

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR LEASE

\$5.25/SF NNN

4519 Mack Avenue, Frederick, Maryland 21703

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.
- 12,300 to 16,900 Total SF Available
- 1,500 +/- SF of Office Area
- 20 Foot Ceiling Height
- One Drive-In Door
- Three Loading Dock Doors
- Interior Security Fenced Area
- County Limited Industrial Zoning



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

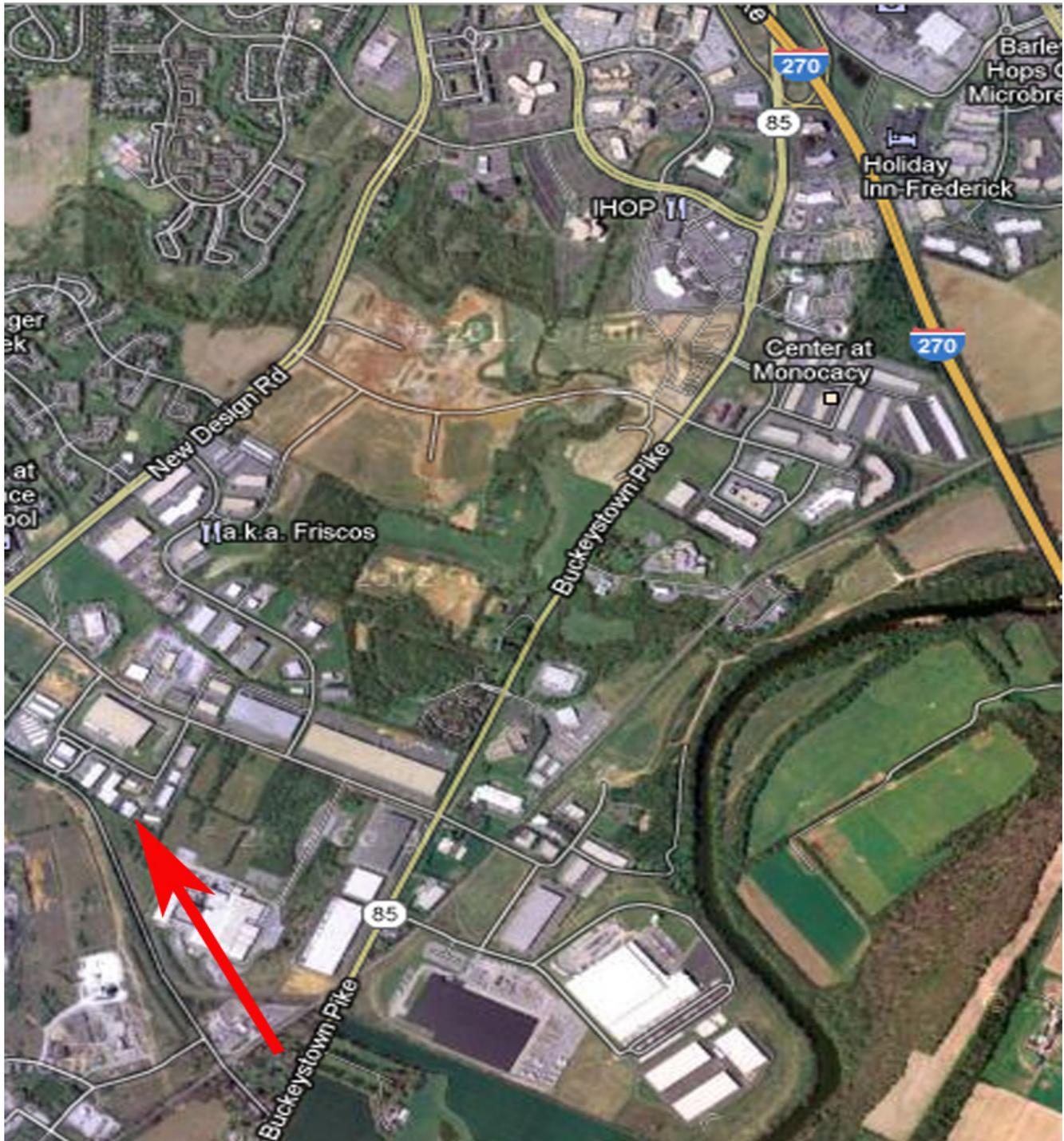
PRESENTING

- LOCATION:** Lot 7, Bowman's Plains Subdivision on 1.14 acres
- LEGAL:** Tax Map 0086, Parcel 0207
- 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. 16,884 SF
- PRICE:** \$5.25/SF NNN
- PASS-THRUS:** \$1.00+/- per SF
- UTILITIES:** Public Water and Sewer
- CONTACT:** **Rocky Mackintosh, Owner and Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

