

2355 LEWIS AVE

Rockville, MD, 20851
Montgomery County

NEWLY
RENOVATED

UP TO 32,979 SF AVAILABLE
FLEX BUILDING



PROPERTY INFORMATION

- Drive In Bays: 3
- Exterior Docks: 4
- Parking Spaces: 75
- Lot Size: 1.5 Acres
- Showroom
- Heavy 3P Power 1600A w. Generator
- Rockville City Zoning I-L (former I-2)
- Rear fenced lot/IOS/Truck Court
- Minutes from Rockville Pike, I-270, and major business corridors
- Walkable to restaurants, retail, hotels and fitness centers
- 2 Blocks from TwinBrook Metro Station

LEASED BY:
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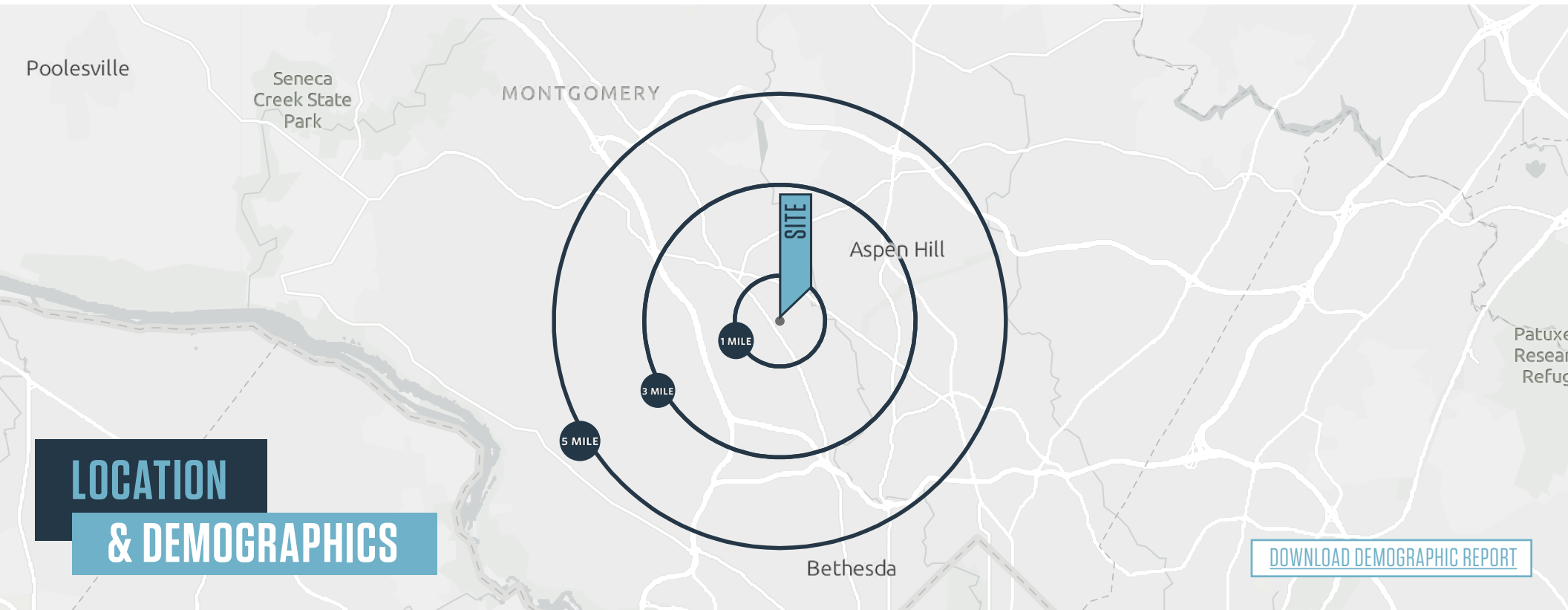
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	1-MILE	3-MILES	5-MILES				
	Population				Households		
	24,064	127,249	199,824		9,928	47,218	73,295
	Daytime Population				Average Household Income		
	35,348	151,503	213,904		\$121,741	\$183,630	\$194,975

