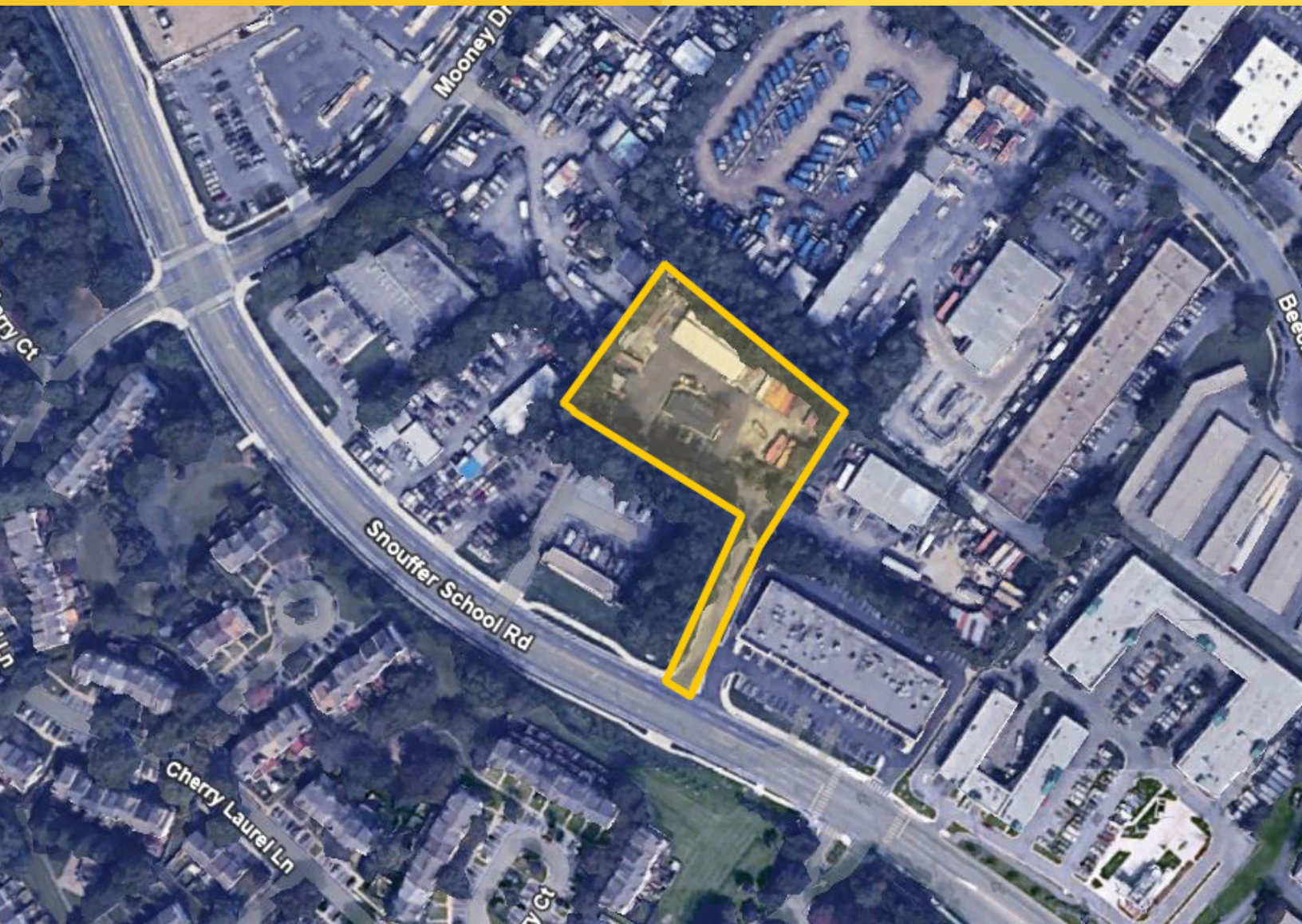


8045 SNOUFFER SCHOOL RD

Gaithersburg, MD 20879

Industrial For Lease

6,200 SF



Leasing Information:
301.304.8300

Ethan Bernardi **Nathan Bortnick**
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Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

www.lpc.com

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Gaithersburg, MD 20879

Industrial For Lease

6,200 SF



Property Highlights

- 4,000 SF warehouse
- 16' clear ceiling heights
- 2 drive-ins
- 1.36-acre lot for industrial outdoor space
- 2,200 SF office building
- Immediate occupancy
- Ideal for contractors, service providers, and distribution users
- Minutes from I-270, MD-370, and MD-355

Location Overview

Strategically positioned in Gaithersburg's thriving industrial corridor, offering immediate connectivity to key regional and national transportation routes. Just 4 miles from I-270, 2.5 miles from MD-370, and 3 miles from MD-355, the site ensures efficient access for distribution, logistics, and commuting.

