

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE - Flex Condo

\$319,000

5713 Industry Lane, Units 56/65, Frederick, Maryland 21704

IDEAL FOR INVESTORS!

- **3,321 SF of prime flex condominium space in great location (1,624 SF office & 867 SF warehouse with 821 SF mezzanine)**
- **Office build-out & warehouse space with bay door access.**
- **Long-standing tenant generating strong cash flows and investment return.**



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: rocky@macroltd.com

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

LOCATION: Conveniently located between I-70 and I-270.

LEGAL: Tax Map 0077, Parcel 0204

ZONING: Frederick County: LI— Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

BLDG SIZE: Approx. 3,321SF (1,624 SF Office, 1,697 SF Warehouse)

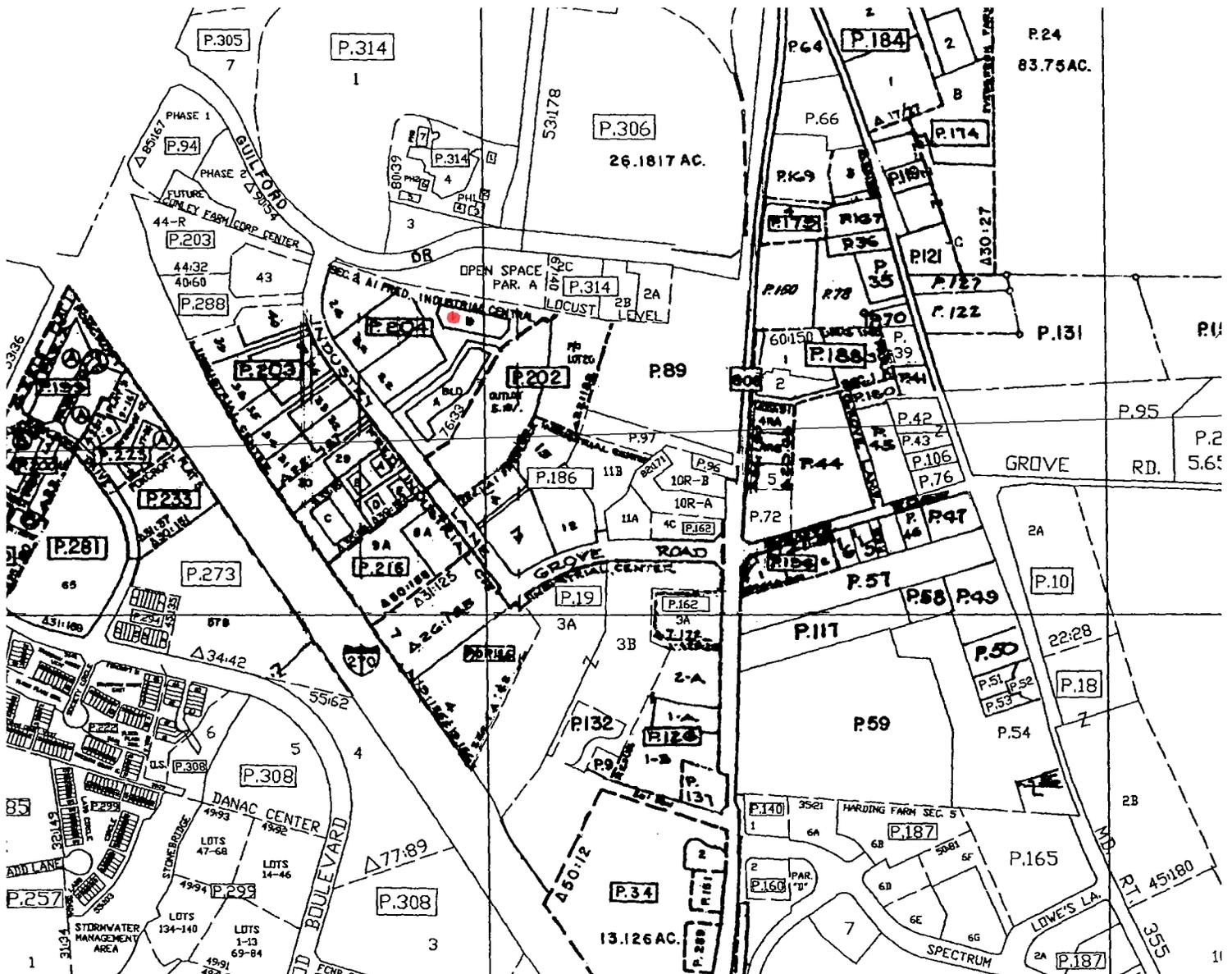
PRICE: \$319,000

Financial and investment information available to qualified parties upon request.

CONTACT: **Rocky Mackintosh, Broker**
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Office: 301-698-9696 ext. 202
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Kathy Krach, Commercial Sales and Leasing
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Location Map



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.

PHOTOS



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ZONING

Frederick County Zoning– LI (Limited Industrial)

Limited Industrial

The Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Nursery Retail and Wholesale
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Processing and/or Sales
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Office
- Office Business
- Photograph Studio
- Restaurant
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Wholesaling and/or Warehouse
- Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Sales and Service Center
- School Bus Parking
- Motor Freight Terminal
- Limited Manufacturing and Assembly Use
- And more...