DESCRIPTION OF EXISTING IMPROVEMENTS

Building:	Sq. Ft.	16,884 SF
	General Use	Light Industrial/Warehouse
	Actual Age	10 Years
	Construction Quality	Average
	Building Height	20'-22'
Foundation:	Type	Concrete Slab
Predominant Exterior Material:	Roof Cover	Metal
	Walls	Block and Steel Panels
	Windows	Fixed Double Pane in Aluminum Frames
Predominant Interior Office Material:	Ceilings	Suspended Title
	Partitions	Drywall
	Floor Cover	Vinyl Tile
	Trim	Vinyl
Space Usage:	Office	1,143 SF (Above Grade)
	Warehouse	15,740 SF (Above Grade)
HVAC:	Heat pump for office area. Warehouse has hot water coils under floor and AC.	
Electrical System:	Main electrical system includes a primary panel rated at 1200 amps, 480 volt.	
Protection:	Smoke detectors.	
On-Site Parking:	Approximately 15-20 spaces.	

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.

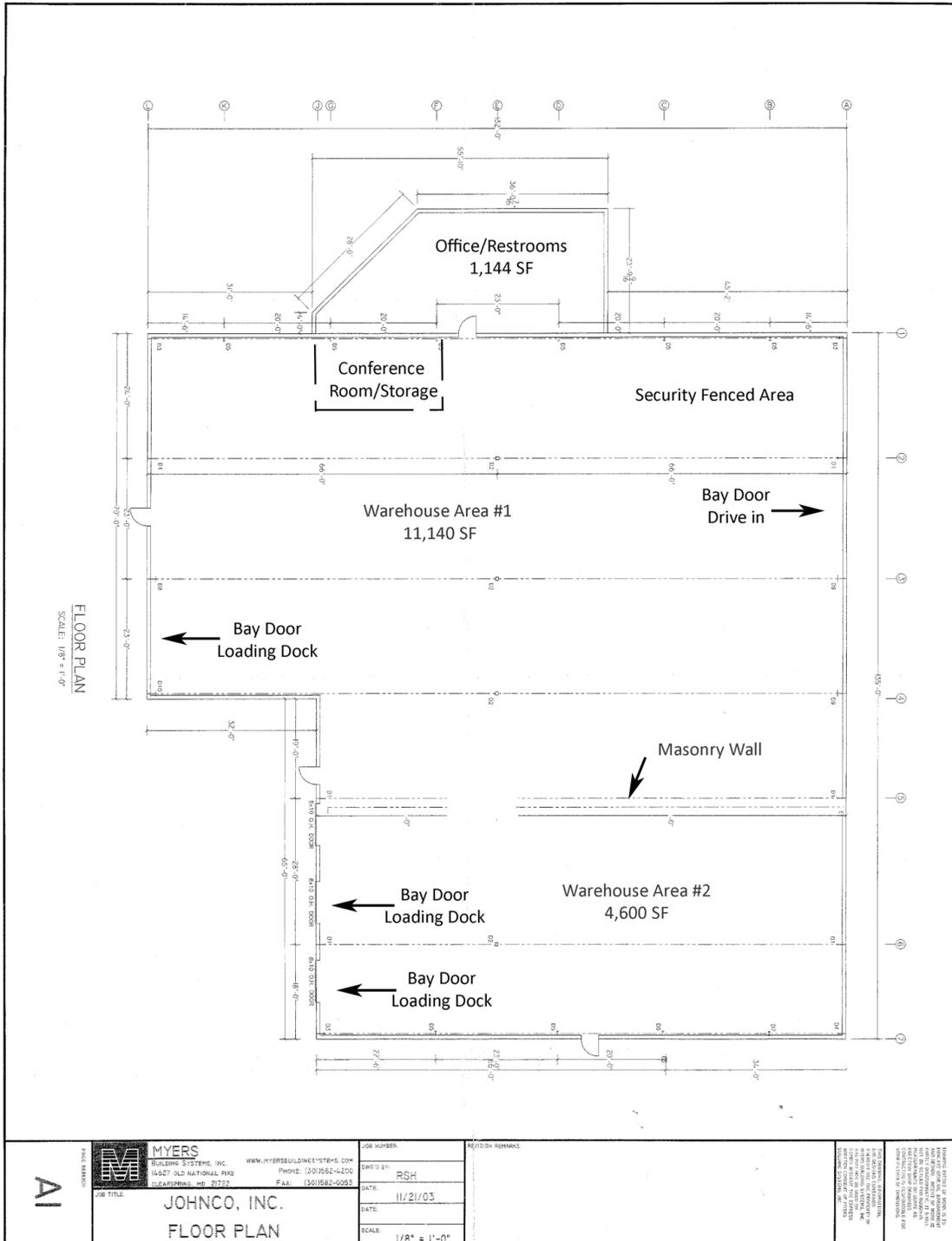
PHOTOS



PHOTOS (CONTINUED)



FLOOR PLAN



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...