



FOR LEASE: \$10.25PSF NNN  
OWNER WILL CONSIDER SALE - SELLER FINANCING AVAILABLE

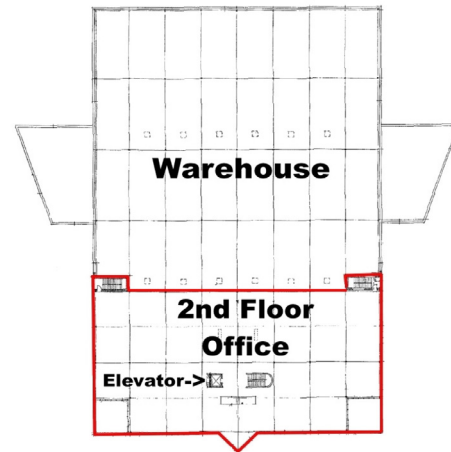
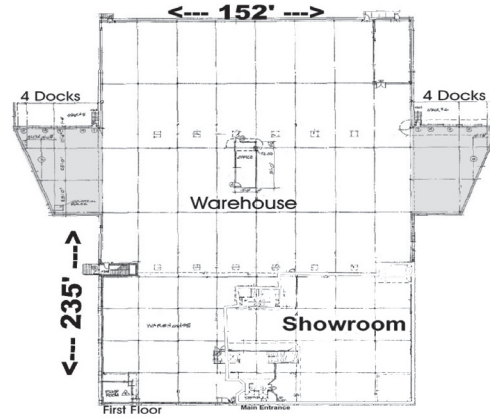
# 7601 LINDBERGH DRIVE

GAITHERSBURG, MARYLAND 20879





7601 Lindbergh Drive makes an exceptional corporate headquarters for a single user. The building can be subdivided for two tenants. 7601 Lindbergh Drive offers superior visibility, signage and easy access to I-270/I-370 and the future Intercounty Connector just 3 miles south.



## AVAILABILITY

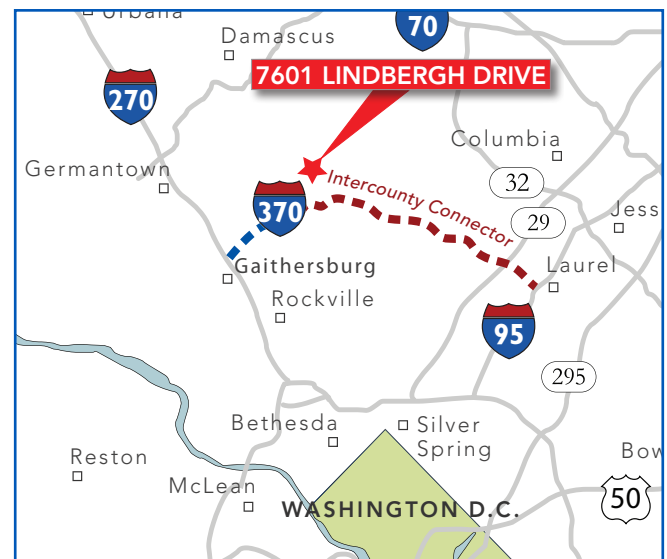
Warehouse:	53,612 SF
Office:	21,344 SF
Showroom:	11,600 SF
<b>Total:</b>	<b>86,556 SF</b>

## PROPERTY FEATURES

- 30' Clear Ceilings
- Modern Racking System
- 8 Loading Docks
- High-End Finishes
- Expansive Glass
- Window Line
- Elevator
- 101 Parking Spaces
- Highly Visible
- Abundant Signage Opportunities
- Fully Sprinklered - Wet System
- Built in 1988
- 4.14 Acres
- I - 4 Zoning

## LEASING INFORMATION

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