

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## FOR SALE

**Multipurpose Industrial Site—\$1,350,000**

7840 Kabik Court, Woodbine, MD

**Great opportunity to buy a ready-to-go industrial site**

- 2,500 sf of Class B office space with 5+ offices, conference room, kitchen area and 2 bathrooms
- 2,500 sf of crew area and warehouse with 2 bathrooms and offices.
- 2,400 sf drive-thru maintenance shop with 2 level storage, 20'+ ceilings, caged storage and more.
- 3.19 acres of secured fenced area.
- Serviced by public water and sewer
- Private industrial park
- Easy and quick access to Frederick, Howard, Montgomery, and Carroll Counties
- Plenty of free parking
- Zoning allows for a variety of general industrial uses.



**STEVE CRANFORD | VICE PRESIDENT**

*Commercial Sales & Leasing*

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: [steve@macroltd.com](mailto:steve@macroltd.com)

Mobile: 301-788-4373

Phone: 301-698-9696 ext. 207

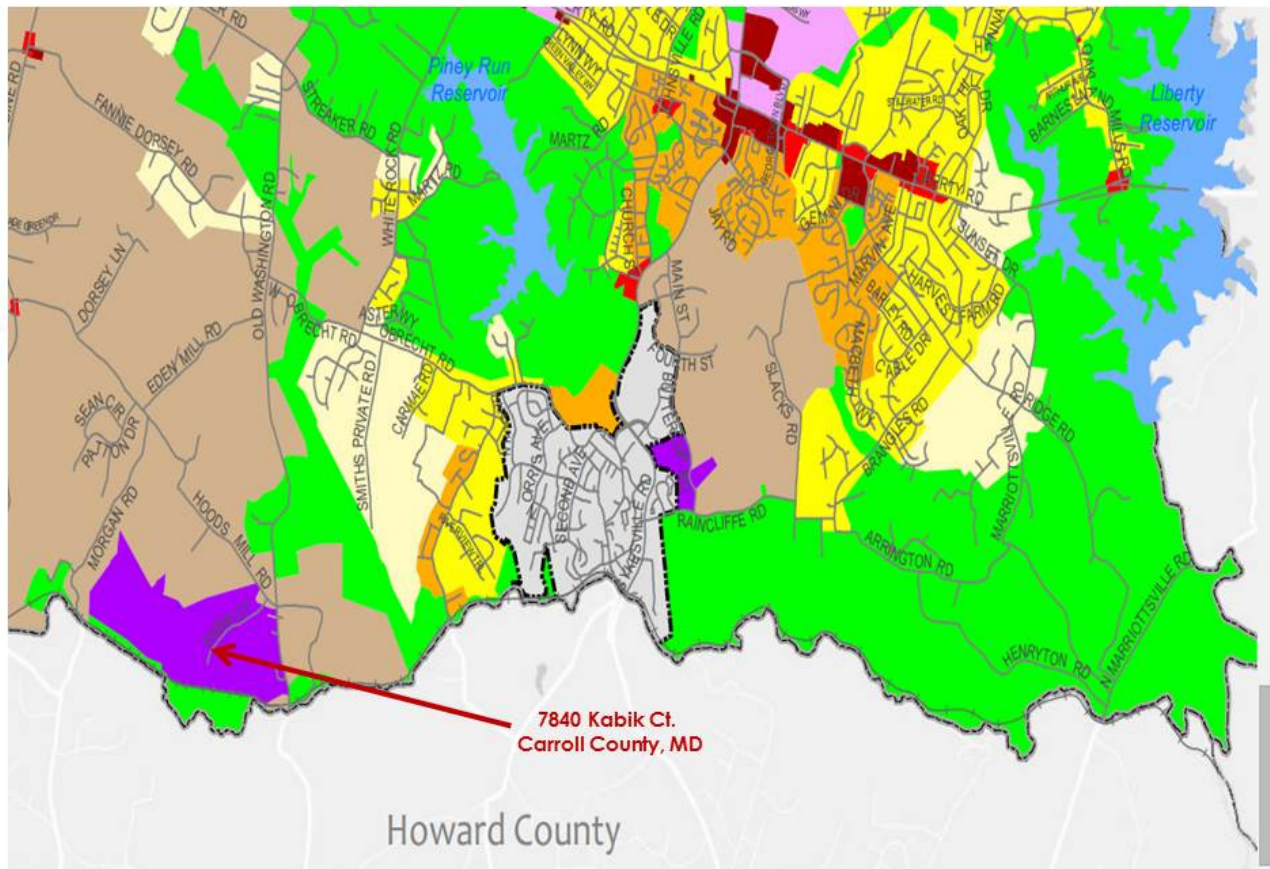
Fax: 240-465-0290

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

- LOCATION:** 7840 Kabik Ct., Woodbine, MD 21797
- LEGAL:** Map 0077; Grid 0016; Parcel 0342
- ZONING:** Carroll County — The purpose of the “I-G” (General Industrial) District is to provide for manufacturing or processing which may require extensive transportation, water, and/or sewerage facilities, as well as open space, because of the number of employees, the type of manufacturing operation, or any by-products which might result from the heavier or larger manufacturing plants proposed.
- LOT SIZE:** Approximately 3.19 acres
- BLDG SIZE:** Approximately 7,400 SF
- BUILT:** 1994
- PRICE:** \$1,350,000
- CONTACT:** Steve Cranford  
Cell: 301-788-4373  
Office: 301-698-9696 x 207  
E-mail: [Steve@MacRoLtd.com](mailto:Steve@MacRoLtd.com)

