



# NEW BUILD INDUSTRIAL FOR LEASE

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8800 BROOKVILLE ROAD  
SILVER SPRING, MD 20853

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INSIDE THE BELTWAY

UP TO 158,000 SF AVAILABLE

20'-24' CEILING HEIGHTS

BUILD-TO-SUIT OPPORTUNITY

Presented by:

**DONOHUE**

# SITE PLAN & BUILDING DETAILS

Donohoe Development Company plans to deliver two (2) brand new industrial/flex buildings, along with two (2) self-storage facilities, on a 10 acre IM-2.5 zoned development site at 8800 Brookville Road in Silver Spring, MD. The project is envisioned to deliver in two phases. Construction on Building #1 is slated for the first quarter of 2025 with expected occupancy in 2026.

Prior to this project, the most recent industrial development in this submarket was delivered in 1991, and the remainder of the industrial product in the area dates back to the 1960's - 1980's. The planned development will bring new build industrial product to a desirable, inside the Beltway location that currently boasts vacancy rates below 2.5%. With 20'-24' ceiling heights and the benefit of new construction, this product will be unrivaled in its offering.

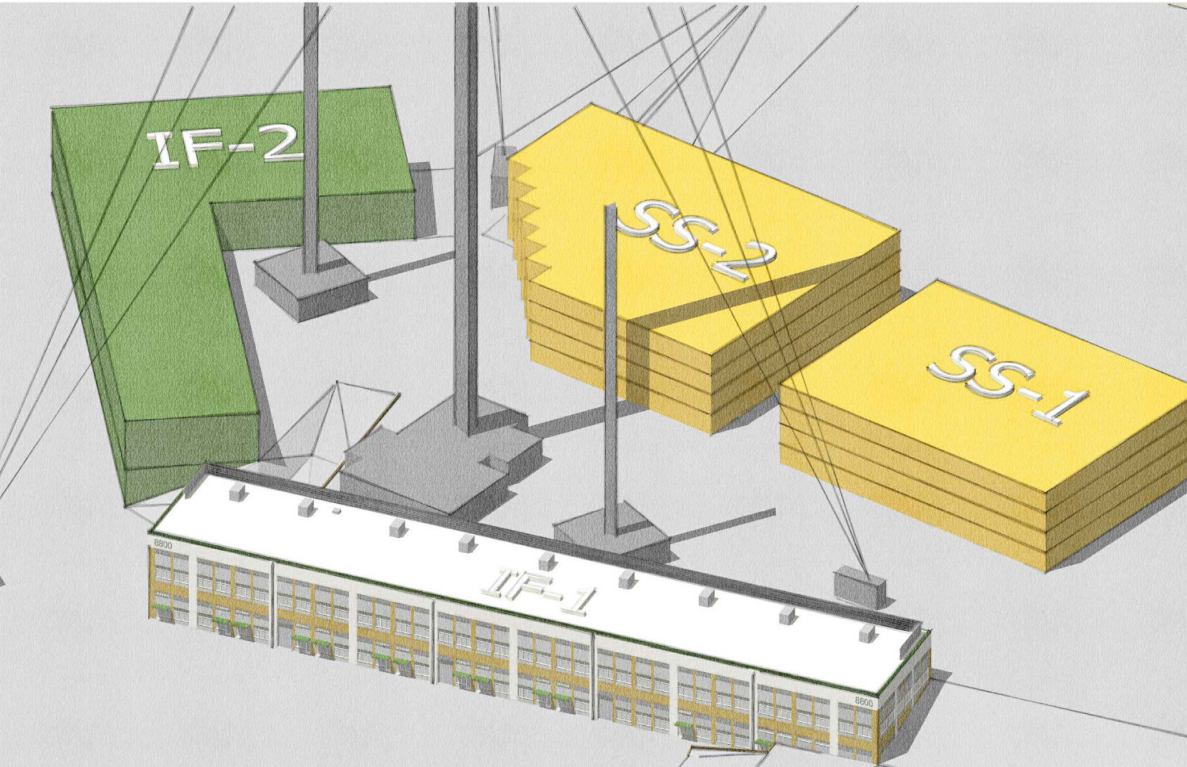


BUILDING #2	
Zoning	IM - 2.5
RBA (SF)	83,000
Ceiling Height (Floor 1)	20'
Ceiling Height (Floor 2)	24'
Construction	By-Right

BUILDING #1	
Zoning	IM - 2.5
RBA (SF)	75,000
Ceiling Height (Floor 1)	20'
Ceiling Height (Floor 2)	24'
Construction	By-Right

## BUILD-TO-SUIT OPTIONS AVAILABLE

The above graphic and data represents Donohoe Development's current proposed site plan, however, Donohoe is open to partnering with tenants for build-to-suit opportunities.



