

Rare Freestanding Industrial Building with Fenced Yard
N. Bethesda, Maryland 20852

EXCLUSIVE OFFERING
FOR SALE

*Vacant
Owner/User
Opportunity*



*Adjacent +/- 9,600 S.F.
Vacant Lot Also Available*

12347 CARROLL AVENUE | N. BETHESDA, MD | 20852

Marketing by:

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ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

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29
Years
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Executive Summary

THE OFFERING

AMR Commercial, LLC. has been retained as the exclusive representative in the offering of the fee simple interest in 12347 Carroll Avenue located in North Bethesda / Rockville, Maryland. The subject property is a 4,910 square foot industrial building on a 10,019 square foot lot zoned IL (light industrial), Montgomery County.

Link to Zoning Use Chart:

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryc_o_md_zone2014/0-0-0-778

VERY STABLE INDUSTRIAL OPPORTUNITY

This opportunity offers a rare opportunity to own an industrial property in close-in Montgomery County, Maryland. The building is ideal for an owner, user or investor looking for an industrial property in lower Montgomery County. The property offers unparalleled access via Route 355 and I-270.



Property Summary

\$1,389,000

Address:	12347 Carroll Avenue, N. Bethesda, MD 20852
Zoning:	IL (Light Industrial), Montgomery County, MD
Lot Size:	10,212 square feet
Building Size:	4,910 square feet
Year Built:	1977
Building Description:	Freestanding L-shaped cinderblock industrial building with a drive-in connected to a 2-story office. Yard is surrounded by a secure fence.
Roof:	Gravel rubber membrane.
HVAC:	Mitsubishi wall units (approximately 9 years old).
Electrical:	200 amp
Parking:	Fifteen (15) spaces in a secure lot plus covered rear parking.
Drive-In Door Height:	105" wide x 103" high
Utilities:	Water, sewer, gas, electric.
2023-2024 Annual RE Taxes:	\$12,837
Current Use:	Auto dealership / repair facility and office.
Restrooms:	1 st floor - two (2) half baths. 2 nd floor – two (2) full baths.