## ZONING MAP

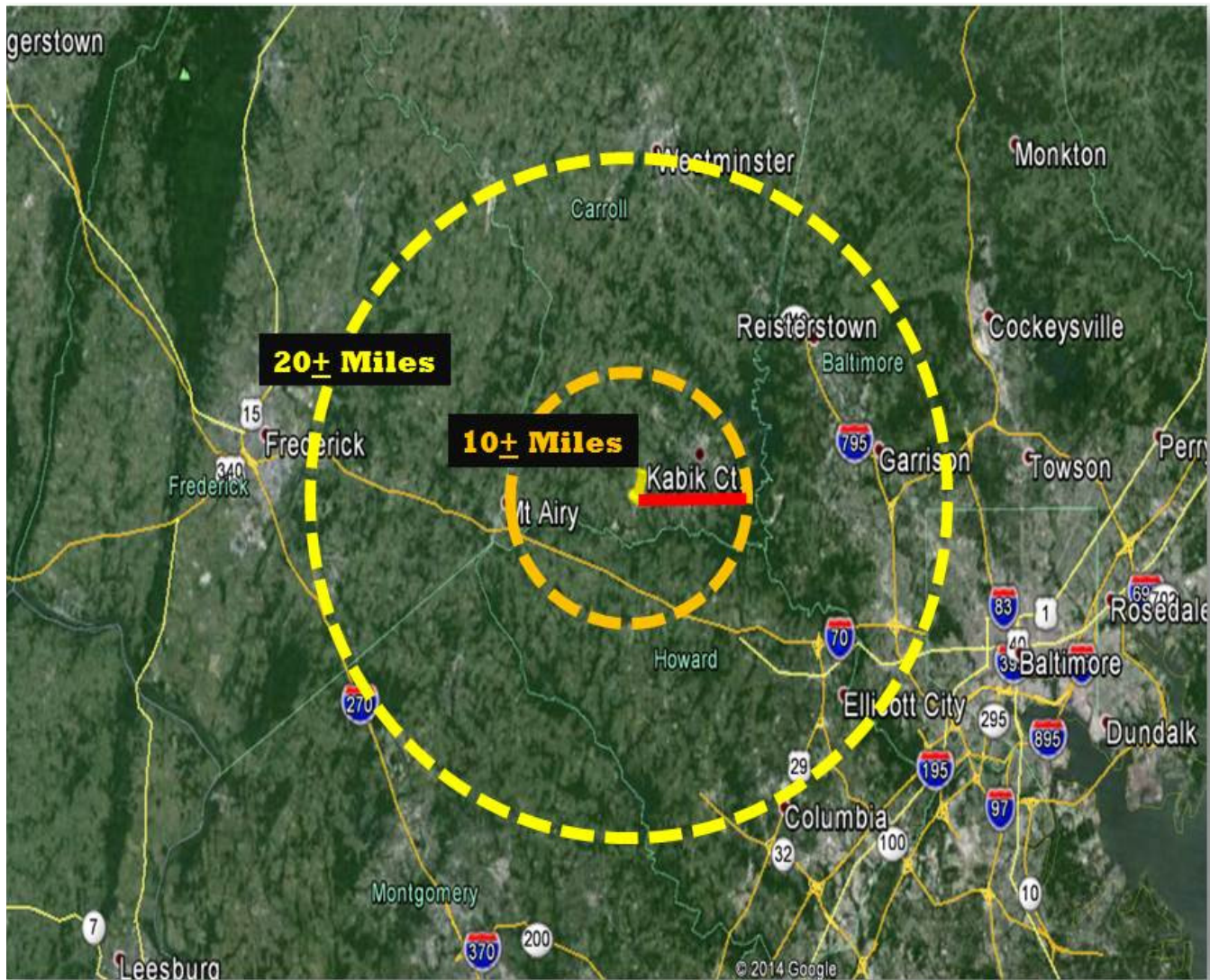


### Legend

- |              |                              |                           |
|--------------|------------------------------|---------------------------|
| Agricultural | Neighborhood Retail Business | Historic District Overlay |
| Conservation | General Business             | Mineral Resource Area     |
| R-40,000     | Restricted Industrial        | Viable Recovery Area      |
| R-20,000     | General Industrial           | Notification Buffer       |
| R-10,000     | Mobile Home Park             | Corporate Limit           |
| R-7,500      | Heritage                     | County Border             |
|              |                              | Reservoirs                |

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## LOCATOR MAP



- .5± Miles to Howard County Line
- 3± Miles to Rt. 70
- 10± Mile to Mt. Airy
- 25± Miles to Frederick
- 15± Miles to Ellicott City
- 20± Miles to Columbia
- 25± Miles to Gaithersburg
- 25± Miles to Rockville

