

FOR SALE / LEASE

2.2 Acres Industrial Land

Lease Price:

\$3.50 per S.F., NNN
\$27,951 per month, NNN

Sale Price:

\$3,950,000

Zoning:

IL (Light Industrial)

Real Estate Taxes (2025):

\$21,231 (\$0.22 per S.F.)

Estimated NNN Costs (2026):

Taxes..... \$0.22

Insurance.... \$0.05

CAM..... \$0.47

TOTAL..... \$0.74

Call for More Information:

301.961.9696

Rick Kelly - Ext. 210
rkelly@amrcommercial.com

Zach Dubin - Ext. 213
zdubin@amrcommercial.com

18625 Mooney Drive | Gaithersburg, MD 20879
FULLY FENCED OUTDOOR STORAGE LOT



Site Description:

Fenced lot comprising two parcels of land (49,223 S.F. and 46,609 S.F.) totaling approximately 95,832 S.F. zoned IL.

Gated entrance on Mooney Drive.

Perfect for outside storage, parking cars, trucks, buses, boats, and more!

Delivered vacant, fully cleared and graveled.

Laydown Yard

Vehicle Storage

Contractor Yard

Industrial Services

Manufacturing

Warehousing & Distribution

Commercial Vehicle & Heavy Equipment Repair

Plus, Many More Uses!

See *Montgomery County Zoning Ordinance* [Division 4.8 Industrial Zones](#) for more on I-L zoning standards and specifications.

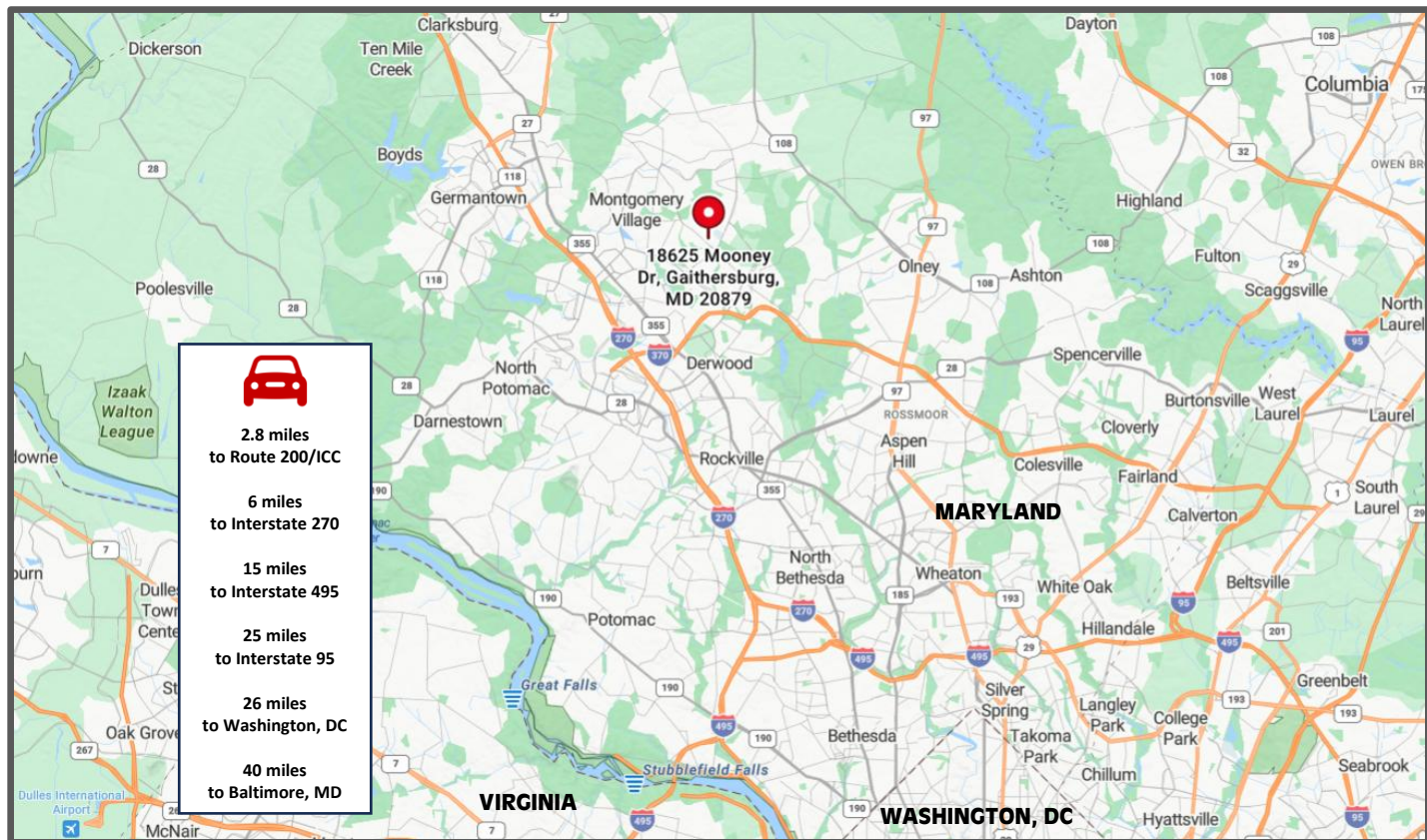
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