

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## FOR LEASE

**\$1,300/Month Per Bay**

**7932 Reichs Ford Road, Frederick, Maryland 21704**

### *Two 2,300 SF Industrial Warehouse Bays*

- Ideal light industrial property available at very attractive rents.
- Excellent for contractor warehouse, light manufacturing, distribution facility to name a few uses.
- Three Phase Power
- Bay Doors 12' x 14'
- City of Frederick Zoning—M1
- Ample Parking and Outside Yard Area



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

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

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

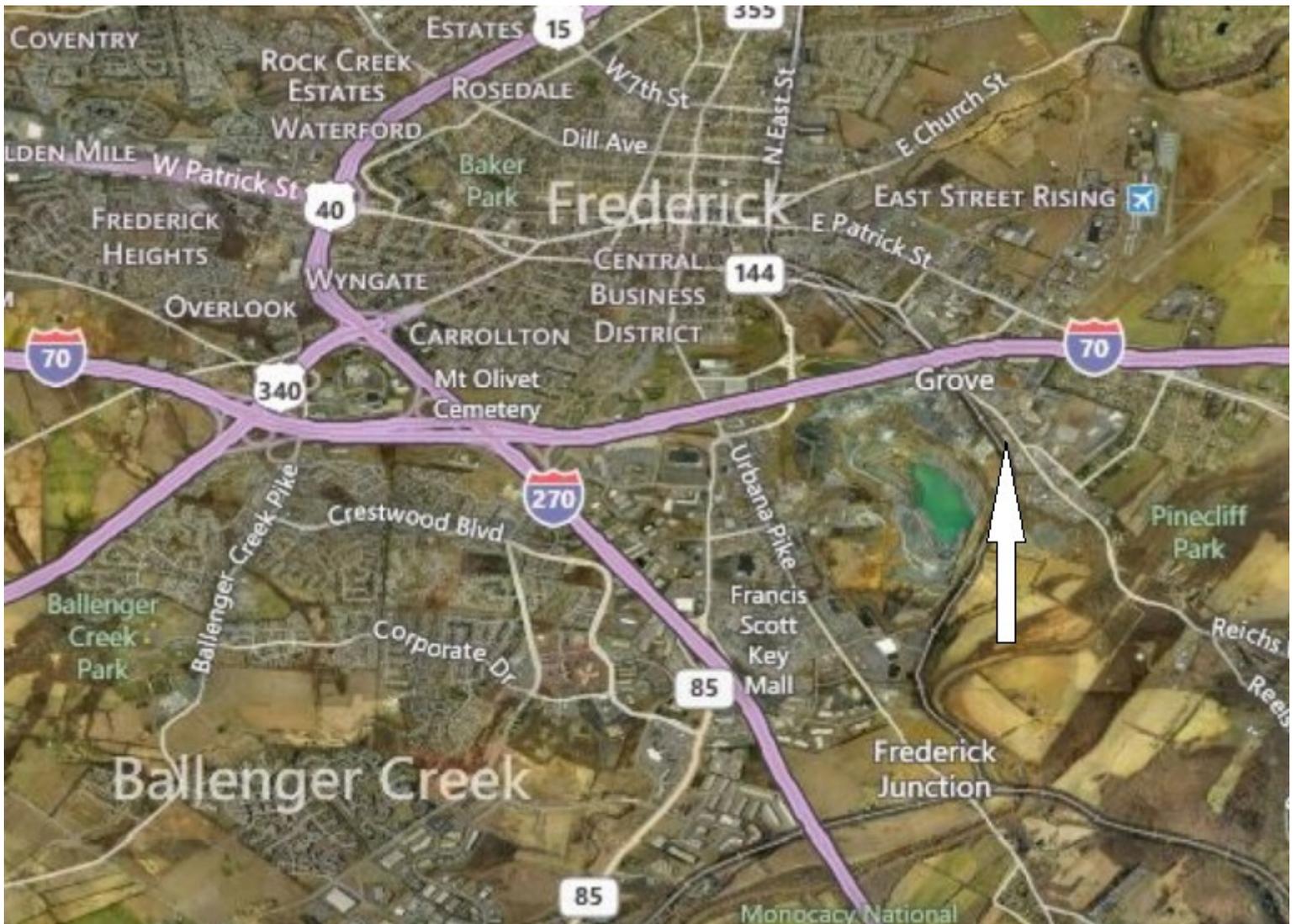
Fax: 301-698-9571

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

## PRESENTING

- LOCATION:** 7932 Reichs Ford Road
- LEGAL:** Tax Map 0424, Parcel 2142
- ZONING:** Frederick City: M1— The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.
- UNIT SIZE:** Bay #3—2,292 SF  
Bay #4—2,275 SF — LEASED
- UTILITIES:** Three Phase Power  
Natural Gas  
Public Water and Sewer  
Common Area Restrooms
- PRICE:** \$1,300/Month Per Bay
- CONTACT:** **Rocky Mackintosh, Owner and Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

