

# FOR LEASE

\$6.50 SF NNN

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



## Flex Office/Warehouse for Lease

3,321 SF of prime flex condominium space for lease. Superb office build-out & warehouse space with bay door access.

## Property Details

- Office—1,624 SF
- Warehouse—867 SF w/ 821 SF mezzanine
- Lot size—82,794 SF
- Zoned Limited Industrial
- Conveniently located between I-70 & I-270

## PRESENTING

**Location:** 5711 Industry Lane, Unit 56/65

**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.

**Building Size:** Approx. 3,321 SF

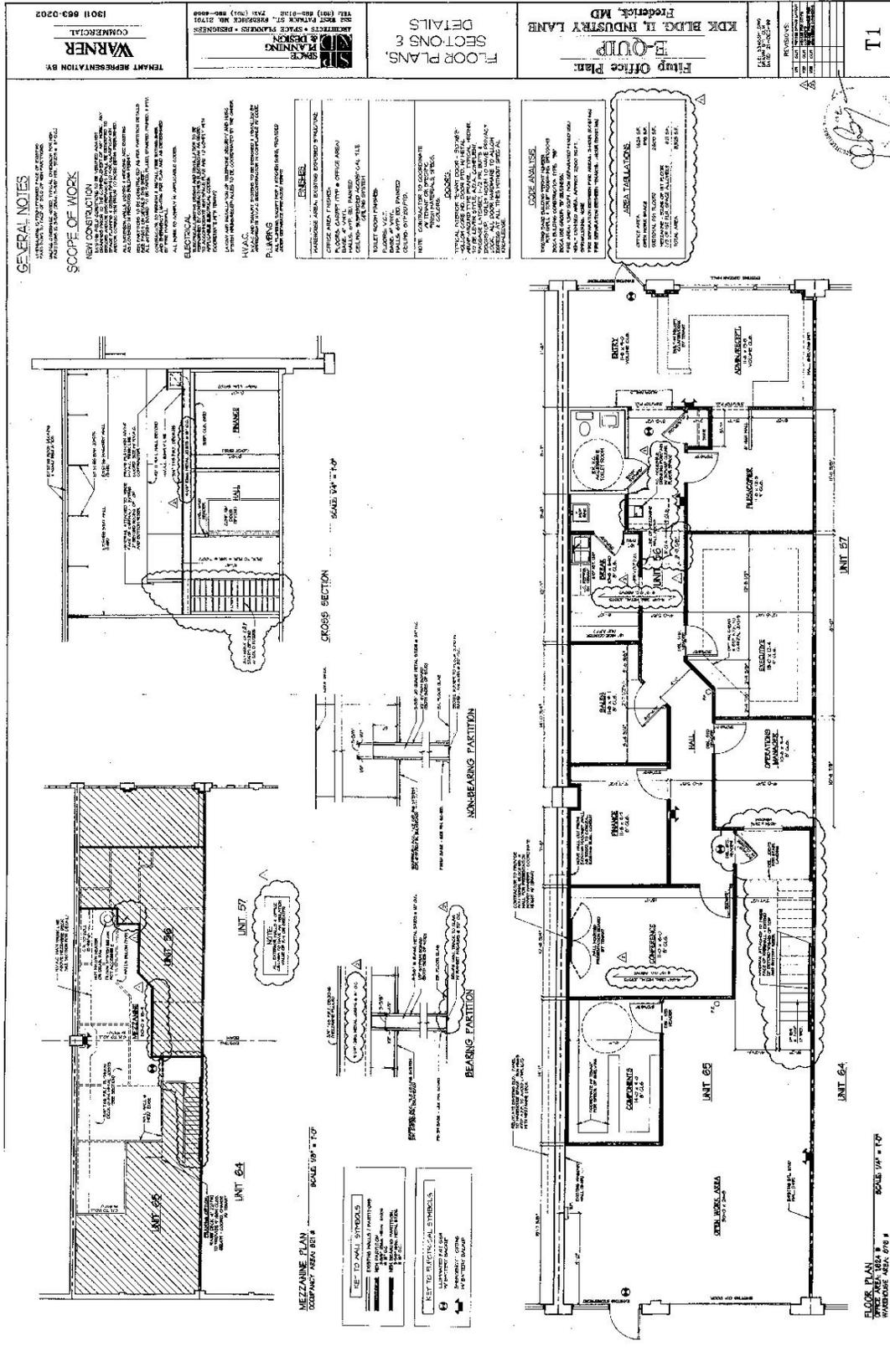
**Price:** \$6.50 SF NNN

**Contact:** Rocky Mackintosh, Broker  
Office: 301-698-9696 ext. 202  
Mobile: 301-748-5655  
Email: rocky@macroltd.com

*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.*

# FLOOR PLAN

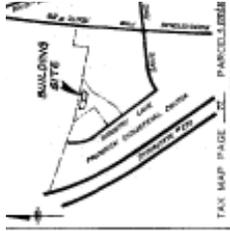
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# PLAT

FOR LEASE \$6.50 SF NNN 5713 Industry Lane, Unit 56/65, Frederick, MD 21704



UNIT	ALLOTTED L.C.E.
# 49	L.C.E. #49
# 50	L.C.E. #50
# 51	L.C.E. #51
# 52	L.C.E. #52
# 53	L.C.E. #53
# 54	L.C.E. #54
# 55	L.C.E. #55
# 56	L.C.E. #56
# 57	L.C.E. #57
# 58	L.C.E. #58
# 59	L.C.E. #59
# 60	L.C.E. #60
# 61	L.C.E. #61
# 62	L.C.E. #62



PLAN VIEW 1" = 30'

- NOTES:**
1. THE CONDOMINIUM UNITS HEREON ARE THREE DIMENSIONAL UNITS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
  2. THE BUILDING IS A STRUCTURE CONTAINING CONDOMINIUM UNITS.
  3. EACH CONDOMINIUM UNIT IS BOUND BY THE COMMON WALLS, COMMON WALLS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND COMMON WALLS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND COMMON WALLS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
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**PLAT SHOWING CONSOLIDATION AND SUBDIVISION OF UNITS**  
**INDUSTRY LANE BUSINESS CENTER**

PREVIOUSLY RECORDED # 2,066 PG. 145  
SITUATED ON INDUSTRY LANE  
FREDERICK DISTRICT, FREDERICK COUNTY, MARYLAND

**OWNER:**  
KDK LIMITED PARTNERSHIP  
15865 DERWOOD ROAD  
ROCKVILLE, MARYLAND 20855  
PHONE: 301-417-7020

**ENGINEER:**  
ROTHENHOEFER ENGINEERS INC.  
1317 ORCHARD WAY - SUITE 101.5  
FREDERICK, MARYLAND 21703

DRAWN BY: [Signature]  
DATE: 08-05-06  
PAGE: 2 of 2

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# PHOTOS

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COMMERCIAL REAL ESTATE™



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# ZONING

FOR LEASE \$6.50 SF NNN 5713 Industry Lane, Unit 56/65, Frederick, MD 21704



## Frederick County Zoning– LI (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...

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