

# FOR SALE

\$137,500

5711 Industry Lane, Suite 12, Frederick, Maryland 21704



## Office Condominium

1,317 square feet of finished office space on the upper level of the Industry Lane Business Center. Currently leased through December 31, 2017.

## Property Details

- 1,317 SF of finished office space.
- 5 private offices, conference room, reception area.
- Windows on front and back of space.
- Zoned Limited Industrial (LI) - Frederick County
- 2 reserved parking spaces
- Less than one mile from I-270 interchange at MD Route 85
- Less than 1.5 mile from I-70 interchange at East Street Extended
- Less than 2 miles from US-15
- Net Operating Income (2016) is \$8,113.

## PRESENTING: 5711 Industry Lane, Suite 12

### Location:

Located on Industry Lane in a well established business center; this office condo is centrally located with quick and easy access to I-270; I-70; US-15 and US-340. Gaithersburg, Rockville, Washington DC, Baltimore, Leesburg, Hagerstown and Gettysburg are all within a one hour drive.

### Legal:

Liber 1663, Folio 934 Tax Map 0077, Parcel 0204

### Zoning:

Frederick County Limited Industrial (LI) — The Limited Industrial District (LI) 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.

### Condo Size:

1,317 SF

### Contact:

David Wilkinson  
Office: 301-698-9696 ext. 203  
Mobile: 301-748-5670

*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.*

# VICINITY MAP

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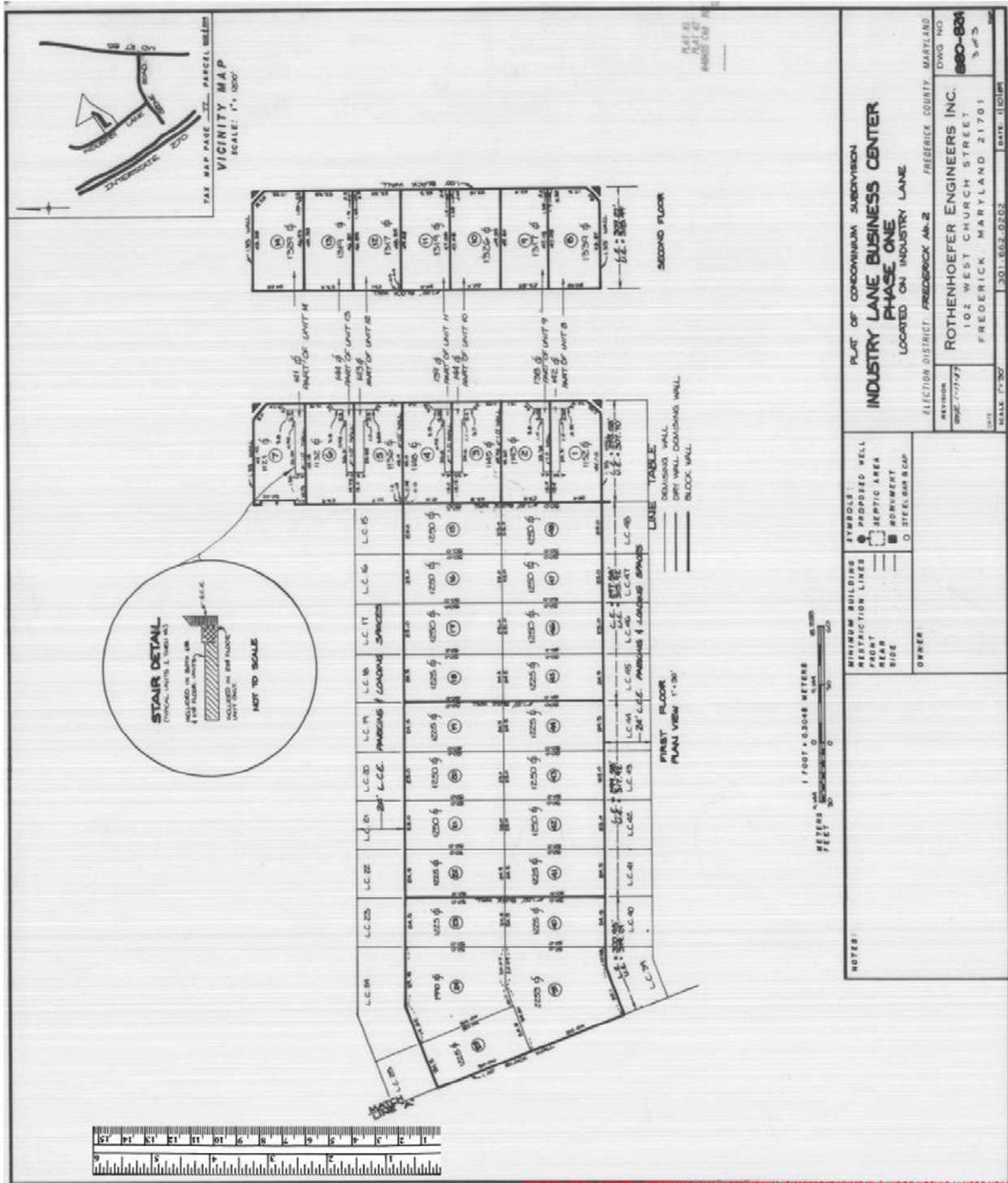
# PLAT

