

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR LEASE
\$5.60/SF NNN

6797 Bowmans Crossing, Frederick, Maryland 21703

42,300 SF Office Warehouse Opportunity

- Ideal limited industrial property available at below market rent.
- Located just 2.5 miles south of Exit 31 - I-270.
- Excellent for contractor warehouse, light manufacturing, distribution facility to name a few uses.
- 5,500 SF +/- Office Area
- 36,800 SF +/- Warehouse
- Pre-stressed Concrete Walls with Insulated Centers
- Sprinkler System Throughout Building
- Four 10 Foot Bay Doors w/ Docks
- 18 to 20 Foot Ceilings
- Available to Sub-divide



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302
Frederick, Maryland 21703
Email: rocky@macroltd.com

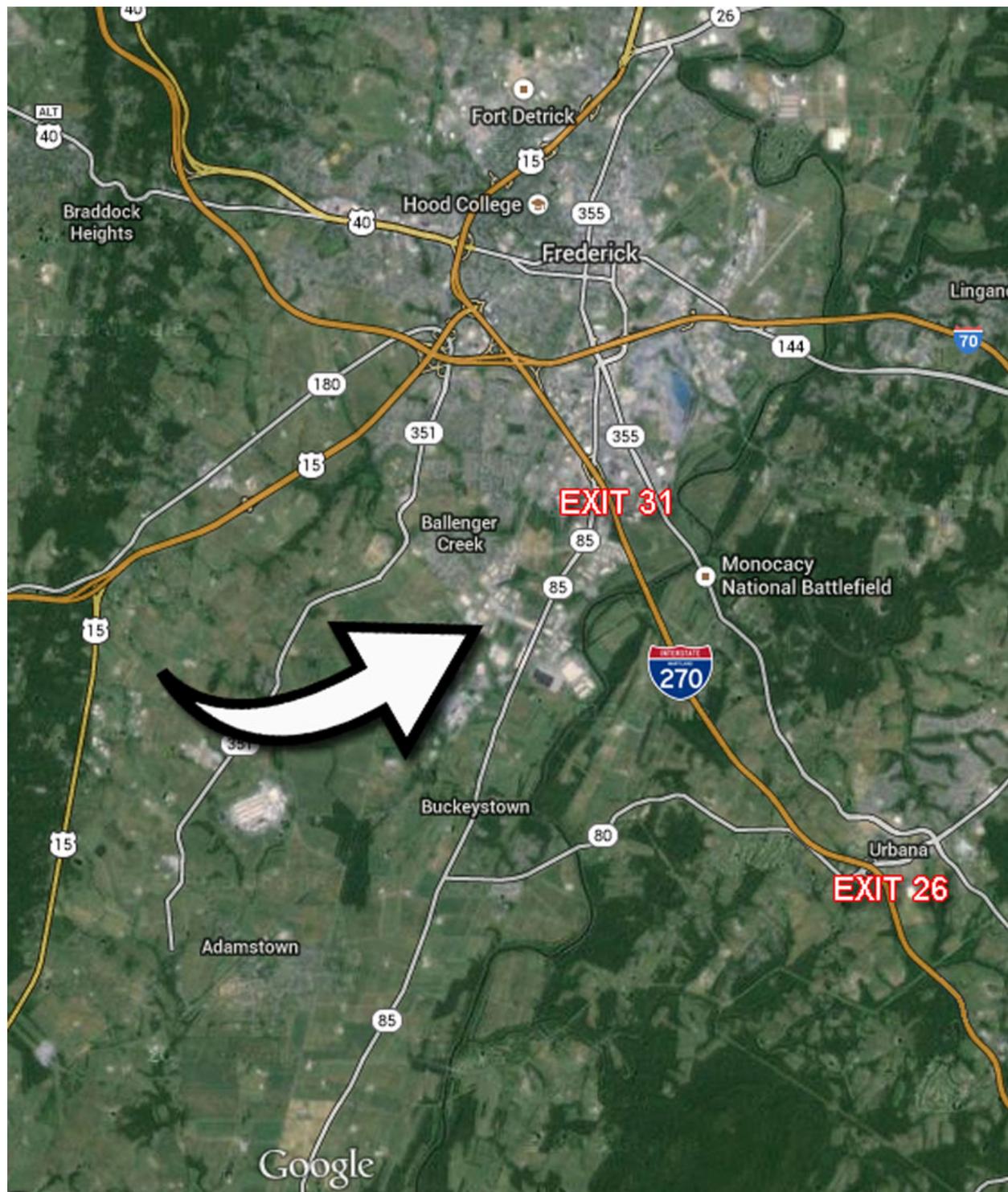
Mobile: 301-748-5655
Phone: 301-698-9696 ext. 202
Fax: 301-698-9571