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MARKET AERIAL



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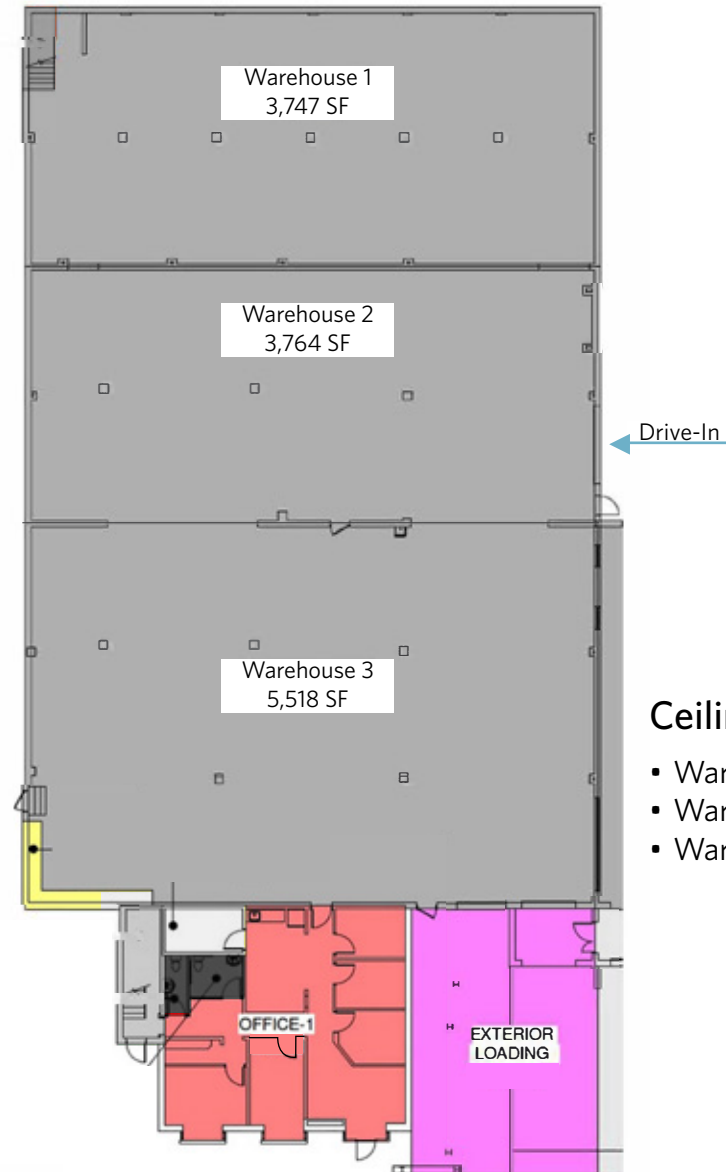
Suite A | +/- 14,424 SF

- 2 drive-ins and 1 loading dock
- Newly renovated modern office with 2 restrooms, a kitchen, and a private entrance



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FLOOR PLAN



Ceiling Heights:

- Warehouse 1: 7' 9"
- Warehouse 2: 25' 7"
- Warehouse 3: 15' 1"

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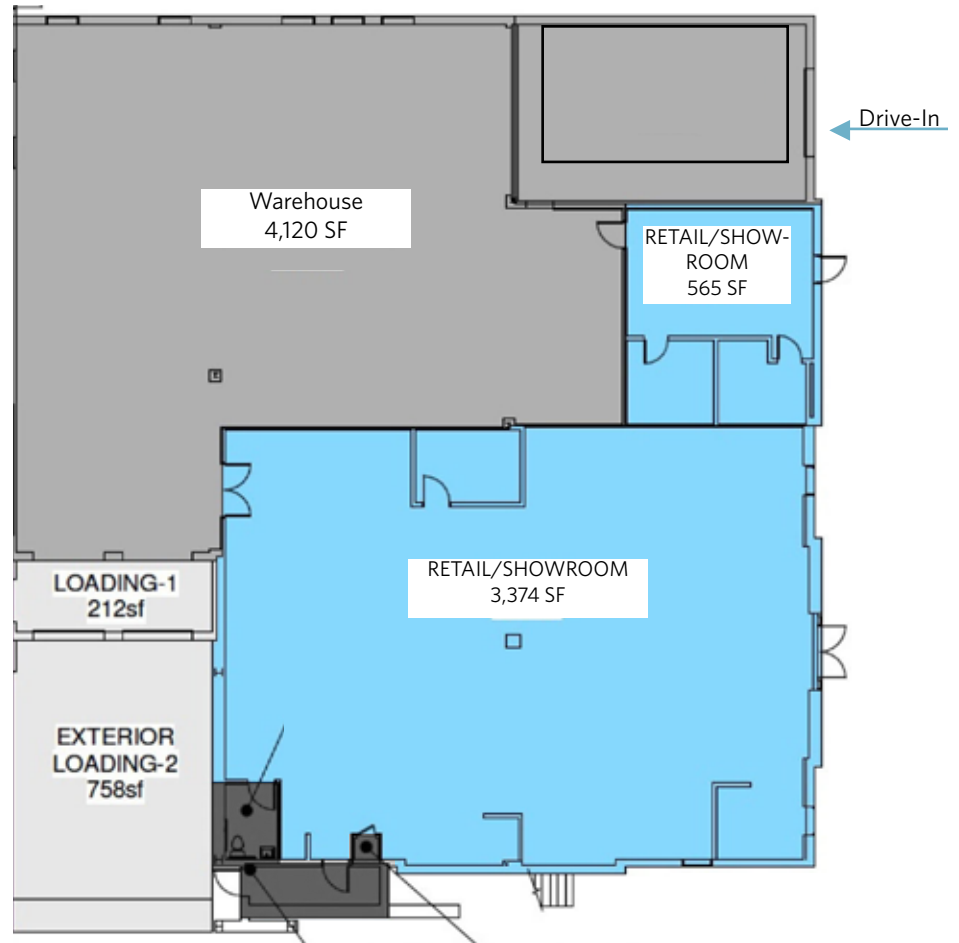
Suite B | +/- 8,180 SF