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## Plat of Condominium Subdivision

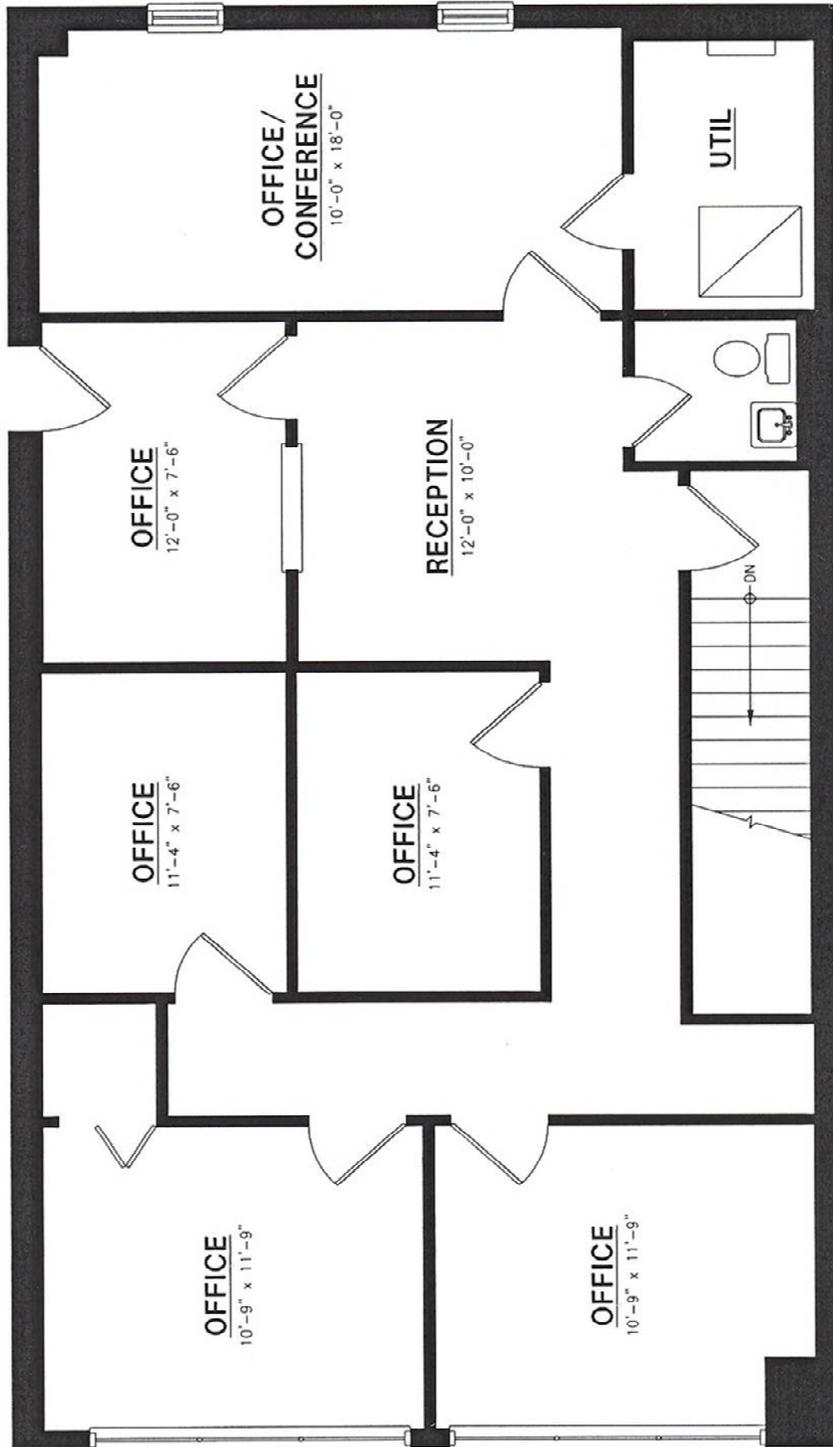
Frederick County, MD Plat Book 40, Page 39



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# FLOOR PLAN

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