## LOCATION MAP



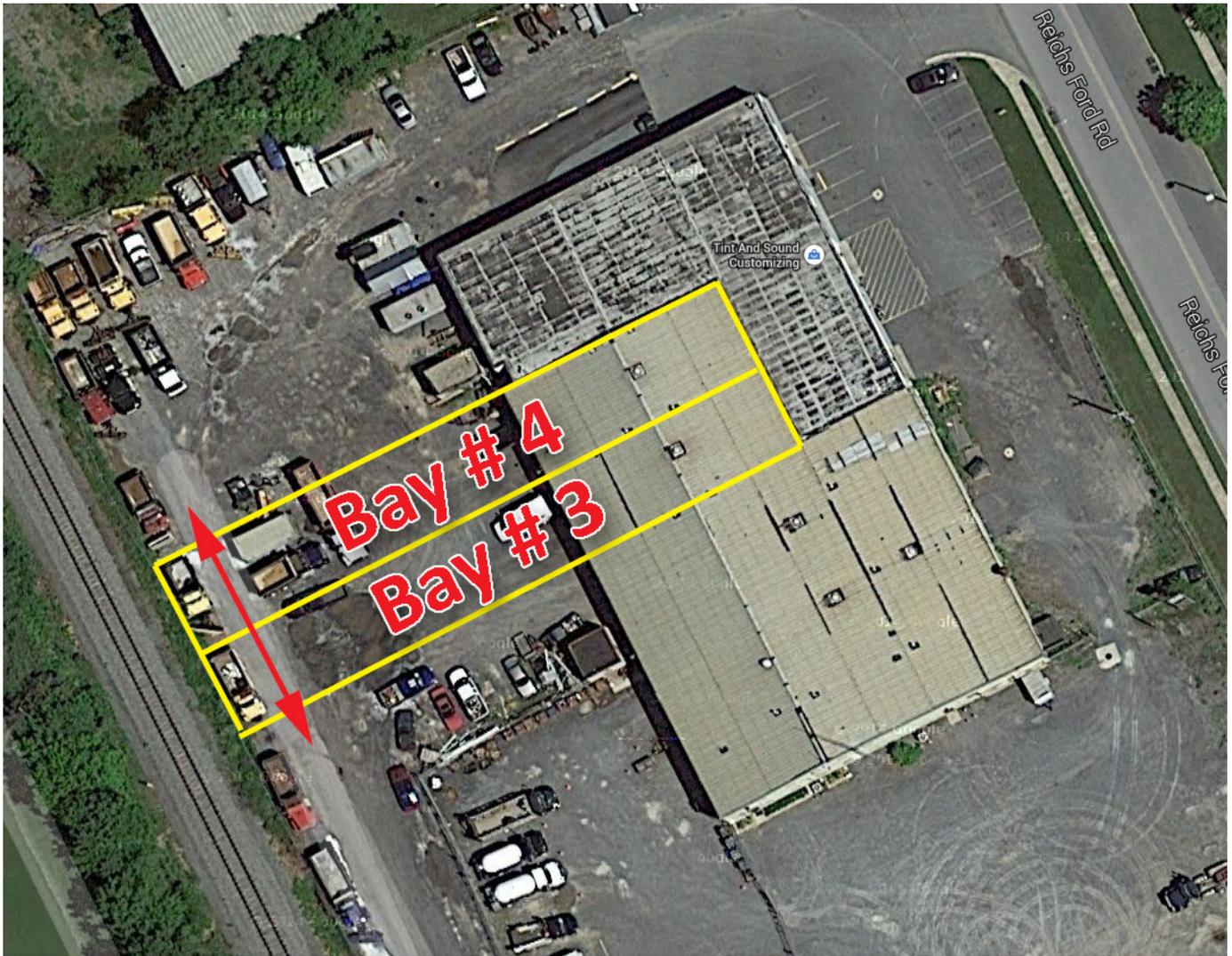
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## SITE MAP