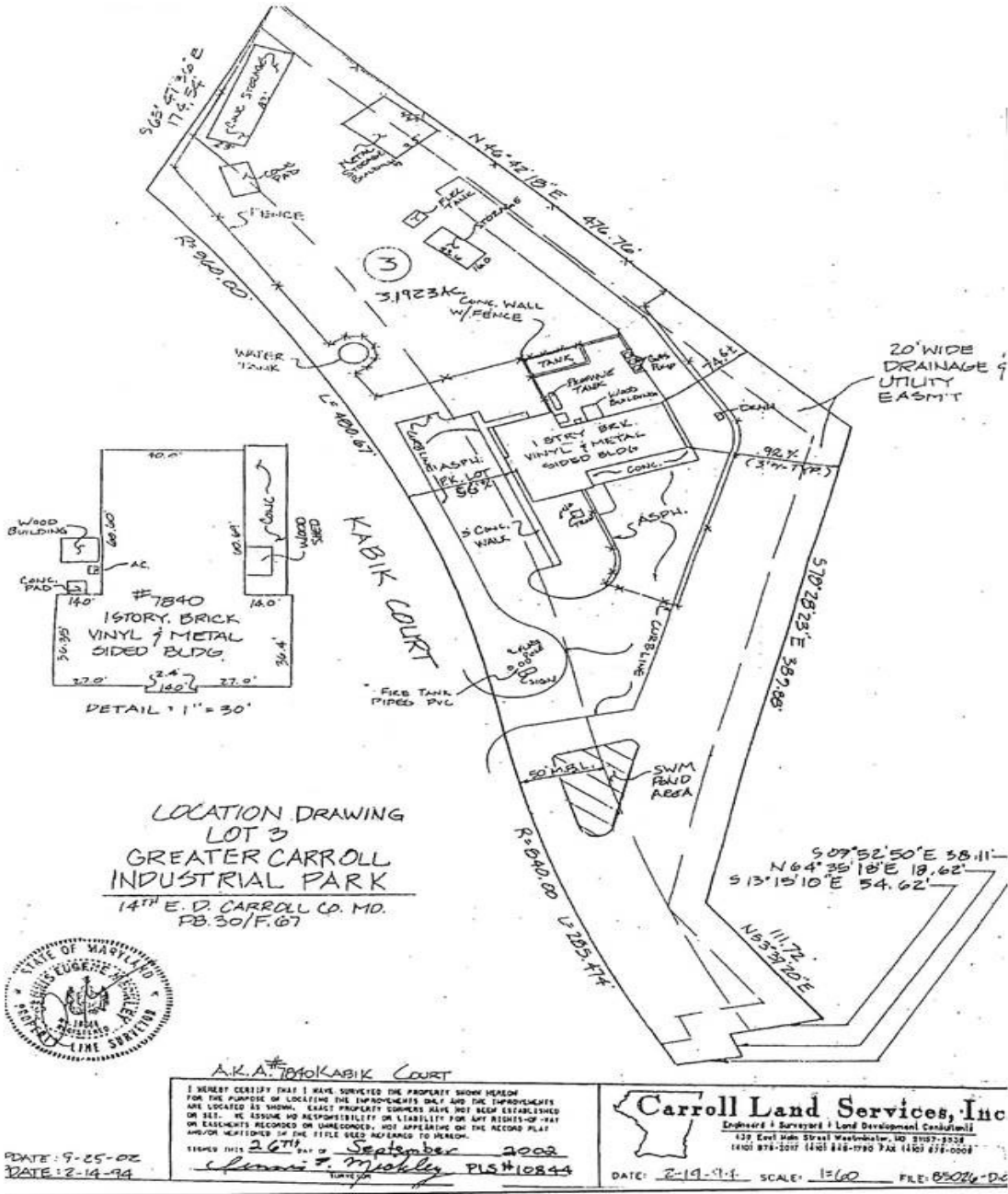
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