



12069 Tech Rd

12069 Tech Rd, Silver Spring, MD 20904



Randy Pinato

R & R Commercial Realty

46 S State St, Dover, DE 19901

commercial@randyrealestate.net

(443) 253-8800



12069 Tech Rd

Upon Request

General details of 12069 Tech Rd.

HVAC – Installed 5/27/2020 Trane 5 Ton 18 SER 13.2 EER Downstairs, Trane 3 Ton Upstairs – Model XL18i 2-stage Outdoor A/C and XV80 2-stage gas furnace. 10-year parts, 12-year compressor, 5-year labor warranty, heat exchanger 20-year warranty. Smart control thermostat.

2 electrical panels – 24 breakers downstairs 18 breakers upstairs

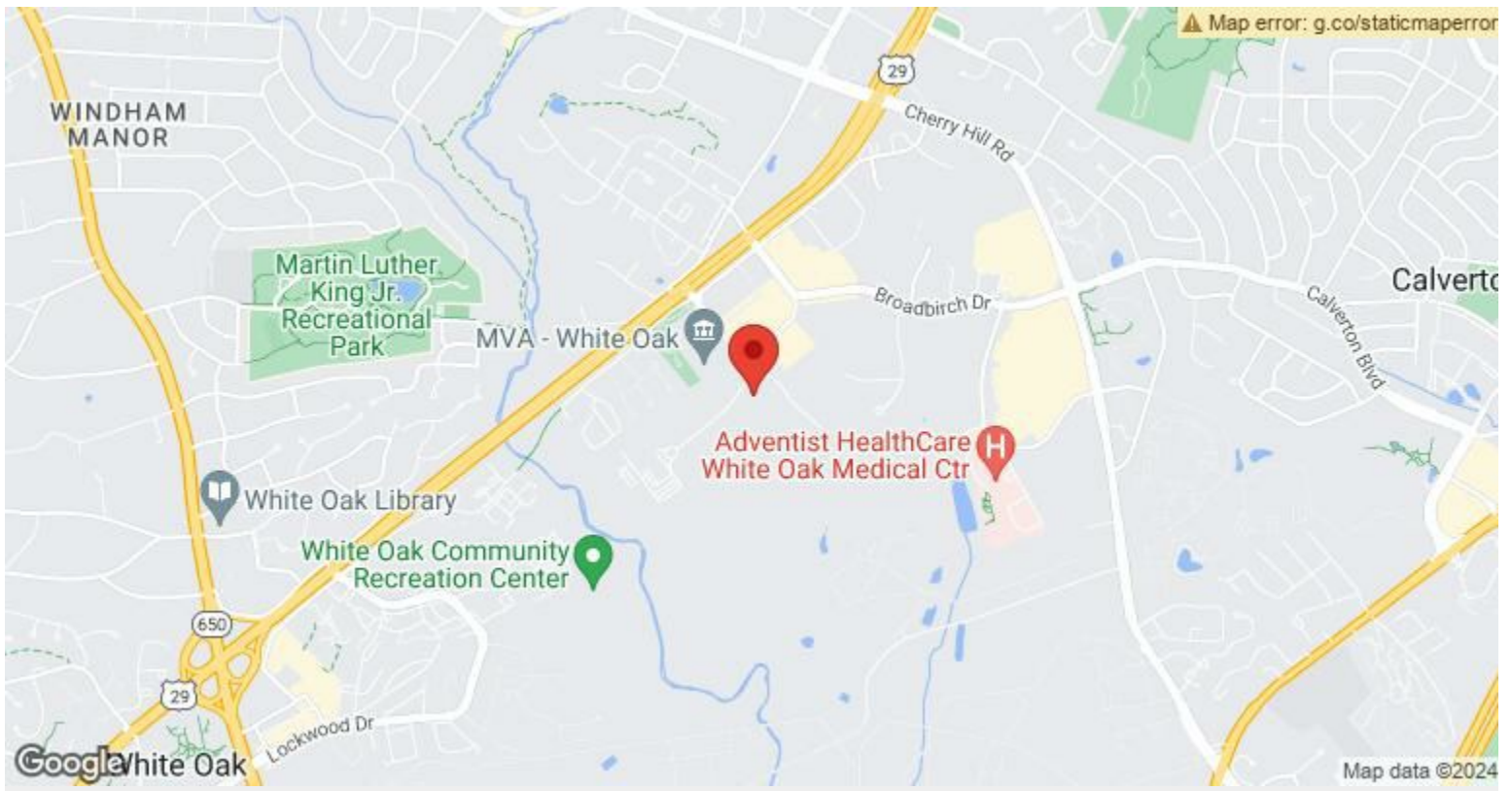
\$60,000 upgrade done 2018 – LVP downstairs foyer, halls, kitchen/conference area, new carpet throughout. Fresh paint, kitchen, cabinets, refrigerator, sink, new bathroom fixtures, tile/shower, countertops & vanities, reception area coffee bar. New windows downstairs (4). New trim. LED lighting throughout. New water heater. Professionally decorated.

