

RANDOLPH HILLS COMPLEX

ROCKVILLE, MARYLAND 20852

4966 BOILING BROOK PKWY

11601 BOILING BROOK PL

24,500 SF

12,710 SF

5,000
-11,200 SF

4960 BOILING BROOK PKWY

**PRIME
WAREHOUSE
& FLEX**
SPACE AVAILABLE



**BUILDINGS WITH
AVAILABLE SPACE**

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A Reputation for Results

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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

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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



4960 & 4966 Boiling Brook Parkway

UNITS	SF AVAILABLE	USE
#4966	24,500 SF	Warehouse
#4960	12,710 SF	Indoor Recreational Space

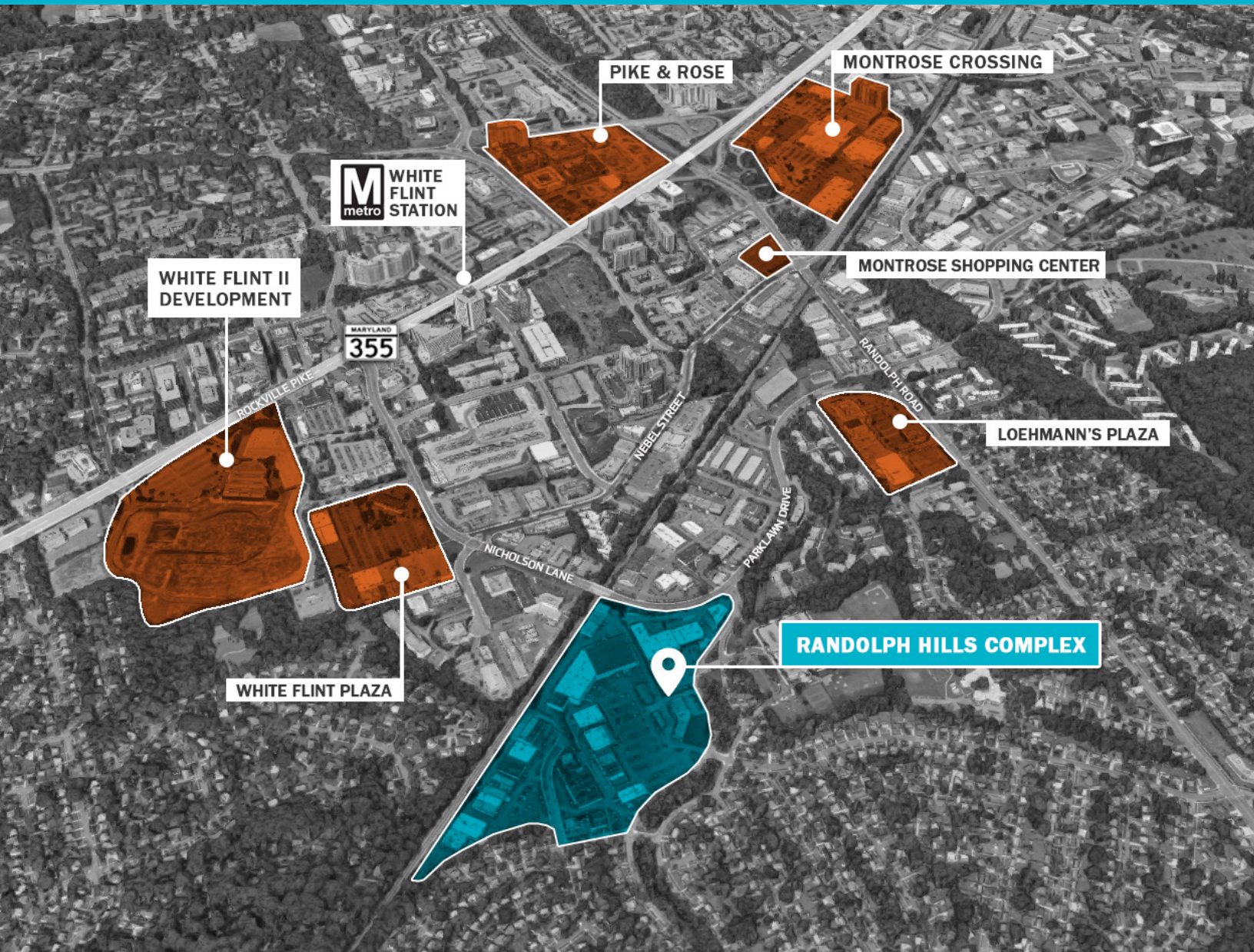


11601 Boiling Brook Place

UNITS	SF AVAILABLE	USE
#11601	5,000 - 11,200 SF	Showroom, Retail, Warehouse, Restaurant

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LOCATION & AMENITIES

355

1 mile from Route 355



4 miles from I-270

586

1.5 miles from Route 586
(Viers Mill Road)



1.5 miles White Flint
Metro Station (Red Line)

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