Availabilities	SF	Date Available
8045 Snouffer School Rd	6,200 SF	Immediately

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Property Photos



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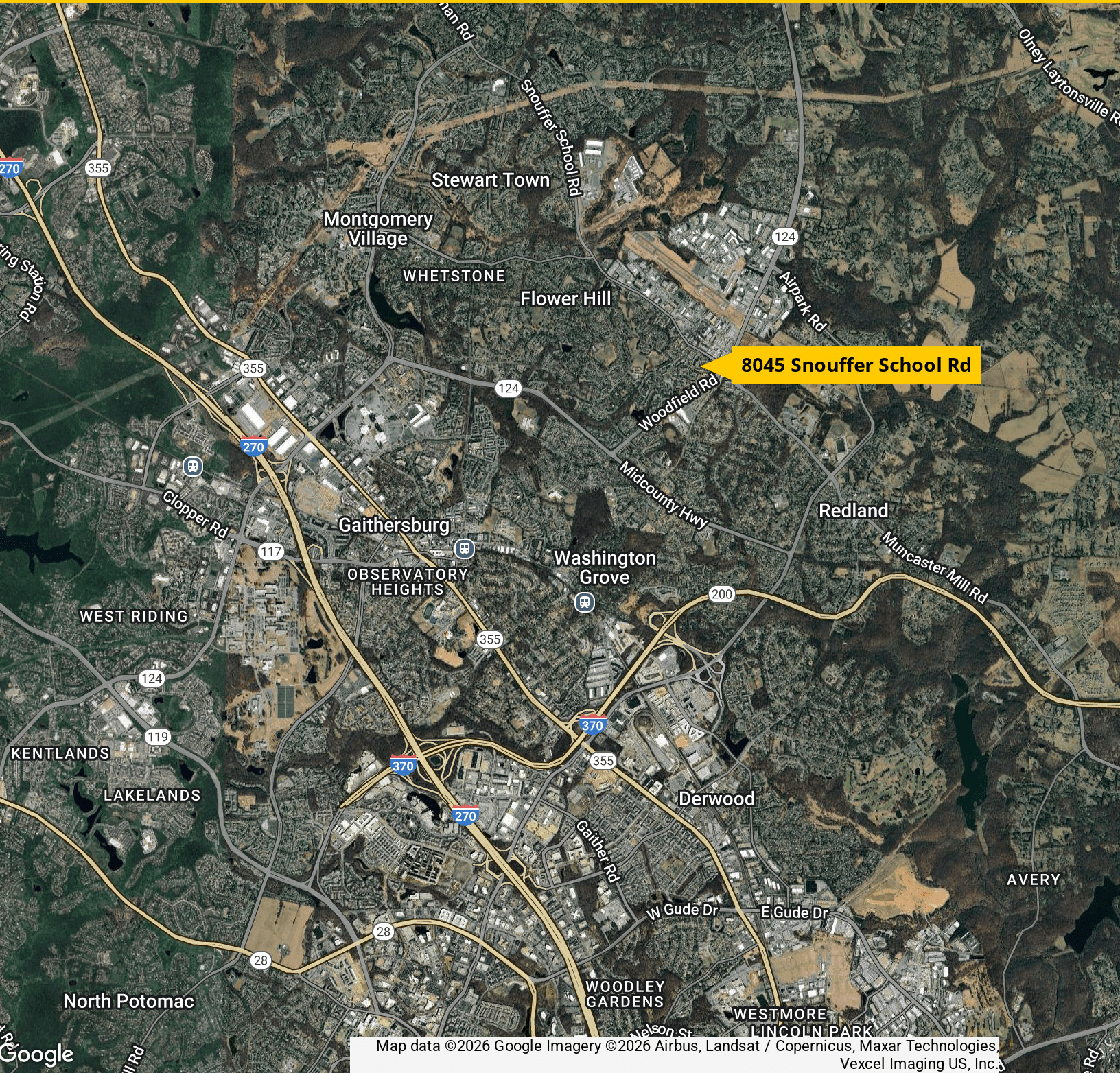
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Location Map