# RENDERINGS

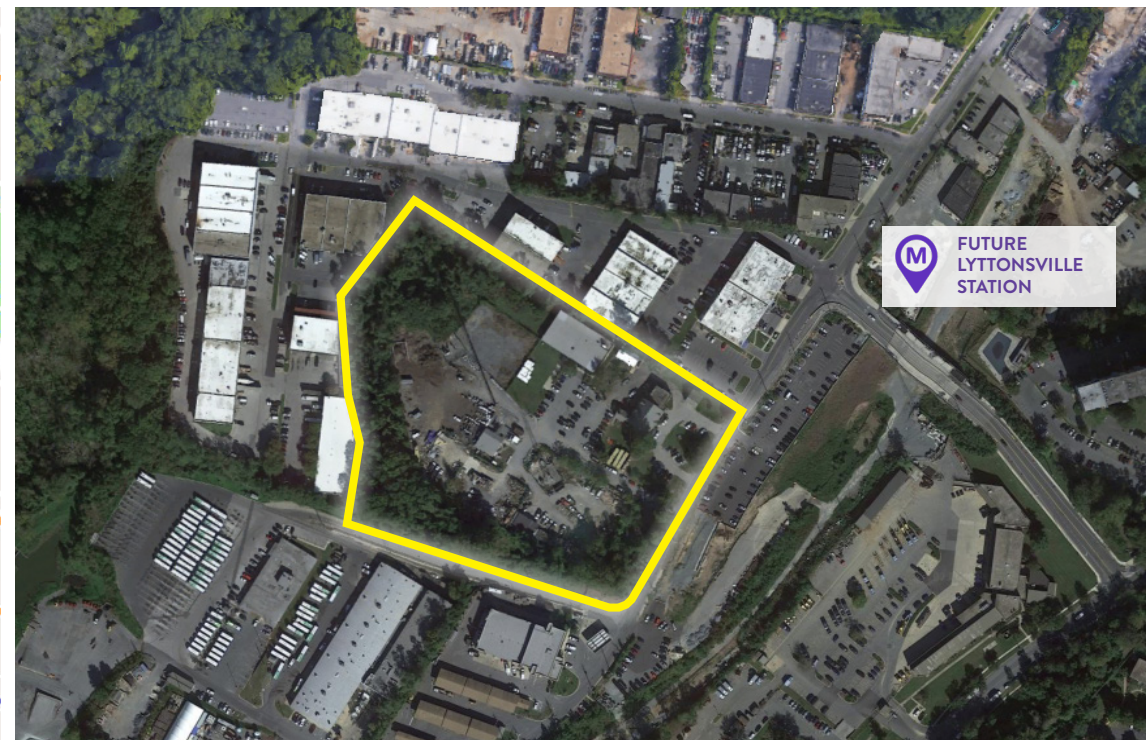
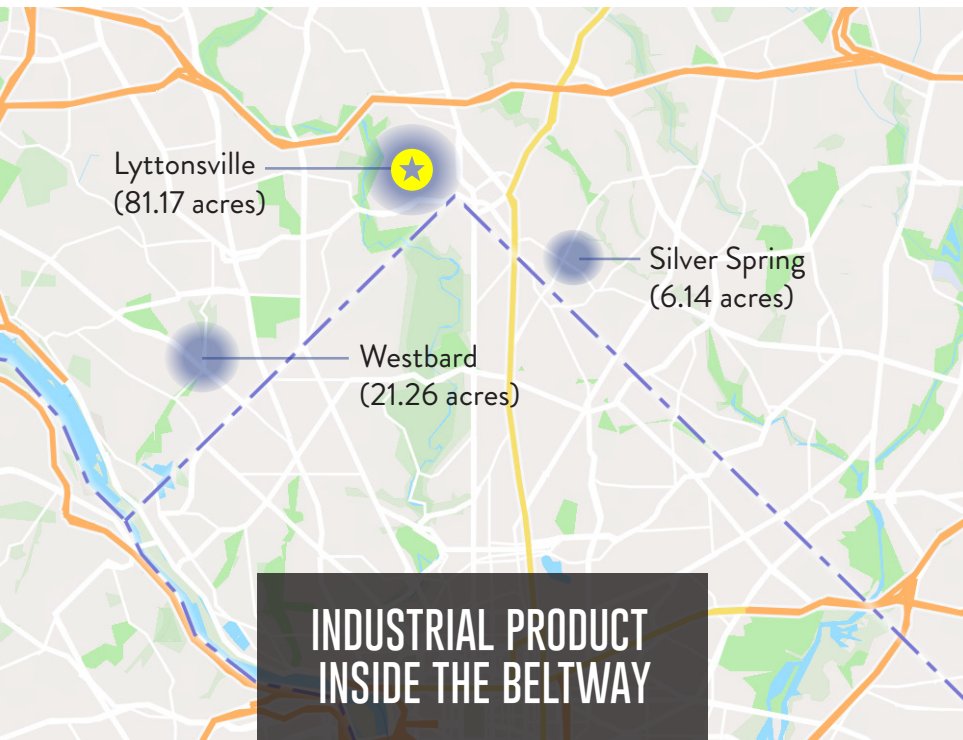
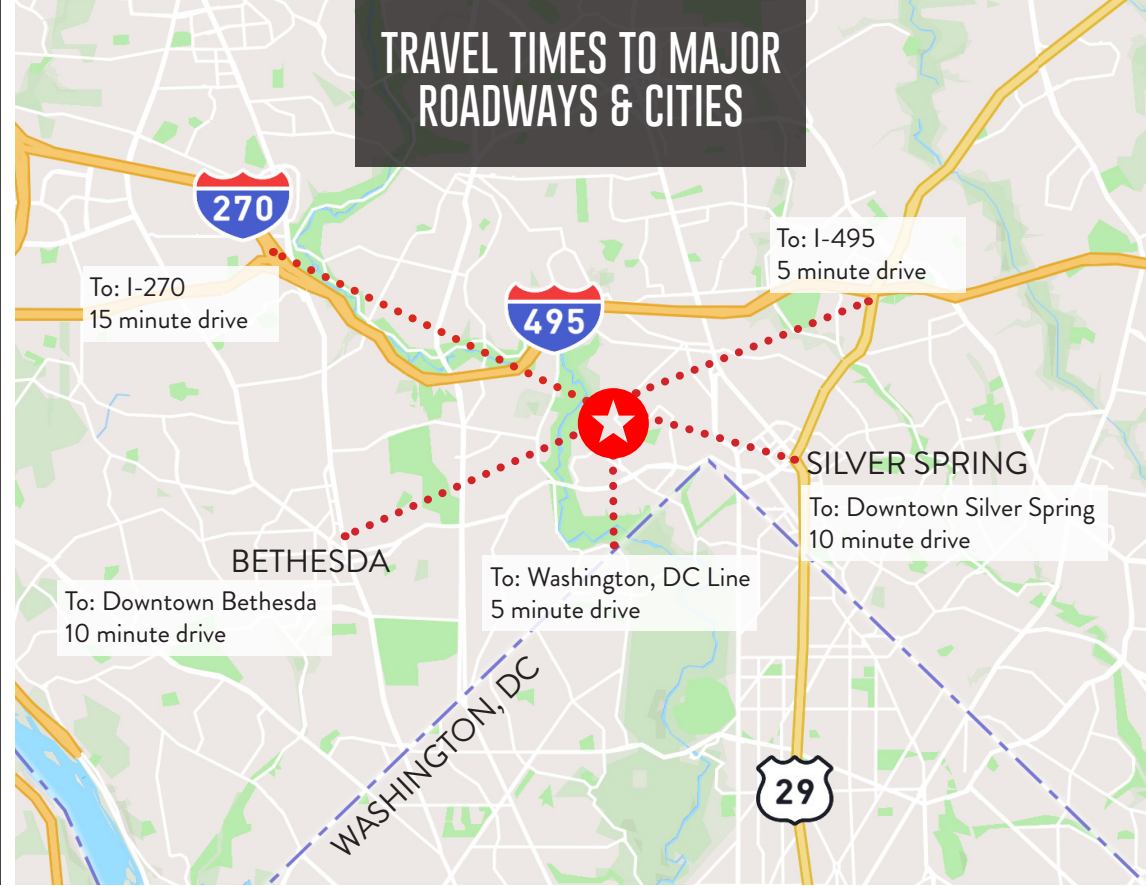


# LOCATION

Ideally situated halfway between two of Montgomery County's most affluent and populous neighborhoods - Bethesda and Silver Spring - with easy access to the region's major roadways, 8800 Brookville Road is the most favorable location for new industrial product in the area.

8800 Brookville Road offers the rare opportunity to lease new-build industrial product inside of the Beltway, as this project represents approximately 10% of all industrially-zoned land inside the Beltway in Montgomery County.

Additionally, the site sits just 500 feet west of the future Lyttonsville Metro station (Purple Line), allowing for easy access via public transit and options for high visibility signage.



# CONTACT US

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