

**FOR
LEASE**

FENCED YARD

Industrial Space

2369 Lanier Road | Rockville, VA 23146



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › **15,000± SF warehouse for lease (2 buildings) on 3.4± Acres**
 - Two buildings can be leased separately or combined
 - Each building has 1.0± acre of yard space
- › **Building 1:** 12 grade level 10' x 12' drive in loading doors
- › **Building 2:** 2 grade level doors (14' x 14', 10' x 12')
- › Zoned Heavy Industrial (M-2), outside storage allowed by-right
- › Property is completely fenced and gated
- › 16' - 18' warehouse ceiling height
- › Free span interior warehouse
- › Property under new ownership with building improvements planned
- › Ability to modify loading and will complete small build to suit office
- › **Rental Rate:** Call Agent for Pricing

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

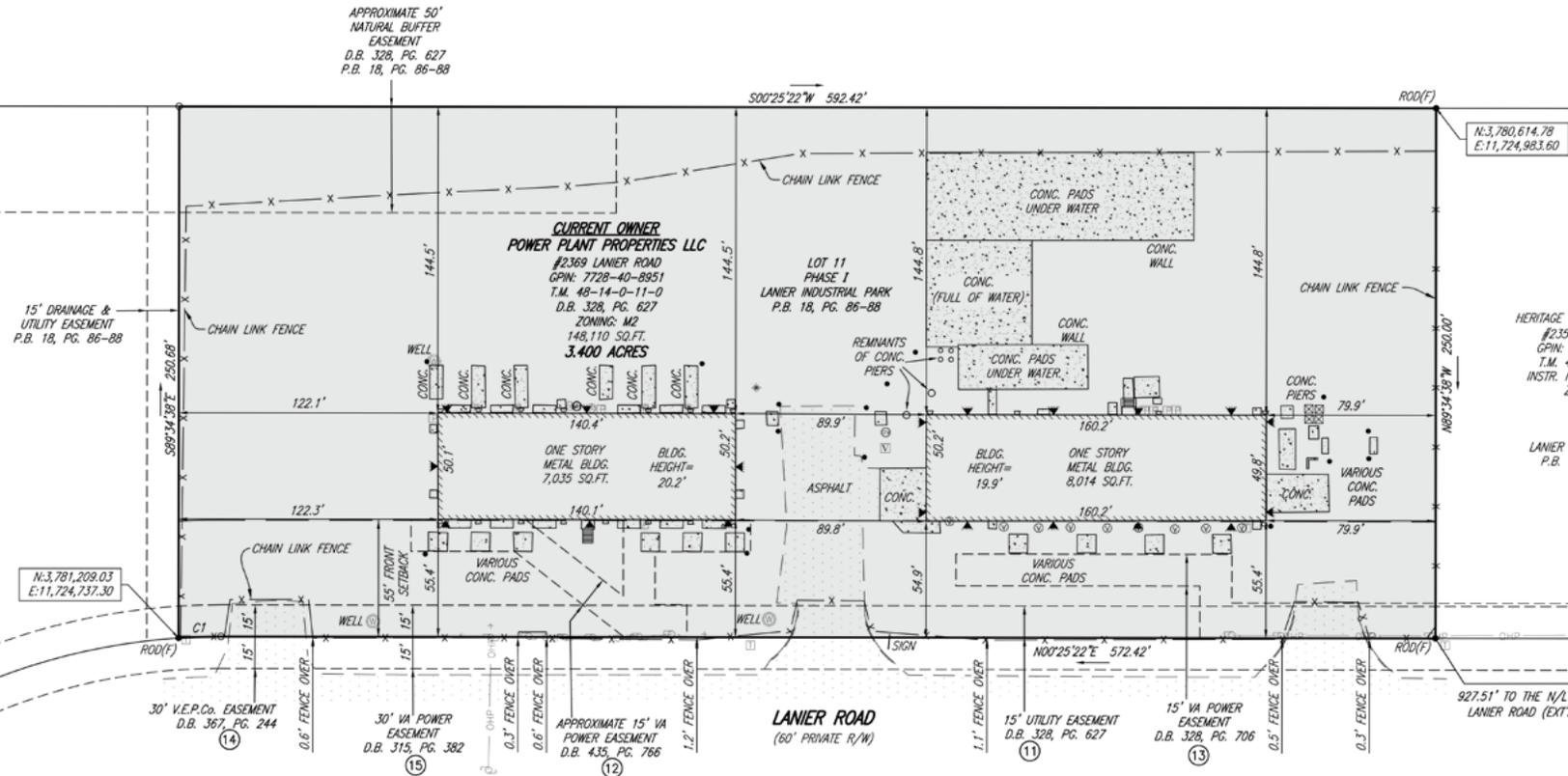
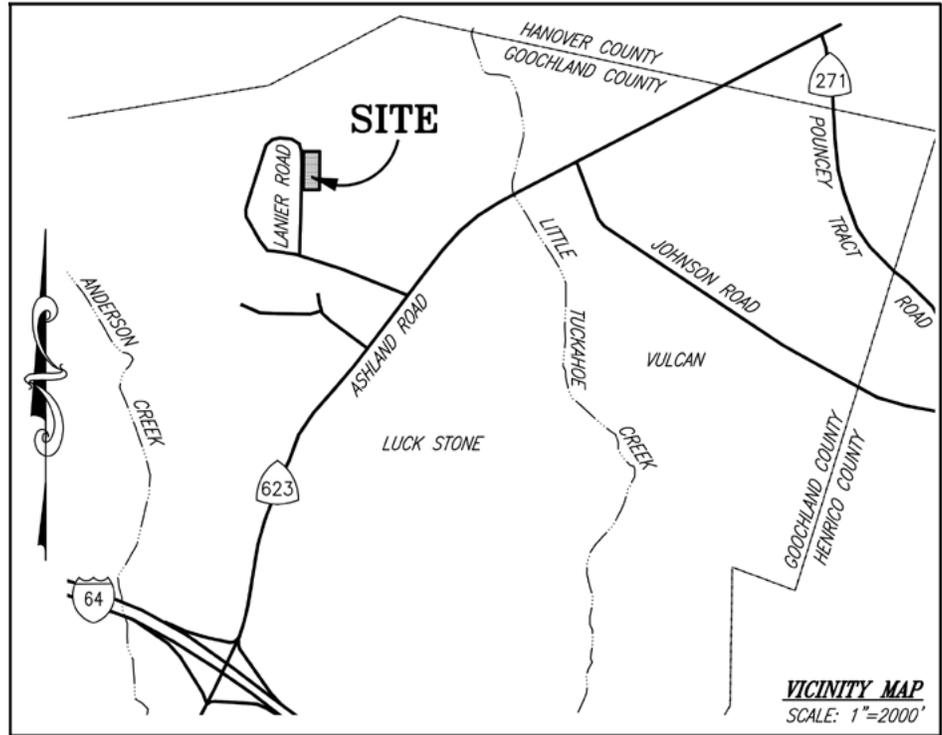