6,200 SF



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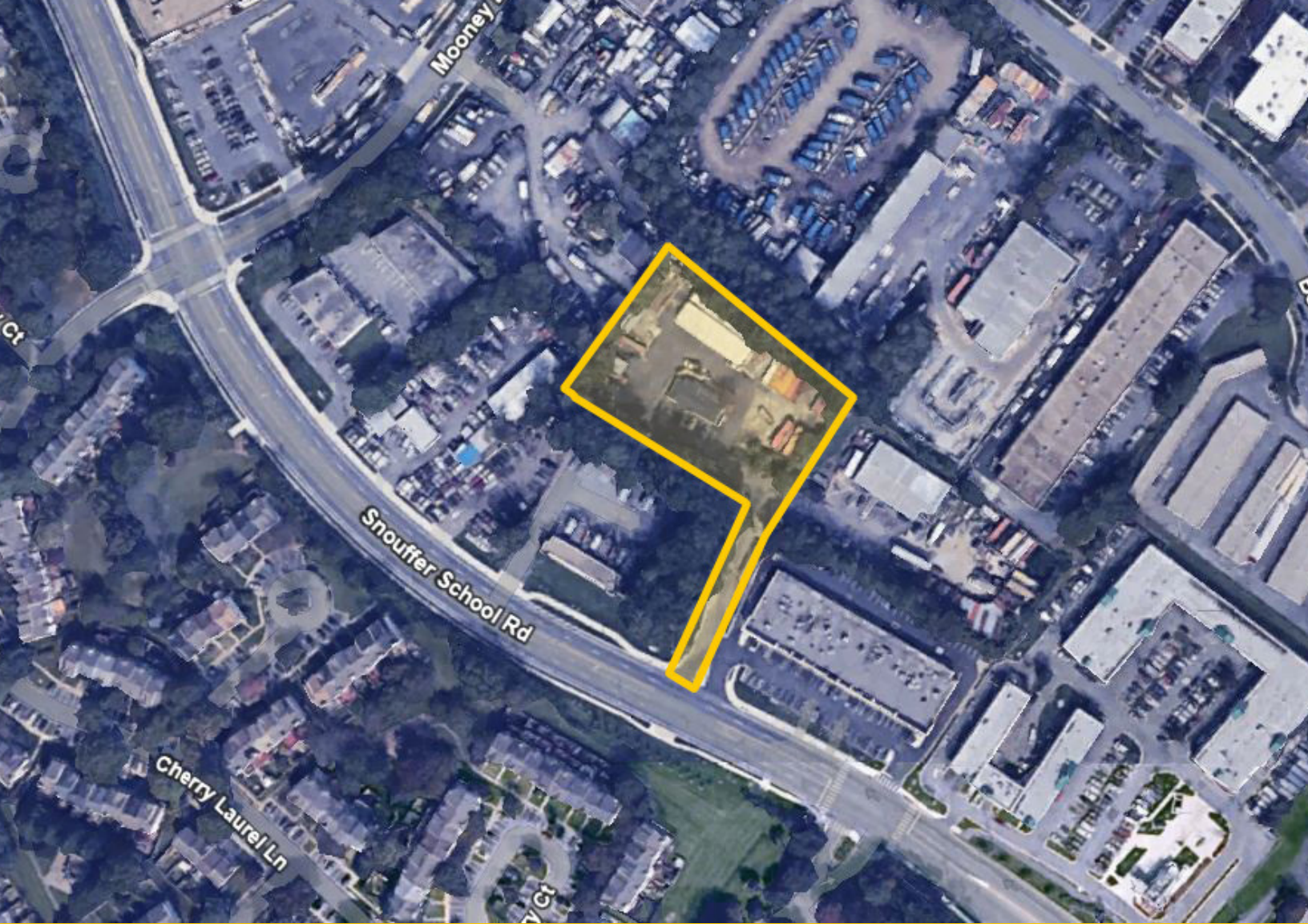
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