Downstairs:
Reception...

- Flex 20ft ceilings, rollup drive in, directly off Route 29 and 2 miles from the interconnect and interstate 95.



Price:	Upon Request
Unit Size:	5,168 SF
No. Units:	1
Total Building Size:	87,654 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Sale Type:	Investment
Building Class:	C
Floors:	2
Typical Floor Size:	43,827 SF
Year Built:	1988
Lot Size:	5.28 AC
Parking Ratio:	4/1,000 SF

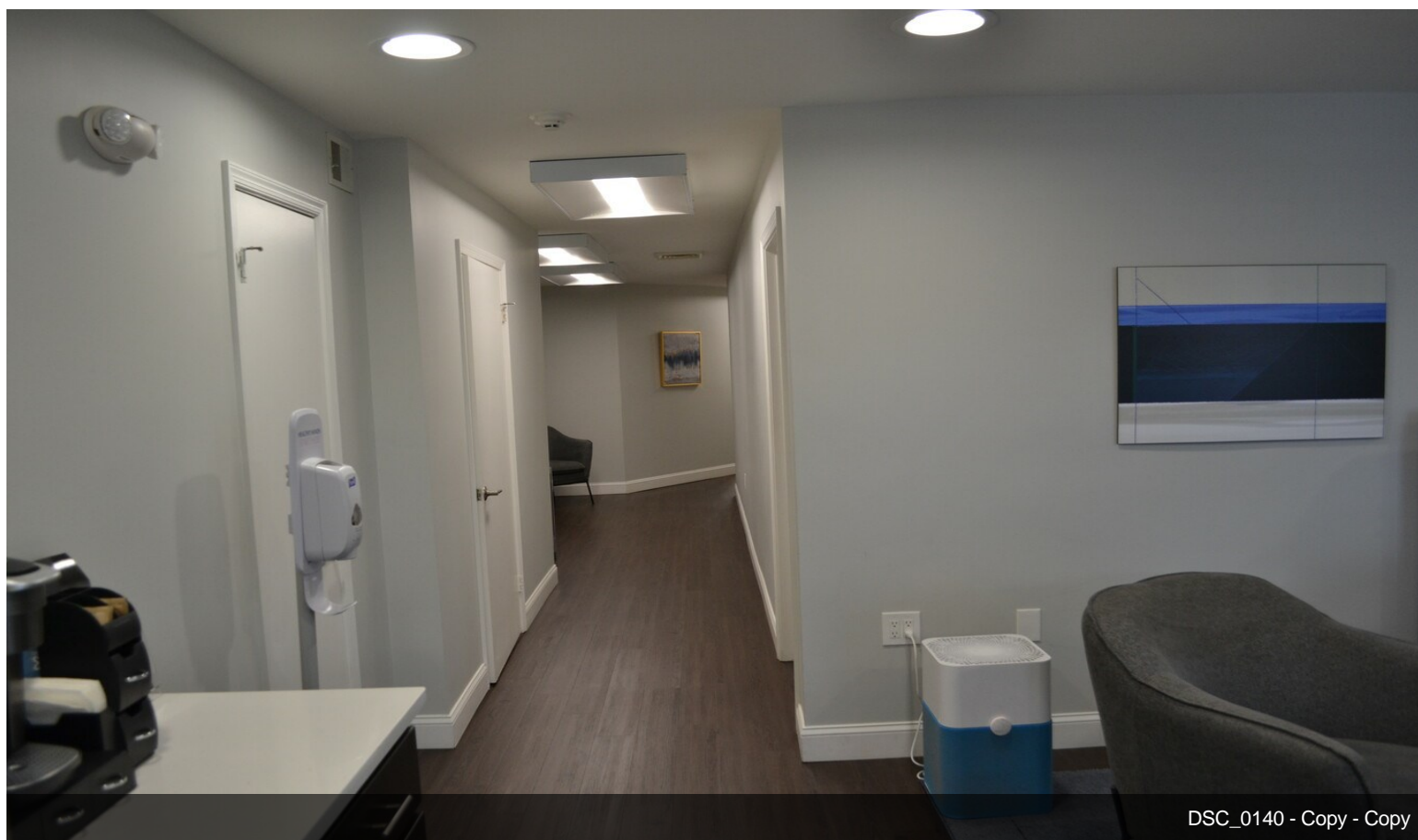


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Property Photos

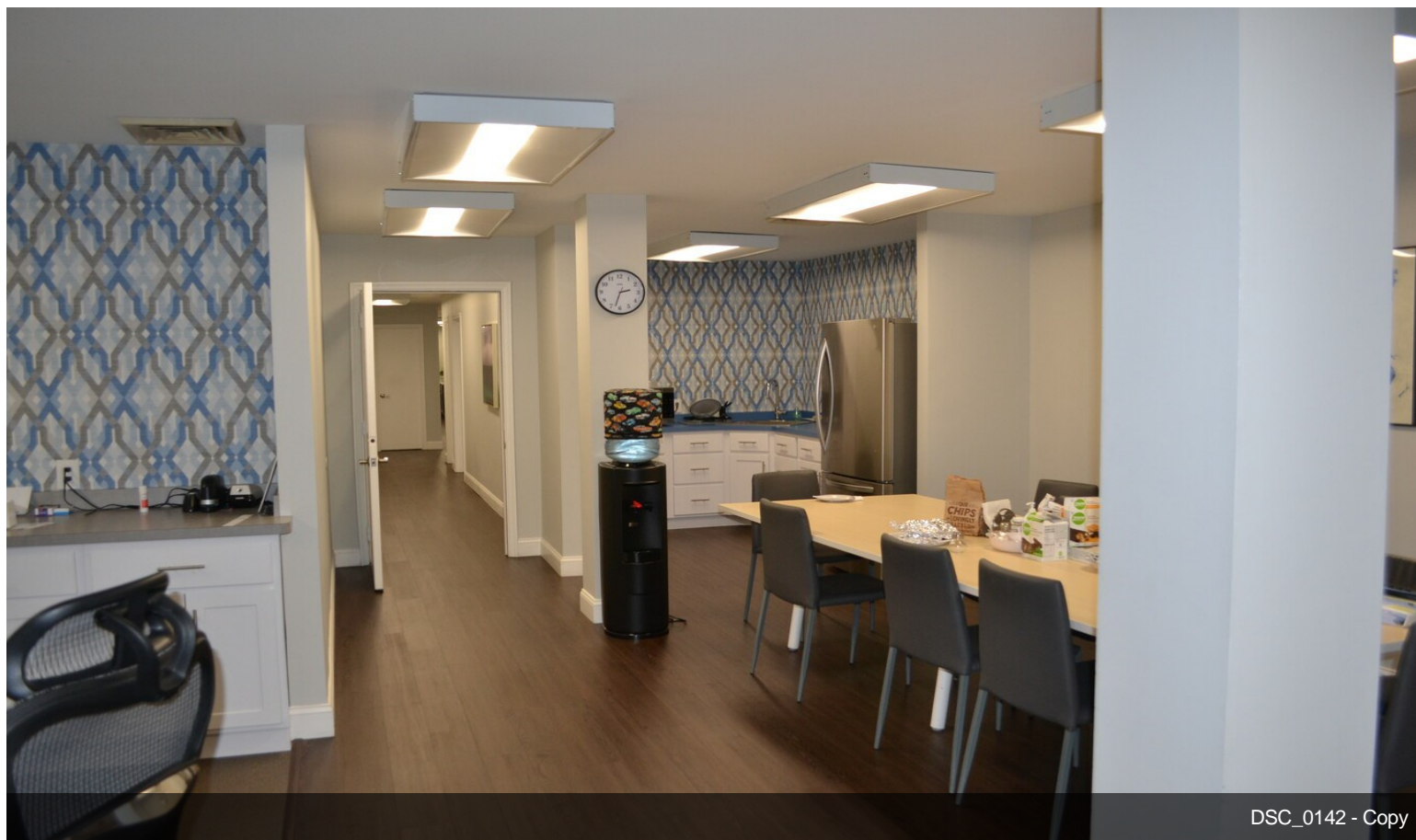


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Property Photos



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Parking lot view

Property Photos



Street view



Building Photo