

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

FOR SALE OR LEASE

4.64 Acre Single Parcel with 2 Buildings

FLEX/
WAREHOUSE
31,526 SF

INDUSTRIAL
STORAGE
14,483 SF

PROPERTY INFORMATION

- 46,009 SF Total Available Plus
- Approximately 20,000 SF Secure/ Fenced Industrial Outdoor Storage (IOS)
- 31,526 SF Main Building
- 14,483 SF Storage Building
- 400 amp 3 Phase Electric
- Industrial Medium Zoning
- Wet Sprinkler System
- Gas Service
- 51 (+) Parking Spaces

FLEX/ WAREHOUSE | 31,526 SF

- Clear Height (Sloped): Up to 23' Deck & 20' 6" to Joist
- Drive-Ins: 3
- Loading Docks: 4

INDUSTRIAL STORAGE | 14,483 SF

- Clear Height: 24'
- Drive-Ins: 2

LEASED BY:

klnb

Kenneth Fellows
301-222-0210
kfellows@klnb.com

Robert E. Pugh
301-222-0211
rpugh@klnb.com

Lucas Glaeser
301-265-5614
lglaeser@klnb.com

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

Travel Times From Site

Route 200: 2.5 miles

I-270: 4.4 miles

I-370: 5 miles



Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com

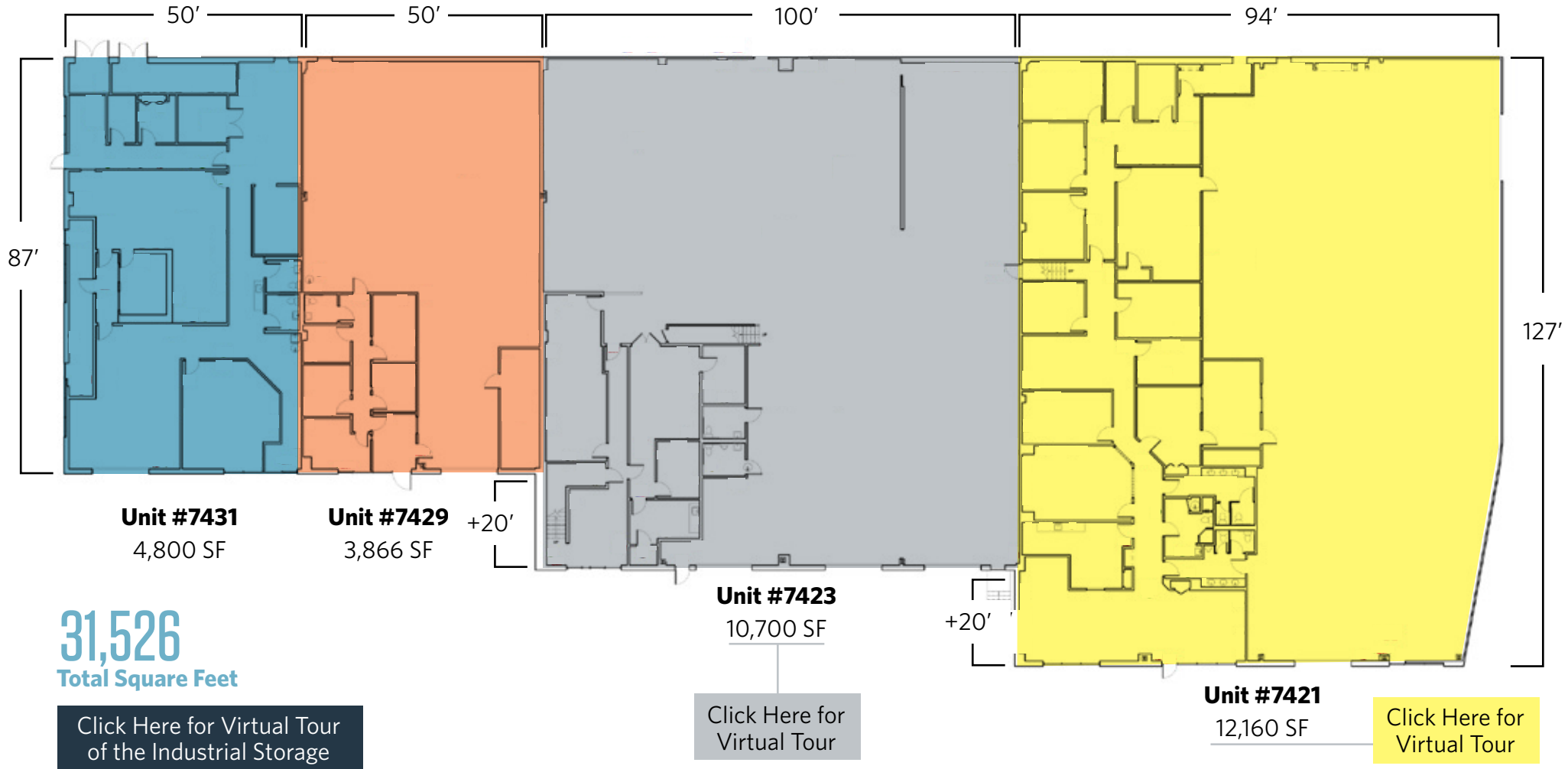
klnb

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

FLEX/ WAREHOUSE FLOOR PLAN

*All measurements are approximate and intended for estimating purposes only.



Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com



7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

OVERVIEW



14,483 SF Industrial Storage

31,526 SF Flex/Warehouse

Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com

klnb

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

PHOTOS



Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com

klnb

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879
Montgomery County

PHOTOS



Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com

klnb

7419-7431 LINDBERGH DR

Gaithersburg, MD 20879

Montgomery County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Lucas Glaeser
lglaeser@klnb.com
301-265-5614



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

12435 Park Potomac Ave, Suite 250
Rockville MD, 20854
klnb.com