Building 1: 12 grade level 10' x 12' doors, two toilet rooms

Building 2: 2 grade level (14' x 1 4', 10' x 12') doors, three toilet rooms



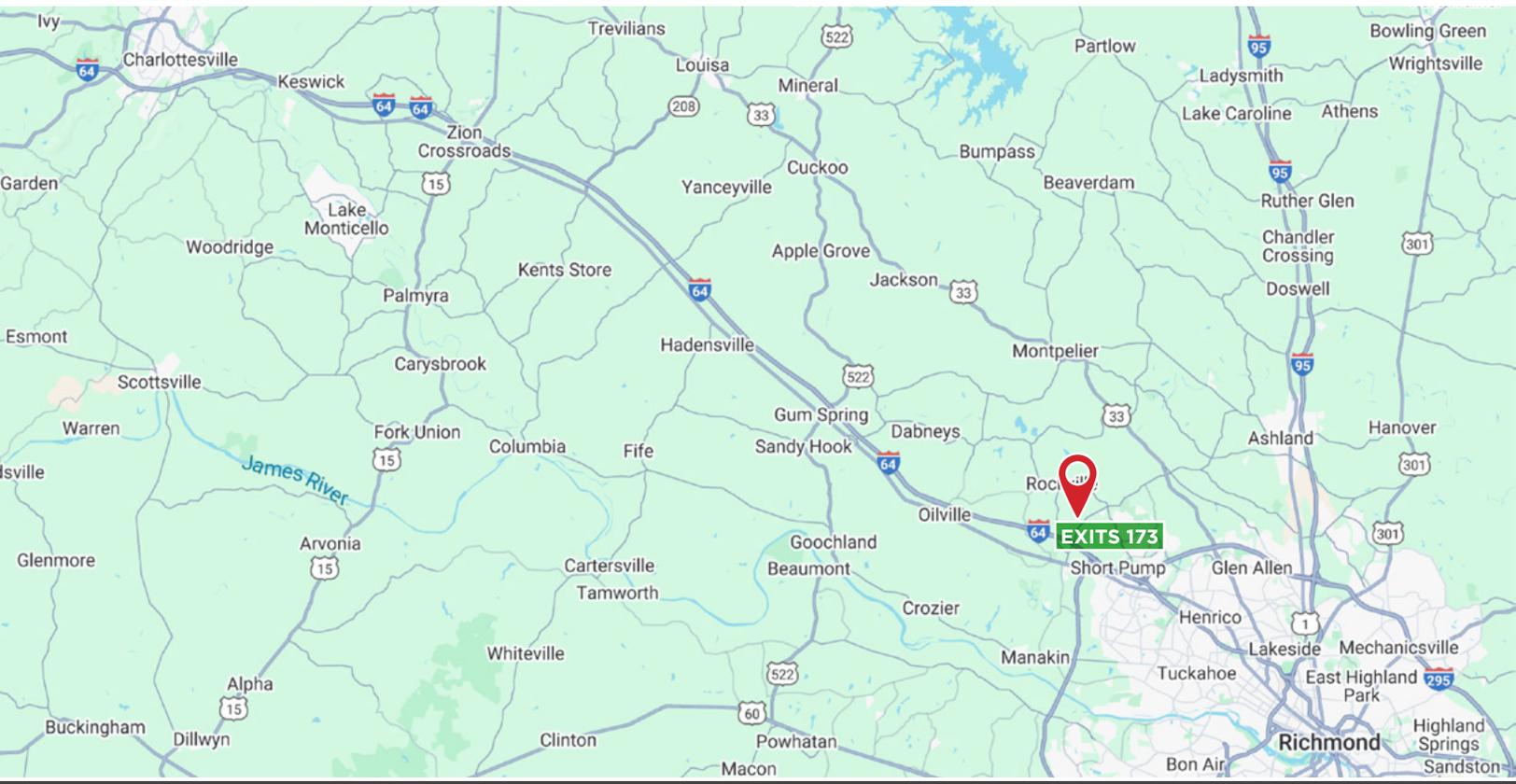
SITE SURVEY



FOR LEASE | 2369 LANIER ROAD | ROCKVILLE, VA 23146



To Charlottesville - 51 Miles
 To Richmond - 16 Miles



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