

MARSTELLER REALTY, INC.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges

AVAILABLE FOR LEASE **Warehouse/Office Space for Lease** **9327 Fraser Ave, Silver Spring, MD 20910**



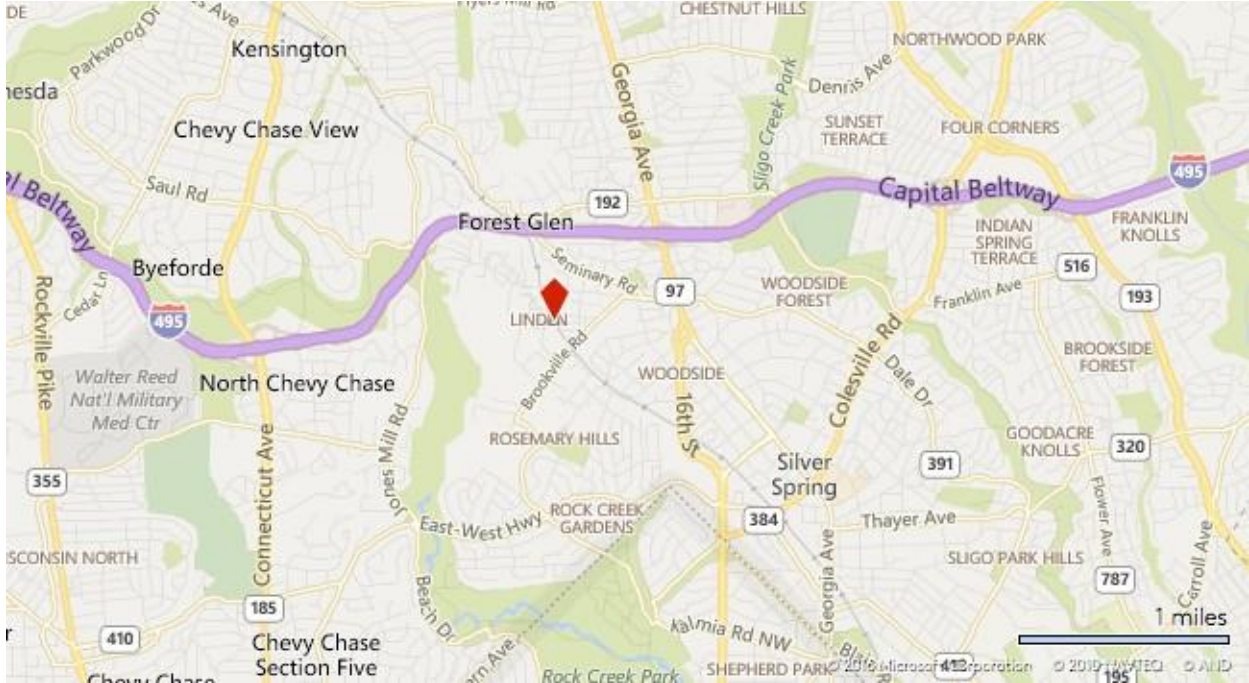
- Location:** Located of Linden Dr, just off of Georgia Ave and I-495. Highly desirable area with quick access major highways in the DC metro area. Neighbors include a plumber, printer, and roofing company.
- Building:** 2,000 +/- sf. with two (2) parking spaces.
- Amenities:** Features 2 bathrooms, an existing office space, and a large, conditioned warehouse with a loading dock.
- Lease Term:** Negotiable
- Available:** September 1st, 2022
- Rent:** **Asking \$3,500 per month (\$42,000 annually) NNN* or Offer**
*Additional rent of CAM, water, & sewer reimbursement billed quarterly (~\$125 per quarter) and tax reimbursement billed annually (2021 taxes were \$4,886.07).
- Contact:**
- | | |
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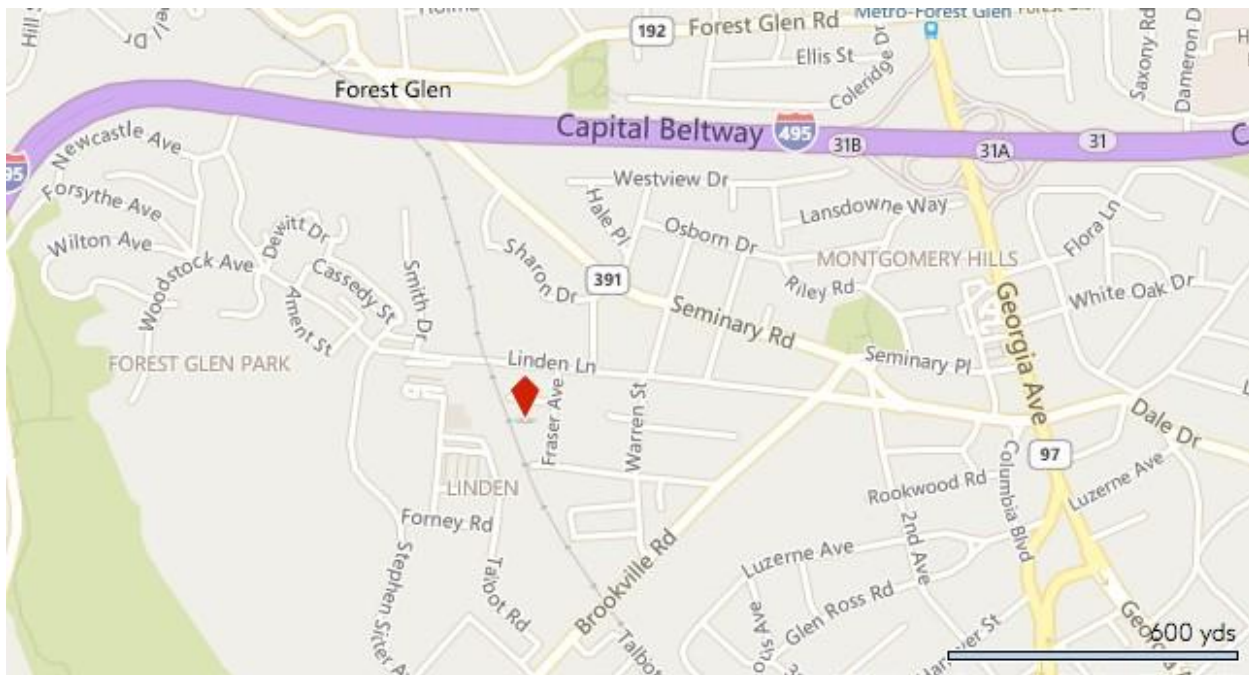
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Regional Map



Area Map



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Photos



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