

FOR LEASE

**2200 Lanier Lane
Rockville, VA 23146**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS

Available April 1, 2027



Industrial Space

- 45,000± SF fully-conditioned warehouse, conference layout
- 32' ceiling height
- 5,000± SF office with large bullpen, private office and conference room layout
- 6 dock high doors, multiple drive-in loading options - (1) 10' x 20', (3) 10' x 10', and (1) 12' x 12'
- ESFR (dry), Heavy Power 3-Phase: 277/480v 800 amp & 120/208v 800 amp
- Existing walk in cooler (1,060± SF) and freezer (585± SF)
- 80+ potential parking spaces
- Rental Rate: Contact Agents

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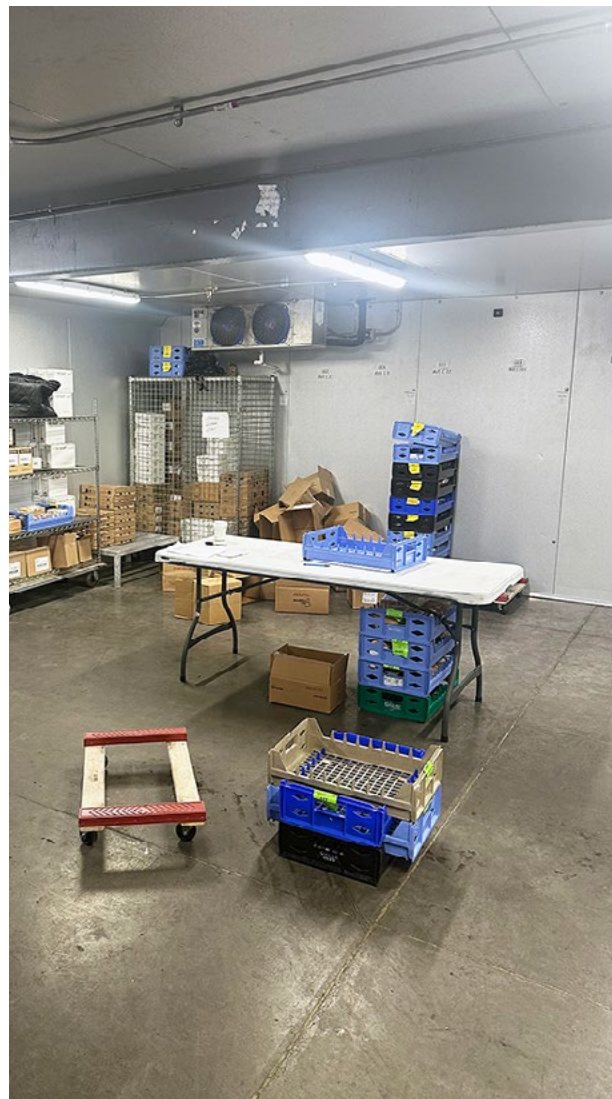
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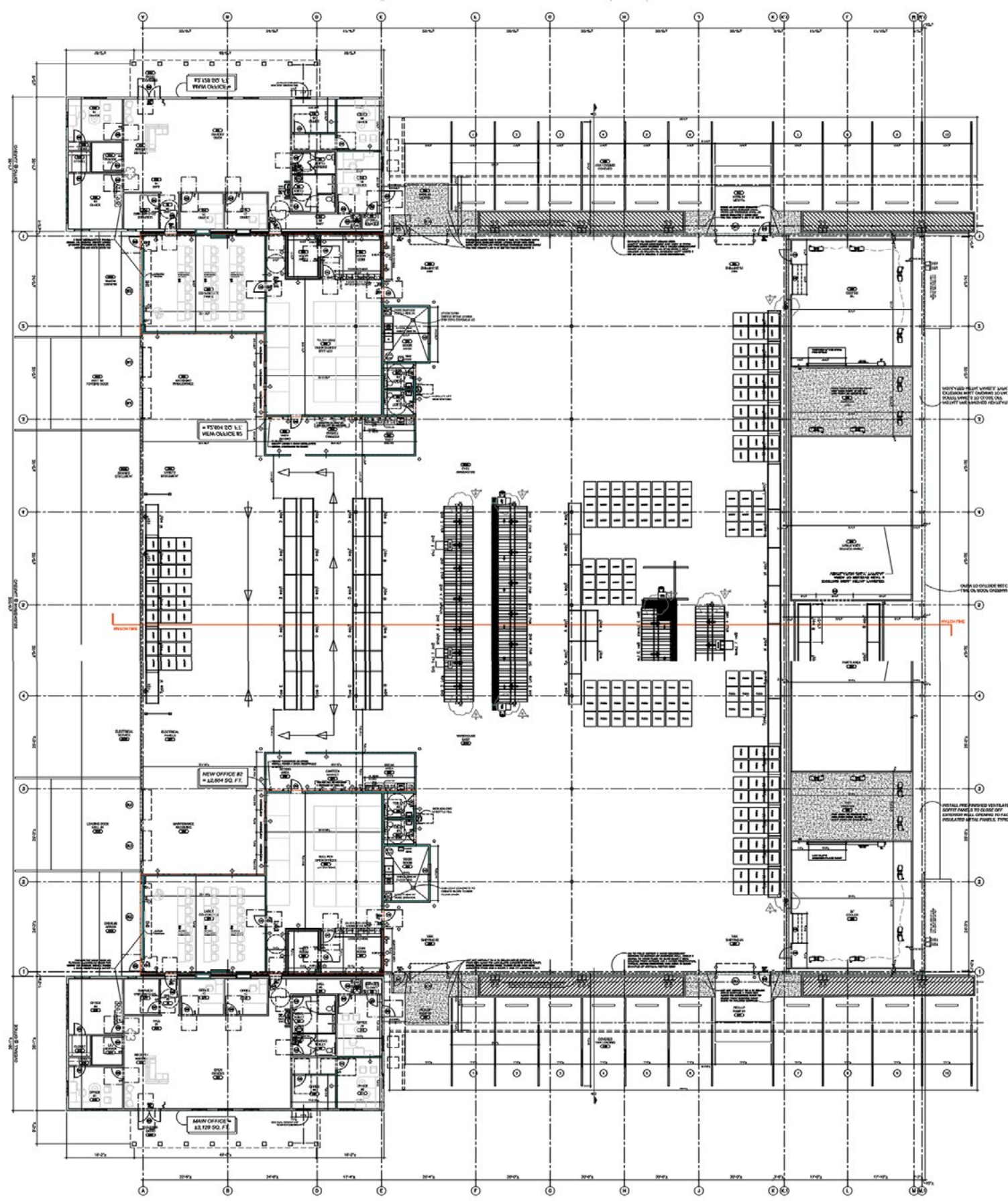
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Floor Plan



Site Plan

