

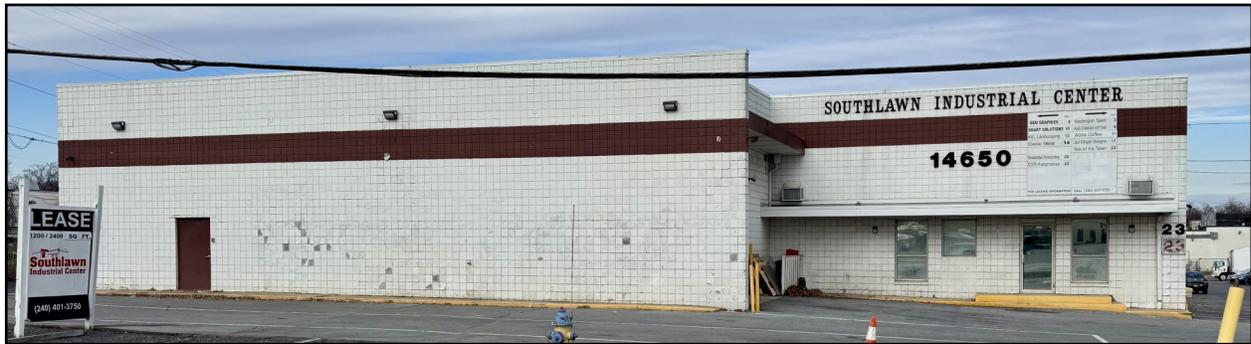


Office / Warehouse Space For Lease

14650 Southlawn Lane, Rockville, MD 20850

PROPERTY OVERVIEW:

Located in the heart of Rockville, MD, Southlawn Industrial Center is a multi-tenant light industrial complex that is home to a wide range of business types - food distribution, storage, logistics, manufacturing, etc. Unit sizes ranging from 850 sq ft to 4356 sq ft, provide tenants the space to work and expand as they grow. The building's proximity to Gude Drive, Route 355, I-270 & I-495 makes it an ideal location for any business.



SUMMARY:

Available SF:	1,200 - 4,356 Warehouse + 3,200 Office SF
Lease Rate:	\$19.50 - \$22.00 SF / yr
Building Size:	44,012 SF
Lot Size:	2.11 Acres
Year Built:	1971
Number of Units:	26 (13 Drive-In, 11 Low Dock, 2 Offices)
Zoning:	I-1

FEATURES:

- 22 foot ceilings / 20 Foot Clearance Height
- Drive-In and Low Dock Access
- Fronts to Southlawn Lane, With Storefront and 2nd Level Office / Showroom
- Ample Parking
- City Water, Electric & Gas Heaters
- Gross Leases, Including CAM, Insurance & Taxes

FOR MORE INFORMATION, PLEASE SCHEDULE A TOUR

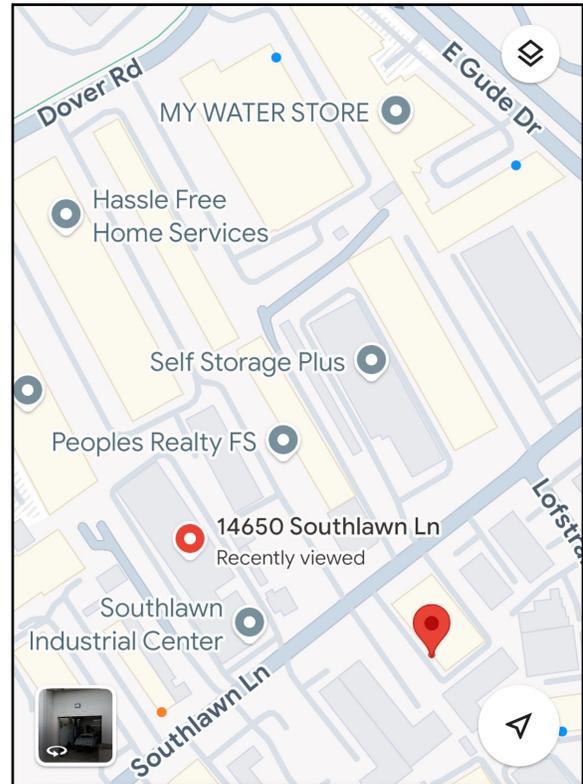
14650 Southlawn LLC
13913 Little Tree Court
Rockville, MD 20850

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**UNIT 25 DOWNSTAIRS
OFFICE**

**UNIT 25 UPSTAIRS
OFFICE**

**UNIT 26
WAREHOUSE**

FEATURES:

