

RANDOLPH HILLS COMPLEX

ROCKVILLE, MARYLAND 20852

**PRIME
WAREHOUSE
& FLEX
SPACE AVAILABLE**

4966 BOILING BROOK

**24,500 SF
(#4966)**

4980 WYACONDA

**4,000 SF
(#A/B)**

4950 WYACONDA

6,125 SF

4928 WYACONDA

**30,000 SF
(#4928)**

**BUILDINGS WITH
AVAILABLE SPACE**

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A Reputation for Results

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Rockville, MD 20850

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LOCATION FEATURES

- Zoned Light Industrial
- Highly accessible center with a great mix of retail, industrial & office
- Amenity rich location with numerous restaurants within walking distance
- Ample parking available throughout the center
- Easy access to I-270 and Route 355
- Less than a mile from the proposed redevelopment of White Flint II (White Flint Mall Site)
- Proximity to some of the best demographics in the country



TRAFFIC COUNTS

COLLECTION STREETS	VOLUME
Rockville Pike & Nicholson Lane	52,574
Parklawn Terrace & Parklawn Drive	23,732
Parklawn Drive & Randolph Road	14,633

AVAILABLE SPACE



4966 Boiling Brook Parkway

UNITS	SF AVAILABLE	RENT	USE
#4966	24,500 SF	\$14/NNN	Warehouse



4950 Wyaconda Parkway

UNITS	SF AVAILABLE	RENT	USE
#4950	6,125 SF	Withheld	Industrial



4980 Wyaconda Parkway

UNITS	SF AVAILABLE	RENT	USE
#A/B	4,000 SF	Withheld	Industrial

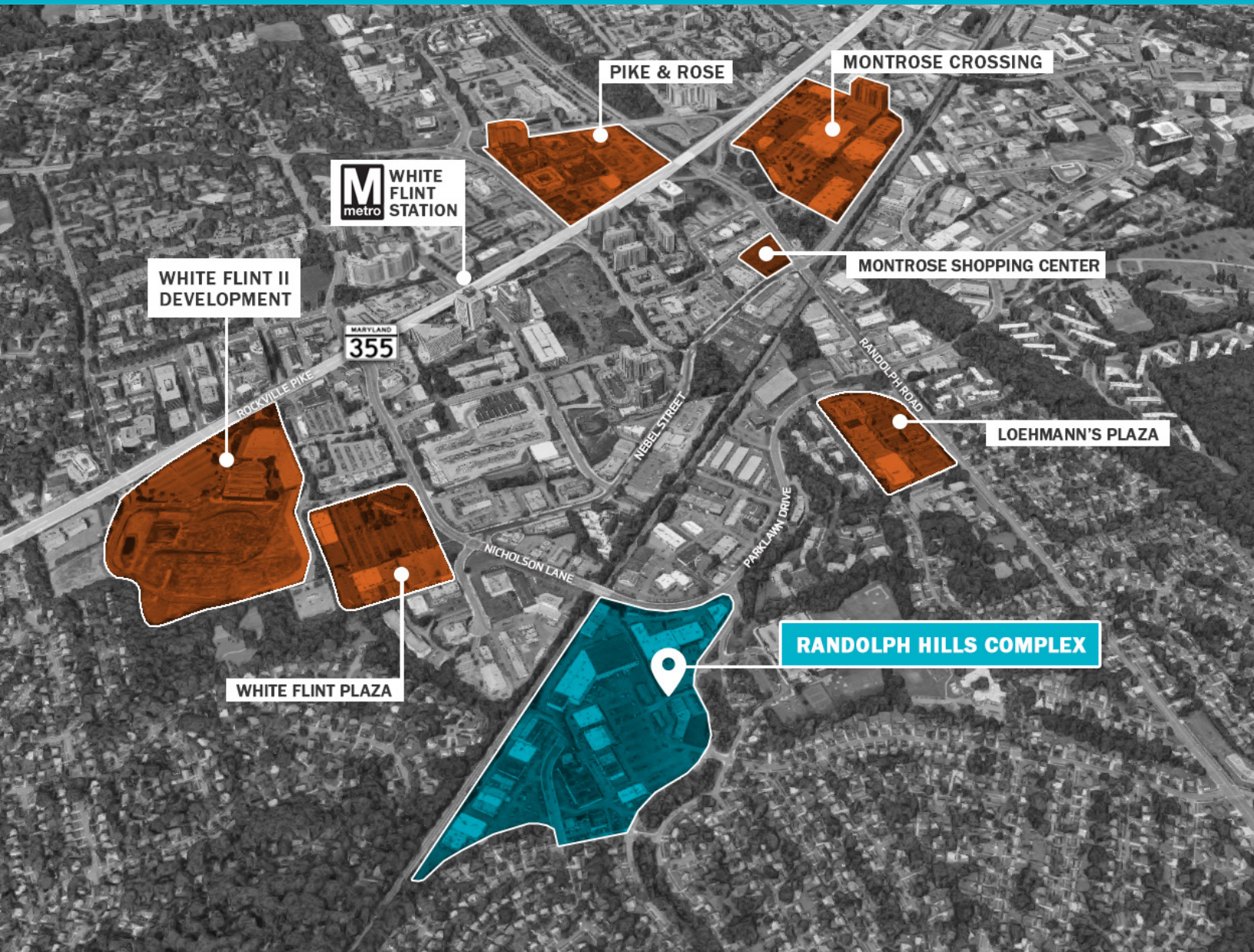


4928 Wyaconda Parkway

UNITS	SF AVAILABLE	RENT	USE
#4928	30,000 SF	Withheld	Flex/Office

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LOCATION & AMENITIES

355

1 mile from Route 355

586

1.5 miles from Route 586 (Viers Mill Road)



4 miles from I-270



1.5 miles White Flint Metro Station (Red Line)

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