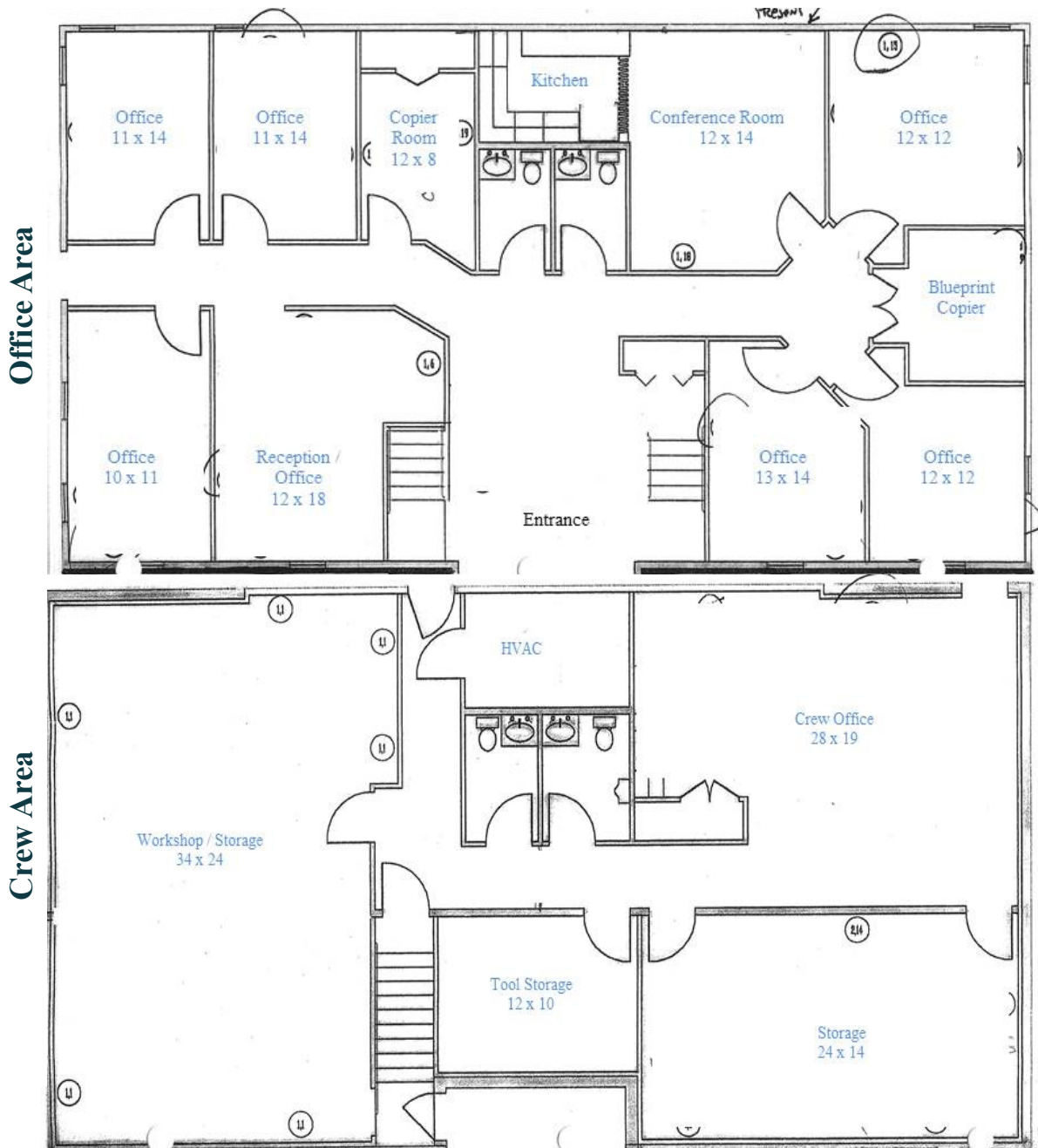
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## PLAT



