
Drive-In Doors	7 drive-in bay doors
Zoning	Light Industrial

Sublease Terms

Term	Through June 30, 2029
Offering Rent	\$13.00 PSF / NNN
Possession	Flexible. ½ building immediate and balance within 90 days of sublease execution
CAM	Approx. \$7.00 PSF (2018 Estimate)
Parking	200 free surface parking

Area Demographics



Strong Credit Sublessor



Each Floor has the Option of Being Divided into Smaller Suites



Easy Access to I-370 and I-270 via East Gude and Route 355



Glass Store Front with Front-Loading Drive-In Bay Doors



Abundant Parking



Large Conference/ Training Facility

Contact us:

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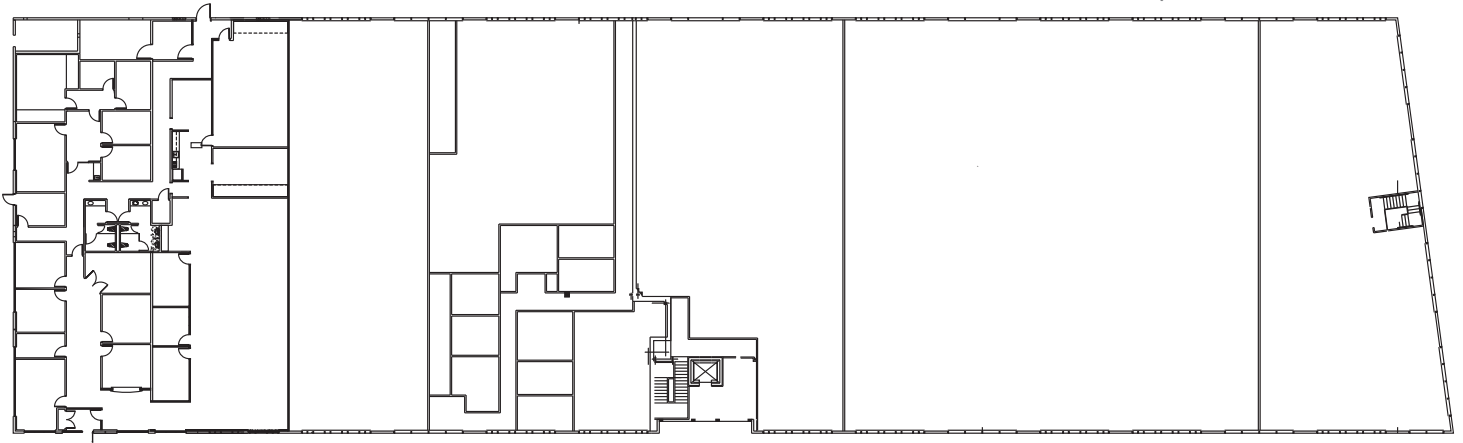
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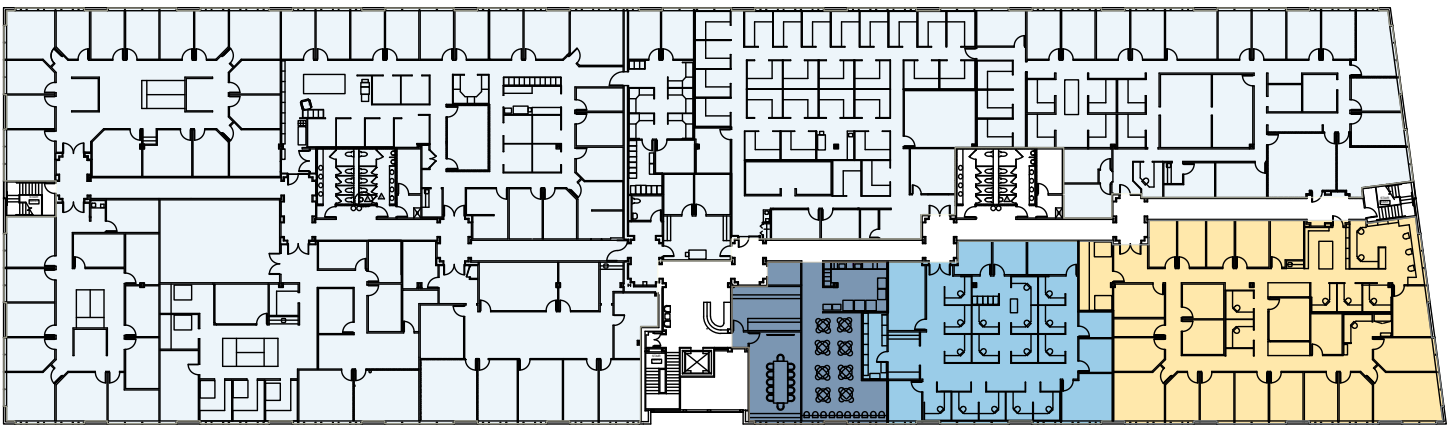


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1ST FLOOR | FLOOR PLAN



2ND FLOOR | FLOOR PLAN



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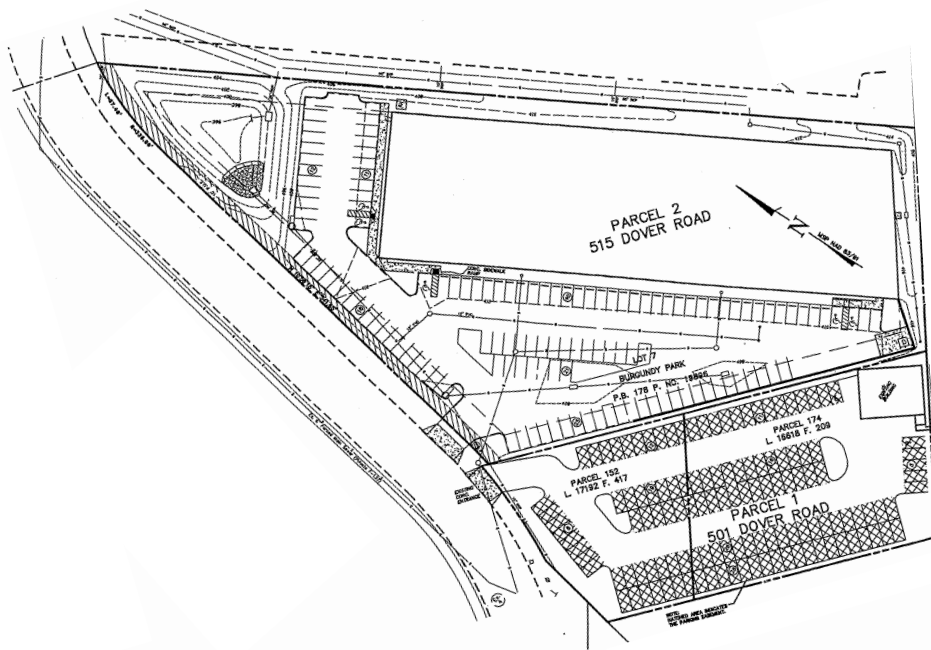
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CLOCKWISE FROM TOP:
Site Plan // Break Room // Parking // Office Space

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