- Retail/Showroom front with HVAC, restroom, and private entrance
- Drive-in and 2 loading docks for warehouse access
- Ceiling: 12' retail / 16'8" warehouse



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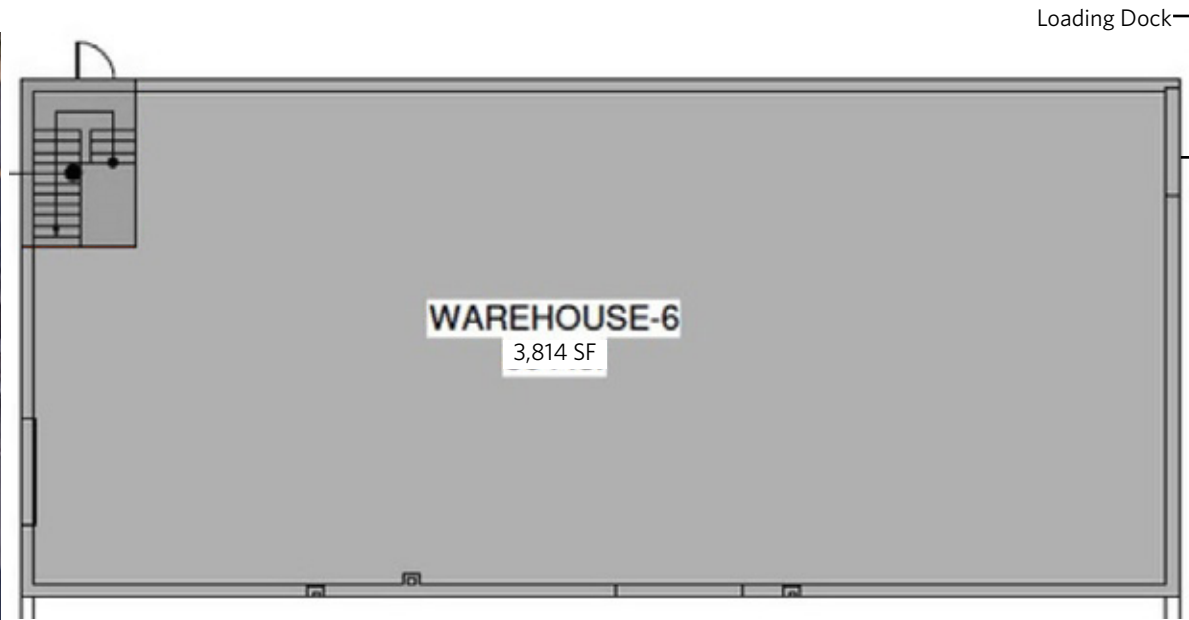
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Suite C | +/- 3,814 SF

- Rear loading dock + separate entrance
- Ceiling height: 17'