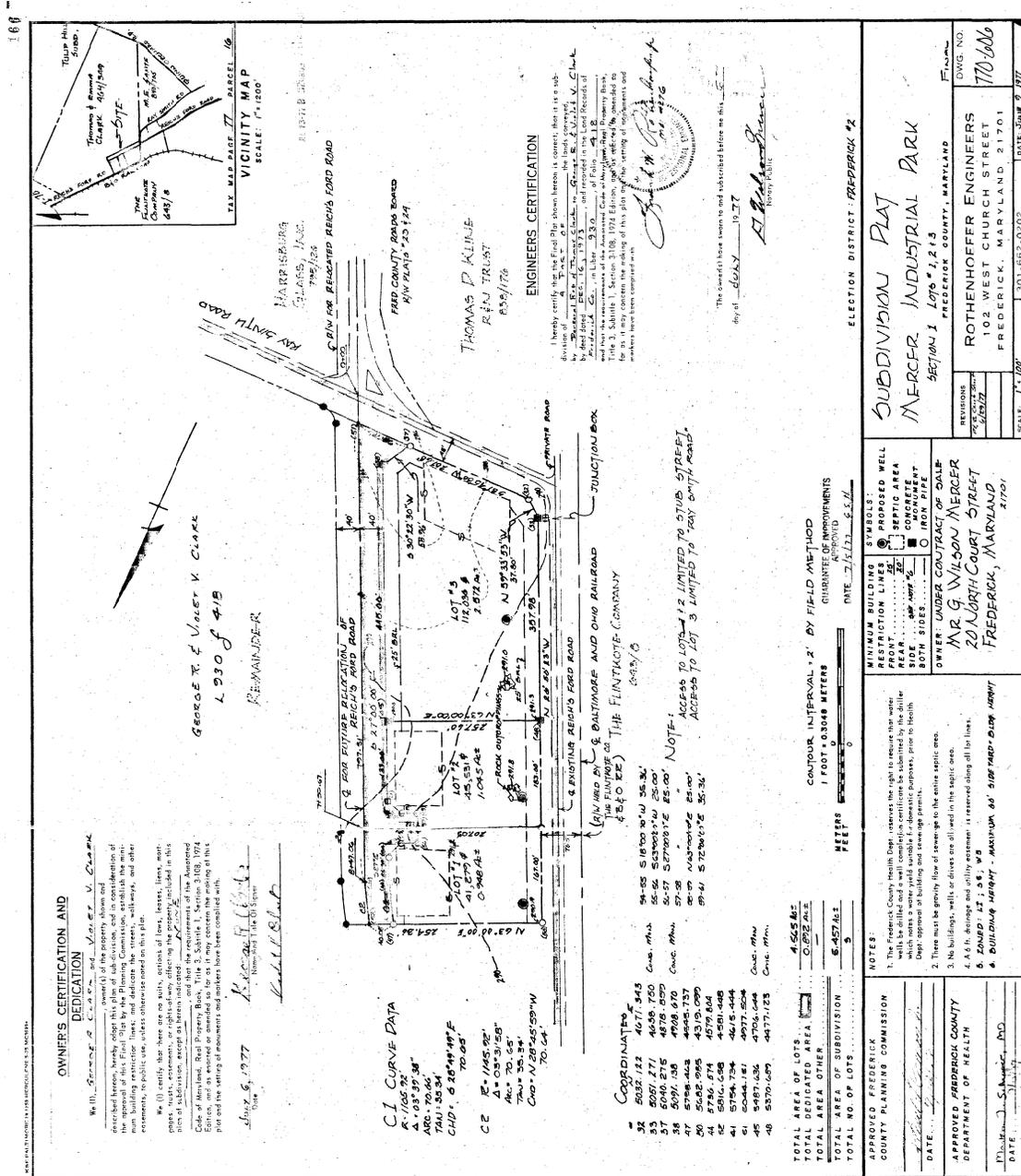
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## AERIAL