- Central A/C & Heat
- New LVP Flooring
- Enclosed Office
- Bathroom

FEATURES:

- Wall A/C & Heat Units (3)
- New LVP Flooring
- Enclosed Offices (2)
- Bathroom
- Kitchen

FEATURES:

- 20 Foot Clearance Height
- Loading Dock & 2nd Door
- Gas Heaters
- Bathroom

UNIT	TYPE	SIZE	LEASE TYPE	LEASE RATE
25 Down	Office	1,600 sq ft	Gross Lease	\$2,800.00 per month
25 Upstairs	Office	1,600 sq ft	Gross Lease	\$1,600.00 per month
26	Warehouse	4,356 sq ft	Gross Lease	\$7,600.00 per month

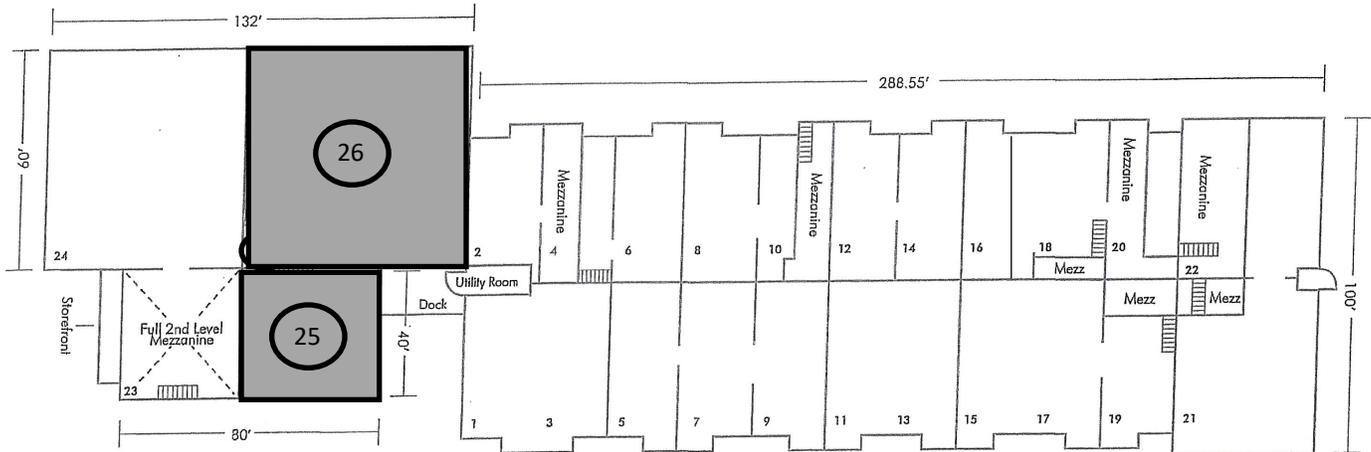
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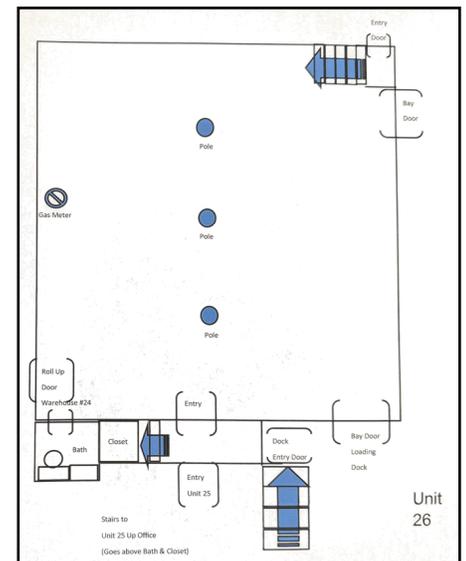
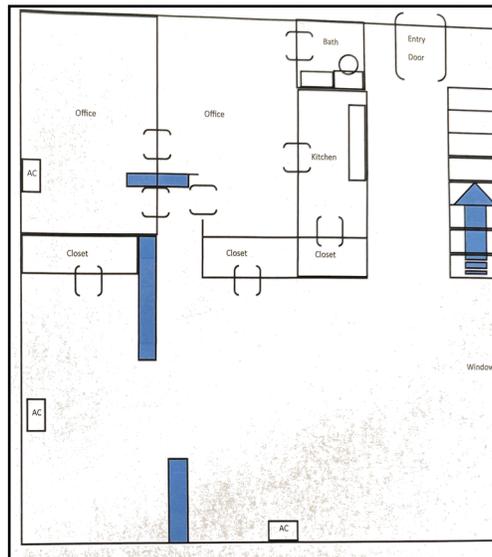
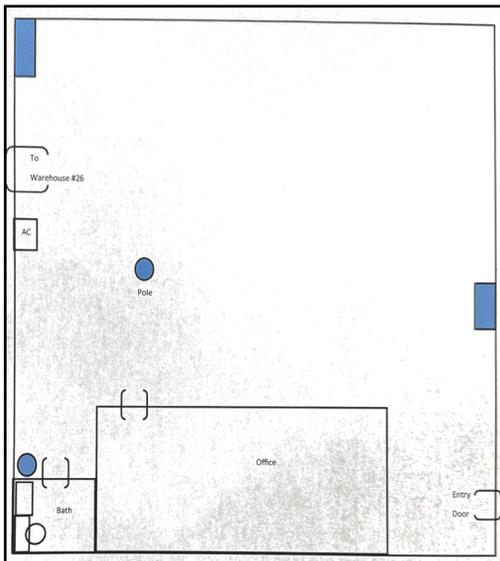
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**UNIT 25 DOWNSTAIRS
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**UNIT 25 UPSTAIRS
OFFICE**