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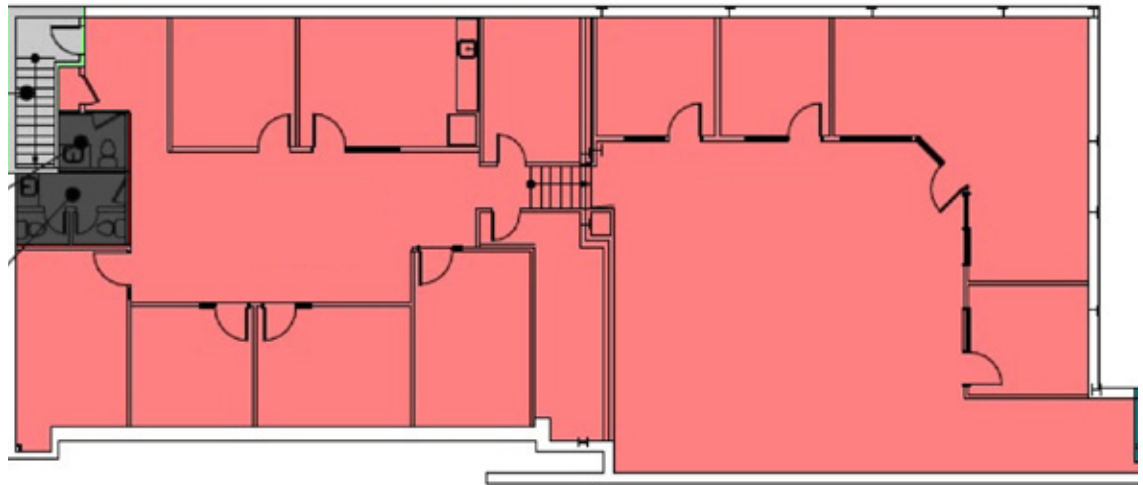
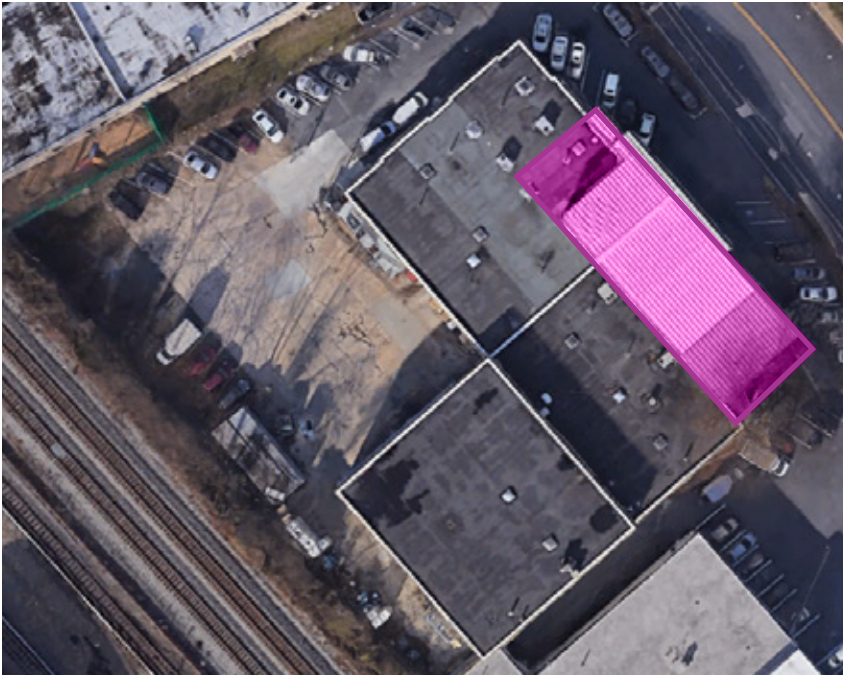
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FLOOR PLAN

Suite D | +/- 4,076 SF

- Second Floor Office
- 2 restrooms, two private entrances
- Move-in ready office configuration



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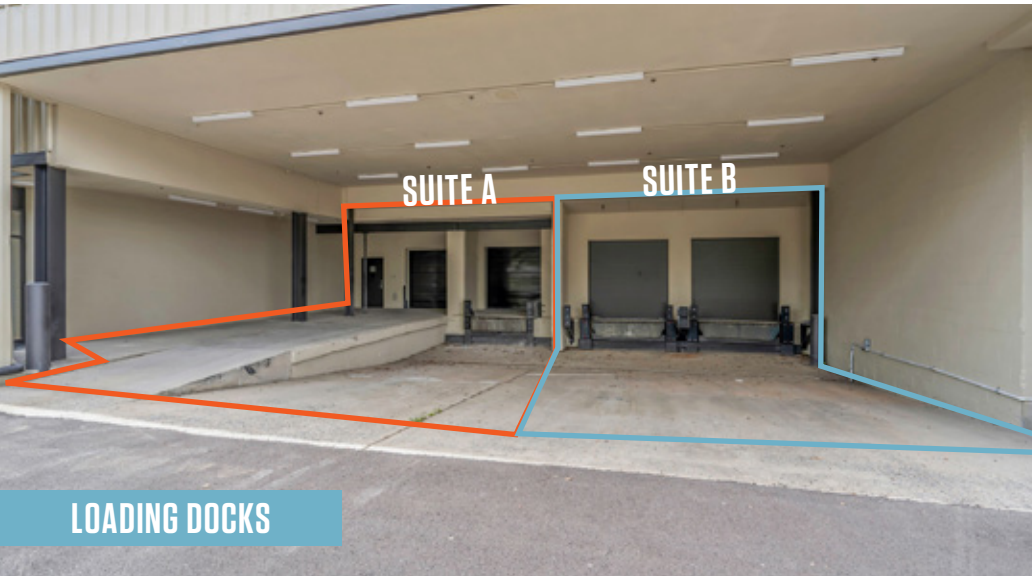
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For More Information, Please Contact:

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