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## PLAT

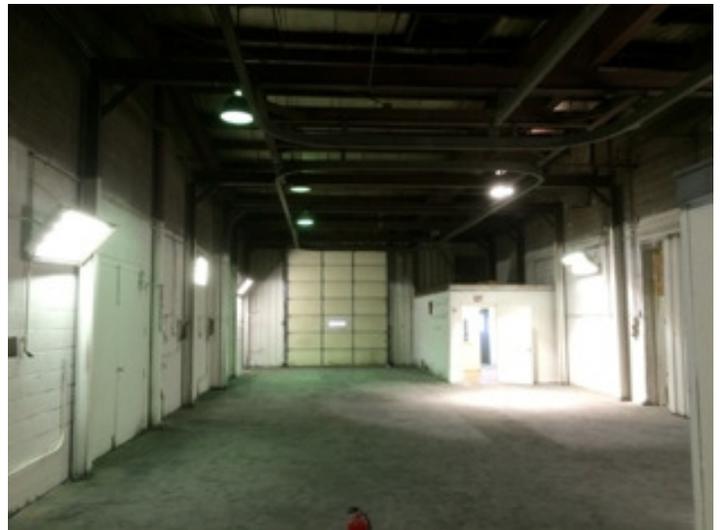


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## PHOTOS



Bay 4



Bay 3

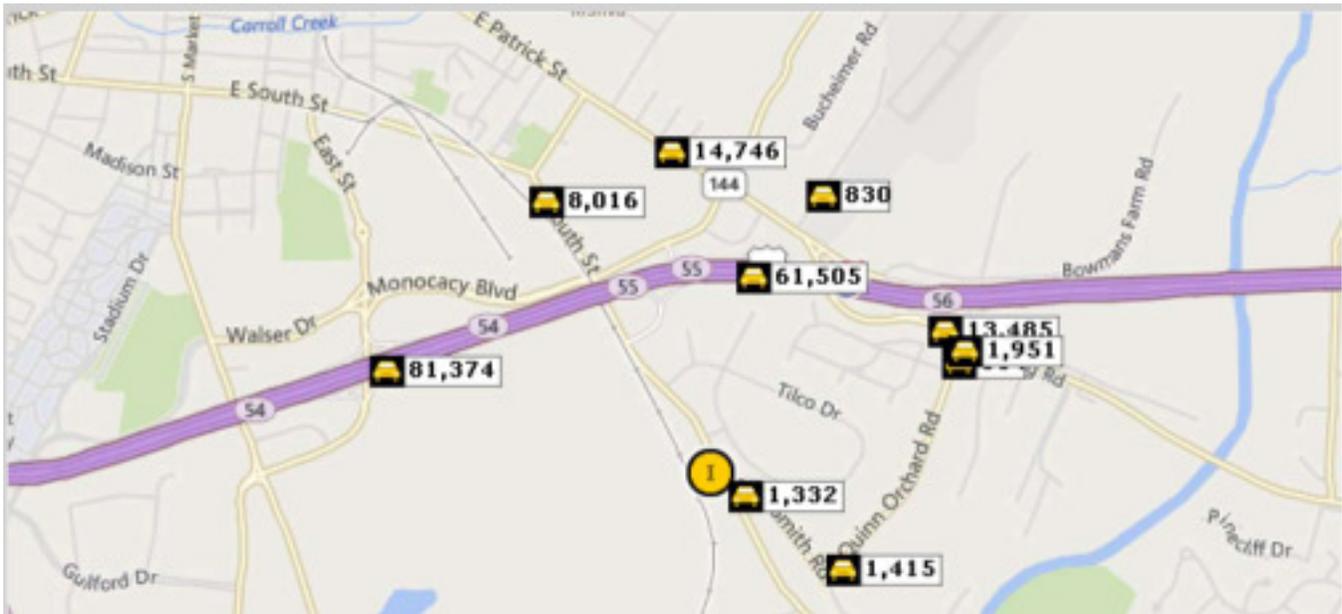
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## DEMOGRAPHICS

7932 Reichs Ford Rd, Frederick, MD 21704			
Building Type: <b>Industrial</b>	Warehse Avail: -		
RBA: <b>22,726 SF</b>	Office Avail: -		
Land Area: <b>2.57 AC</b>	% Leased: <b>100%</b>		
Total Available: <b>0 SF</b>	Rent/SF/Yr: -		
			
Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Projection	953	121,550	197,319
2014 Estimate	921	115,103	187,160
2010 Census	934	108,971	178,231
Growth 2014 - 2019	3.47%	5.60%	5.43%
Growth 2010 - 2014	-1.39%	5.63%	5.01%
<b>2014 Population by Hispanic Origin</b>	37	13,510	16,767
<b>2014 Population By Race</b>	921	115,103	187,160
White	775 84.15%	84,992 73.84%	150,687 80.51%
Black	108 11.73%	18,150 15.77%	20,855 11.14%
Am. Indian & Alaskan	8 0.87%	797 0.69%	981 0.52%
Asian	8 0.87%	7,326 6.36%	9,445 5.05%
Hawaiian & Pacific Island	0 0.00%	131 0.11%	164 0.09%
Other	21 2.28%	3,707 3.22%	5,028 2.69%
<b>Households</b>			
2019 Projection	457	45,590	72,462
2014 Estimate	442	43,143	68,685
2010 Census	451	40,881	65,463
Growth 2014 - 2019	3.39%	5.67%	5.50%
Growth 2010 - 2014	-6.90%	3.46%	3.15%
Owner Occupied	185 41.86%	28,620 66.34%	50,940 74.16%
Renter Occupied	256 57.92%	14,523 33.66%	17,744 25.83%
<b>2014 Households by HH Income</b>	441	43,143	68,685
Income: <\$25,000	109 24.72%	5,182 12.01%	6,995 10.18%
Income: \$25,000 - \$50,000	184 41.72%	8,092 18.76%	11,264 16.40%
Income: \$50,000 - \$75,000	72 16.33%	8,683 20.13%	12,335 17.96%
Income: \$75,000 - \$100,000	5 1.13%	5,815 13.48%	9,737 14.18%
Income: \$100,000 - \$125,000	59 13.38%	5,353 12.41%	9,153 13.33%
Income: \$125,000 - \$150,000	5 1.13%	3,300 7.65%	6,136 8.93%
Income: \$150,000 - \$200,000	6 1.36%	4,074 9.44%	7,468 10.87%
Income: \$200,000+	1 0.23%	2,644 6.13%	5,597 8.15%
<b>2014 Avg Household Income</b>	\$49,698	\$93,095	\$102,756
<b>2014 Med Household Income</b>	\$41,676	\$73,933	\$64,624