**UNIT 26
WAREHOUSE**



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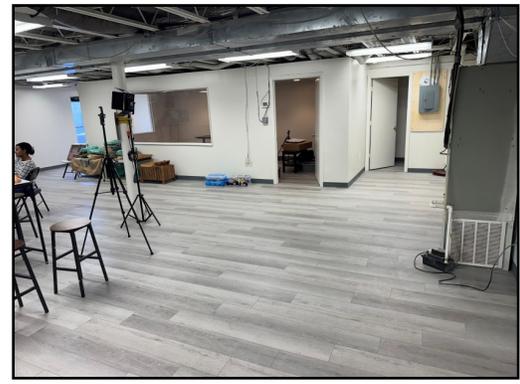
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UNIT	SIZE	LEASE TYPE	LEASE RATE
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25 Down	1,600 sq ft	Gross Lease	\$2,800.00 per month
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FEATURES:

- Central A/C & Heat
- New LVP Flooring
- Enclosed Office
- Bathroom



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UNIT	SIZE	LEASE TYPE	LEASE RATE
25 Upstairs	1,600 sq ft	Gross Lease	\$1,700.00 per month

FEATURES:

- Wall A/C & Heat Units (3)
- New LVP Flooring
- Enclosed Offices (2)
- Bathroom
- Kitchen



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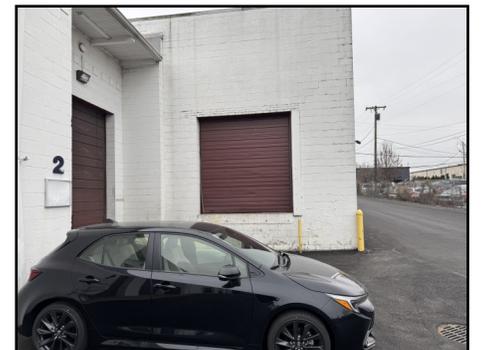
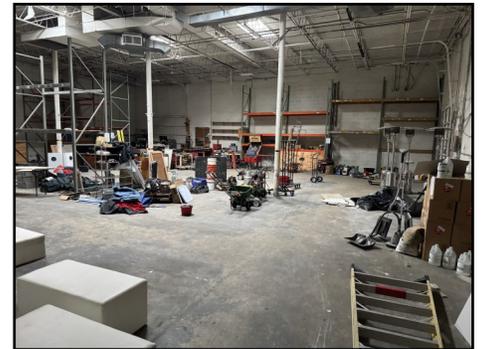
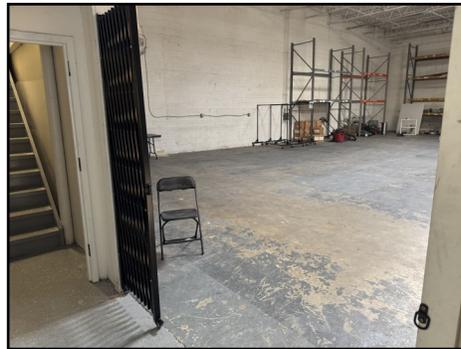
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UNIT	SIZE	LEASE TYPE	LEASE RATE
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26 Warehouse	4,356 sq ft	Gross Lease	\$7,625.00 per month
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FEATURES:

- 20 Foot Clearance Height
- Loading Dock & 2nd Door
- Gas Heaters
- Bathroom



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