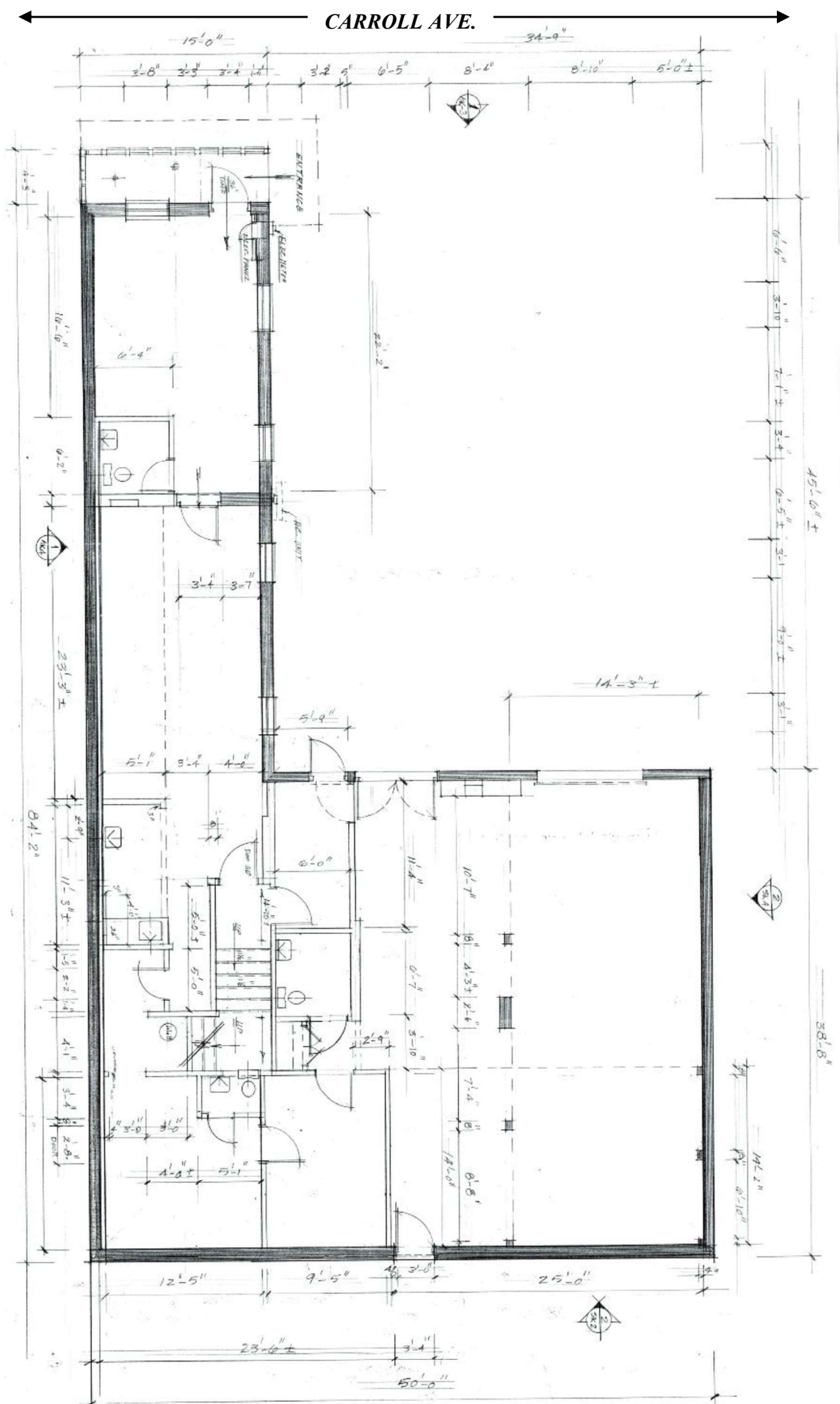


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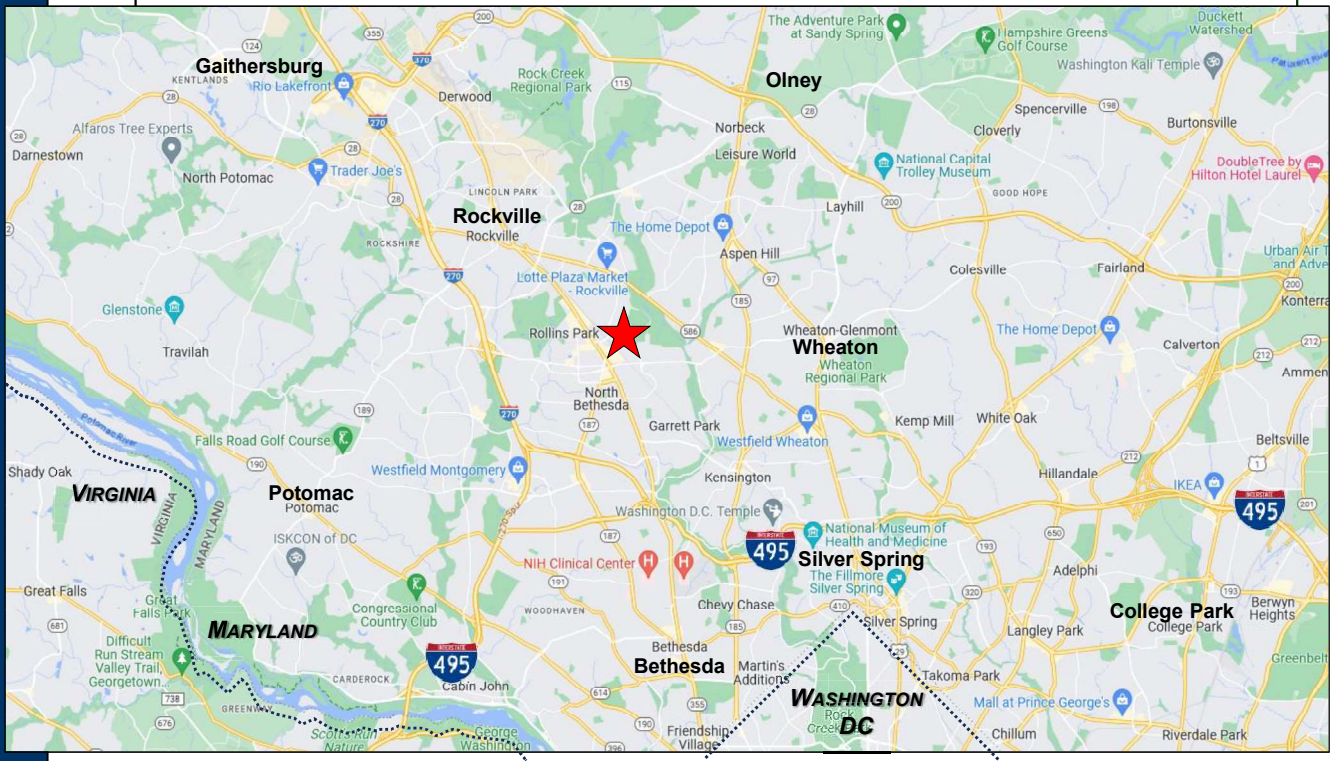
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FIRST FLOOR PLAN



12347 Carroll Avenue
N. Bethesda, MD 20852

Map & Aerial Views



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