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## TRAFFIC COUNT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ray Smith Rd	Reichs Ford Rd	0.02 W	2012	1,332	MPSI	.10
2 Quinn Orchard Rd	Ray Smith Rd	0.05 SW	2012	1,415	MPSI	.38
3 I-70	State Hwy 144	0.17 E	2012	61,505	MPSI	.46
4 Quinn Orchard Rd	Legg Rd	0.02 NE	2012	334	MPSI	.63
5 Main St	Quinn Orchard Rd	0.06 SE	2012	13,485	MPSI	.63
6 Quinn Orchard Rd	Legg Rd	0.01 SW	2012	1,951	MPSI	.65
7 Bailes Ln	E Patrick St	0.11 SW	2012	830	MPSI	.69
8 E South St	Franklin St	0.07 NW	2012	8,016	MPSI	.73
9 E Patrick St	Davis Ave	0.03 SE	2012	14,746	MPSI	.74
10 I-70	S Market St	0.35 W	2012	81,374	MPSI	.78

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## ZONING

### Frederick City Zoning– Light Industrial (M1)

#### Light Industrial (M1)

The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

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

- Accessory Apartments
- Hotel, Motel, and Tourist Court
- Animal Care Services (including Grooming and Boarding)
- Automobile Filling Station
- Automobile Sales and Service Center (Dealership)
- Automobile Sales Lot (New or Used)
- Boats & Marine Supplies
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (with or without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen not Otherwise Listed
- Business Machines / Business Service Centers
- Car Wash
- Commercial Use in Historic Structures
- Construction Equipment Sales, Service and Rental
- Electrical Systems Service
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Supply Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Restaurant, General and/or Fast Food
- Stone Monuments (with or without Engraving)
- Taxidermy
- Continued Next Page

## ZONING (CONTINUED)

- Tires, Batteries, Mufflers
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Aircraft, Industrial Assembly Production
- Appliances, Assembly Production
- Automobile, Assembly Production
- Brick, Tile, Clay Products Manufacture
- Chemicals & Plastics Manufacturing and Processing
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Fabricated Metal Products, Manufacturing and Processing
- Food & Beverage Manufacturing
- Glass, Ceramic Products, Manufacturing and Processing
- Infectious Waste Disposal Service
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paint, Allied Product, Manufacturing and Processing
- Paper Product, Manufacturing and Processing
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Primary Metals, Foundries, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Textiles, Synthetic Fabrics
- Tools, Industrial Machinery, Mechanical Equipment
- Trucks, Trailers, and Other Vehicles, Industrial Assembly Production
- Vehicle Storage Yards (RVs, etc.)
- Wood Products
- Distribution Center, Freight Terminal
- Moving and Storage Facility
- Outdoor Storage of Construction
- Self Storage
- Storage Warehouse
- Storage Yards
- Trucking Offices and Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Conference Center
- Fairgrounds/Agricultural and Special Event Center
- Continued Next Page

## ZONING (CONTINUED)

- Golf Course, Club & Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Park
- Reception Facility
- Public Safety (Police, Fire, Ambulance)
- Public Storage Yards, Shops, Maintenance Areas
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Bus Depot
- Heliport / Helistop
- Parking Lot, Parking Garage, Public/Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- Agricultural Production & Support Functions, not Otherwise Mentioned
- Canning
- Commercial Kennel
- Dairy, Bottling
- Feed, Grain Mill
- Feed, Grain & Seed Sales
- Fertilizer Sales
- Greenhouse, Commercial
- Meat, Poultry Packing or Processing
- And more...

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