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

PRESENTING

- LOCATION:** Lot 9, Bowman's Plains Subdivision
- LEGAL:** Tax Map 0086, Parcel 0226
- 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.
- TOTAL LAND AREA:** 2.28 acres
- BLDG SIZE:** Approx. 42,308 SF
- WAREHOUSE SIZE:**
- 18,000 SF +/- Conditioned
 - 12,000 SF +/- Conditioned
 - 6,800 SF +/- Not Conditioned
- UTILITIES:**
- Public Water and Sewer
 - 460 V, 800 AMP—Three Phase Power (w/added conduit for future power upgrade)
 - Electrical Metered on Single Meter
 - Gas Service 1,600,000 BTU
- PRICE:** \$5.60/SF NNN
- OCCUPANCY:** May 2015
- CONTACT:** **Rocky Mackintosh, Owner and Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATION MAP



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SITE MAP



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FOR LEASE
6797 Bowmans Crossing
Frederick, Maryland 21703

PLAT

FILED
On 19 11 30 AM
SARAH K. DALL
H. 1066 2015 00000000 Thu Feb 6 16:20:37 1997



APPROVED
PLANNING COMMISSION
DATE: 1/21/97
BY: [Signature]

16 UNIT APPROVED 3-CB1
FREDERICK COUNTY
HEALTH DEPARTMENT

APPROVED AUTOMATICALLY
DATE: 1/21/97
BY: [Signature]

PREPARED BY:
FOX & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
1000 W. MARKET STREET
FREDERICK, MARYLAND 21701
(301) 698-9839

OWNER:
GARLAND JOHNSON
FREDERICK, MARYLAND 21701
(301) 698-9839

NOTES:

1. ZONING - C-1, LIMITED INDUSTRIAL.
2. A. A. DIMENSION AND UNIT EXCEPT AS NOTED ON ALL LOT LINES.
3. A. COMPARTMENT LINES ARE SHOWN ON THE PLAN.
4. A. 4' WIDE DRIVEWAY & UTILITY EXCEPT AS NOTED ALONG WITH DRIVEWAY.
5. SEE SITE PLAN FOR 30' WIDE DRIVEWAY ACCESS, LANDSCAPING, ETC.

LEGEND:

○	IRON PIPE
○	5" W/ 20' CH
○	WITH 20' CH
○	CONCRETE
○	MINIMUM 2" THICK
○	RESTRICTION LINES
○	(SEE PLAN)
○	AS SHOWN
○	20' W/ 20' CH
○	WITH 20' CH
○	CONCRETE
○	MINIMUM 2" THICK
○	RESTRICTION LINES
○	(SEE PLAN)

OWNER'S CERTIFICATION AND DECLARATION
I, THE OWNER, HEREBY CERTIFY THAT THE PLANS, MAPS, AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT OF THE ABOVE DESCRIBED PROPERTY ARE TRUE AND CORRECT AND THAT I AM THE OWNER OF SAID PROPERTY AND THAT I HAVE THE NECESSARY RIGHTS AND INTERESTS IN SAID PROPERTY TO ENTER INTO THIS AGREEMENT AND TO EXECUTE THIS INSTRUMENT. I HEREBY CERTIFY THAT THE PLANS, MAPS, AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT OF THE ABOVE DESCRIBED PROPERTY ARE TRUE AND CORRECT AND THAT I AM THE OWNER OF SAID PROPERTY AND THAT I HAVE THE NECESSARY RIGHTS AND INTERESTS IN SAID PROPERTY TO ENTER INTO THIS AGREEMENT AND TO EXECUTE THIS INSTRUMENT.

SUBMITTER'S CERTIFICATION
I, THE SUBMITTER, HEREBY CERTIFY THAT THE PLANS, MAPS, AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT OF THE ABOVE DESCRIBED PROPERTY ARE TRUE AND CORRECT AND THAT I AM THE SUBMITTER OF SAID PROPERTY AND THAT I HAVE THE NECESSARY RIGHTS AND INTERESTS IN SAID PROPERTY TO ENTER INTO THIS AGREEMENT AND TO EXECUTE THIS INSTRUMENT.