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## FLOOR PLAN



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## PHOTOS



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# CARROLL COUNTY

## **Transportation**

As a member of the Baltimore/Washington common market, Carroll County enjoys a central location on the Eastern Seaboard. Our transportation infrastructure includes the major components of highways, rail, air and port.

## **Highways**

Carroll County has access to one of the most reliable and comprehensive transportation networks in the country. I-795 links Carroll to the Baltimore metropolitan area where the Baltimore Beltway continues to move traffic to northeastern and southern markets, via I-95 and I-83. I-70 intersects the southern border of Carroll, providing easy access to I-270, a direct link to the Washington metropolitan area. US 15, located just north of Taneytown, provides access to southern points such as Washington, D. C. and Richmond in addition to northern markets such as Harrisburg, Philadelphia and New York.

## **Rail**

Maryland Midland Railway, with corporate headquarters in Carroll County, operates an efficient short line that transports products to CSXT, Norfolk Southern and points beyond. Major freight users such as Lehigh Portland Cement rely on Maryland Midland to help safely and efficiently transport products to their final destination.

## **Air**

Carroll County Regional Airport boasts a 5,100-foot runway that welcomes corporate jets. New corporate hangars and an on-site fuel farm provide amenities not available in many smaller air facilities. The Baltimore-Washington International Airport, Ronald Regan Washington Airport and Washington Dulles International Airport are located within driving distance and offer daily flights to virtually any domestic or foreign market.

## **Permitting**

Carroll County strives to ensure a quick and efficient turnaround on business development site plans. The Department of Economic Development can designate an industrial site plan as a "priority review" project. This designation provides a seamless permitting process coordinating the efforts of review agencies.

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## PERMITTED USES

Principal permitted uses shall be as follows: Uses of a heavy industrial nature, but not limited to the following, provided that such uses shall be located two times the distance requirements specified in [§158.040](#):

- Manufacture and assembly of aircraft, automobiles, house trailers, or other vehicles;
- Manufacture and bottling of alcoholic beverages;
- Manufacture of brick or clay products;
- Machine shops, structural steel fabricating;
- Coal yards;
- Cooperage works;
- Crematories;
- Manufacture or processing of chemicals, except sulfuric, nitric, or hydraulic or other corrosive or offensive acid;
- Manufacture of dye or dyestuff and printing ink;
- Electric generating or steam power plants;
- Flour mill, grain milling, or drying;
- Manufacture of felt, shoddy, hair products, feathers, emery cloth, sandpaper, or sand blasting and/or products therefrom;
- Enameling, lacquering, galvanizing, and plating;
- Manufacture or processing of meat or food products, except slaughterhouses;
- Manufacture of paper, pulp, or cloth;
- Manufacture of perfume;
- Manufacture of pickle, sauerkraut, vinegar, yeast, soda, or soda compounds;
- Manufacture of rayon or similar products;
- Manufacture of rubber or rubber products;
- Manufacture of starch, glucose, dextrin, or spice;
- Manufacture of soap, oil, paints, turpentine;
- Manufacture of wire or wire products; and
- Manufacture of mulch, including the processing, storage, and sale at retail and wholesale.