DATE: 2-11-97
BY: [Signature]

CORRECTION/ADDITION PLAT
LOT 9
JOHNSON'S ADDITION TO JOHNSON
BOWMAN'S PLAINS LOT 9 PERMITS RECORDED AT P.B. 51 PG. 152
BOWMAN'S PLAINS LOT 7 PERMITS RECORDED AT P.B. 57 PG. 173

DATE: 04-15-98
SCALE: 1" = 50'
NSA 554 1244-8140

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PHOTOS



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DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2019 Projection	3,848		79,057		189,132	
2014 Estimate	3,601		74,963		179,113	
2010 Census	3,270		71,288		170,204	
Growth 2014 - 2019	6.86%		5.46%		5.59%	
Growth 2010 - 2014	10.12%		5.16%		5.23%	
2014 Population by Hispanic Origin	423		9,314		16,588	
2014 Population By Race	3,601		74,963		179,113	
White	2,567	71.29%	55,019	73.39%	142,665	79.65%
Black	578	16.05%	12,131	16.18%	20,913	11.68%
Am. Indian & Alaskan	16	0.44%	550	0.73%	957	0.53%
Asian	276	7.66%	4,808	6.41%	9,455	5.28%
Hawaiian & Pacific Island	8	0.22%	81	0.11%	161	0.09%
Other	156	4.33%	2,374	3.17%	4,962	2.77%
Households						
2019 Projection	1,295		30,147		69,482	
2014 Estimate	1,210		28,572		65,768	
2010 Census	1,096		27,209		62,568	
Growth 2014 - 2019	7.02%		5.51%		5.65%	
Growth 2010 - 2014	8.61%		2.43%		3.32%	
Owner Occupied	894	73.88%	17,631	61.71%	48,336	73.49%
Renter Occupied	316	26.12%	10,941	38.29%	17,432	26.51%
2014 Households by HH Income	1,210		28,573		65,768	
Income: <\$25,000	143	11.82%	3,574	12.51%	6,605	10.04%
Income: \$25,000 - \$50,000	155	12.81%	5,899	20.65%	10,910	16.59%
Income: \$50,000 - \$75,000	198	16.36%	5,963	20.87%	11,937	18.15%
Income: \$75,000 - \$100,000	200	16.53%	3,960	13.86%	9,208	14.00%
Income: \$100,000 - \$125,000	248	20.50%	3,260	11.41%	8,566	13.02%
Income: \$125,000 - \$150,000	106	8.76%	2,060	7.21%	6,000	9.12%
Income: \$150,000 - \$200,000	92	7.60%	2,381	8.33%	7,264	11.04%
Income: \$200,000+	68	5.62%	1,476	5.17%	5,278	8.03%
2014 Avg Household Income	\$96,893		\$88,048		\$102,631	
2014 Med Household Income	\$88,624		\$70,510		\$84,318	

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TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lime Kiln Rd	New Design Rd	0.03 NW	2012	575	MPSI	.25
2	English Muffin Way	Navistar Dr	0.02 SE	2012	1,646	MPSI	.29
3	English Muffin Way	Buckeystown Pike	0.15 SE	2012	7,679	MPSI	.40
4	Buckeystown Pike	English Muffin Way	0.08 SW	2012	13,890	MPSI	.57
5	Lime Kiln Rd	Buckeystown Pike	0.13 SE	2012	599	MPSI	.58
6	English Muffin Way	Buckeystown Pike	0.09 NW	2012	930	MPSI	.62
7	New Design Rd	Elmer Derr Rd	0.08 SW	2012	4,270	MPSI	.64
8	New Design Rd	Elmer Derr Rd	0.12 NE	2012	1,777	MPSI	.75
9	Marcies Choice Ln	Buckeystown Pike	0.04 NW	2012	1,114	MPSI	.96

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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
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- 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 Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Continued Next Page

ZONING (CONTINUED)

- Airports, Public
- Fairground
- Shooting Range/Club -
Trap, Skeet, Rifle, Archery
- Aircraft Landing and
Storage Areas, Private and/
or Commercial Use
- Child Care Center/Nursery
School
- Place of Worship
- Community Fire and
Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric
Substation
- Borrow Pit Operations
- Recycling Pickup and
Distribution Centers
- And more...