

FOR LEASE

\$1,600/Month (Modified Gross Lease)

7932 Reichs Ford Road, Bay #3, Frederick, Maryland 21704



2,292 SF Industrial Warehouse Bay

Ideal light industrial property available at very attractive rent. Excellent for contractor warehouse, light manufacturing, distribution facility to name a few.

Property Details

- Three Phase Power
- Bay Door 12' x 14'
- Ample Parking and Outside Yard Area



PRESENTING

Location: 7932 Reichs Ford Road, Bay #3

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: Approx. 2,292 SF

Utilities: Three Phase Power
Natural Gas
Public Water and Sewer
Common Area Restrooms

Price: \$1,600/Month (Modified Gross Lease)

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

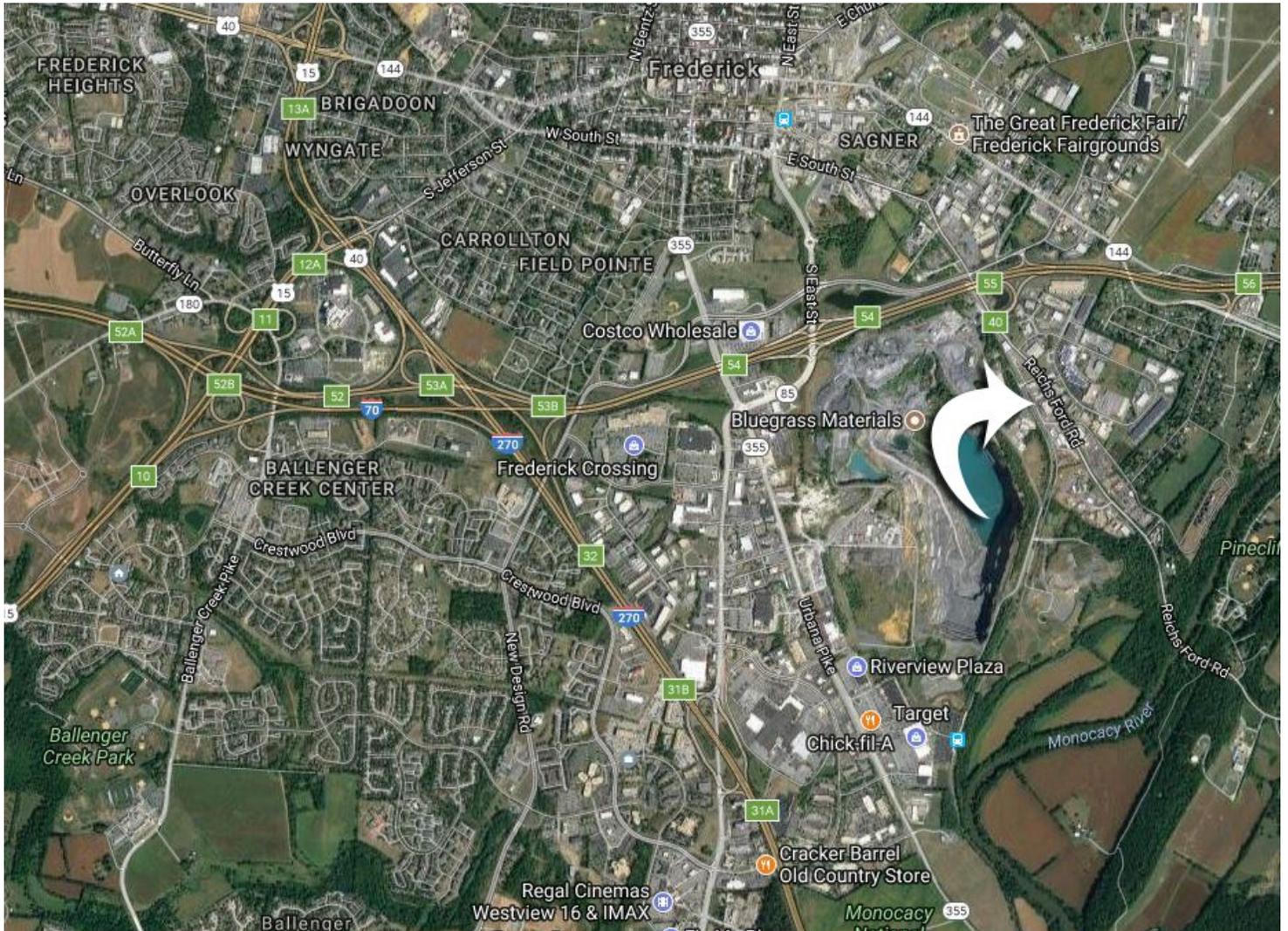
Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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.

LOCATION MAP

FOR LEASE 7932 Reichs Ford Road, Bay #3, Frederick, MD 21704

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SITE MAP

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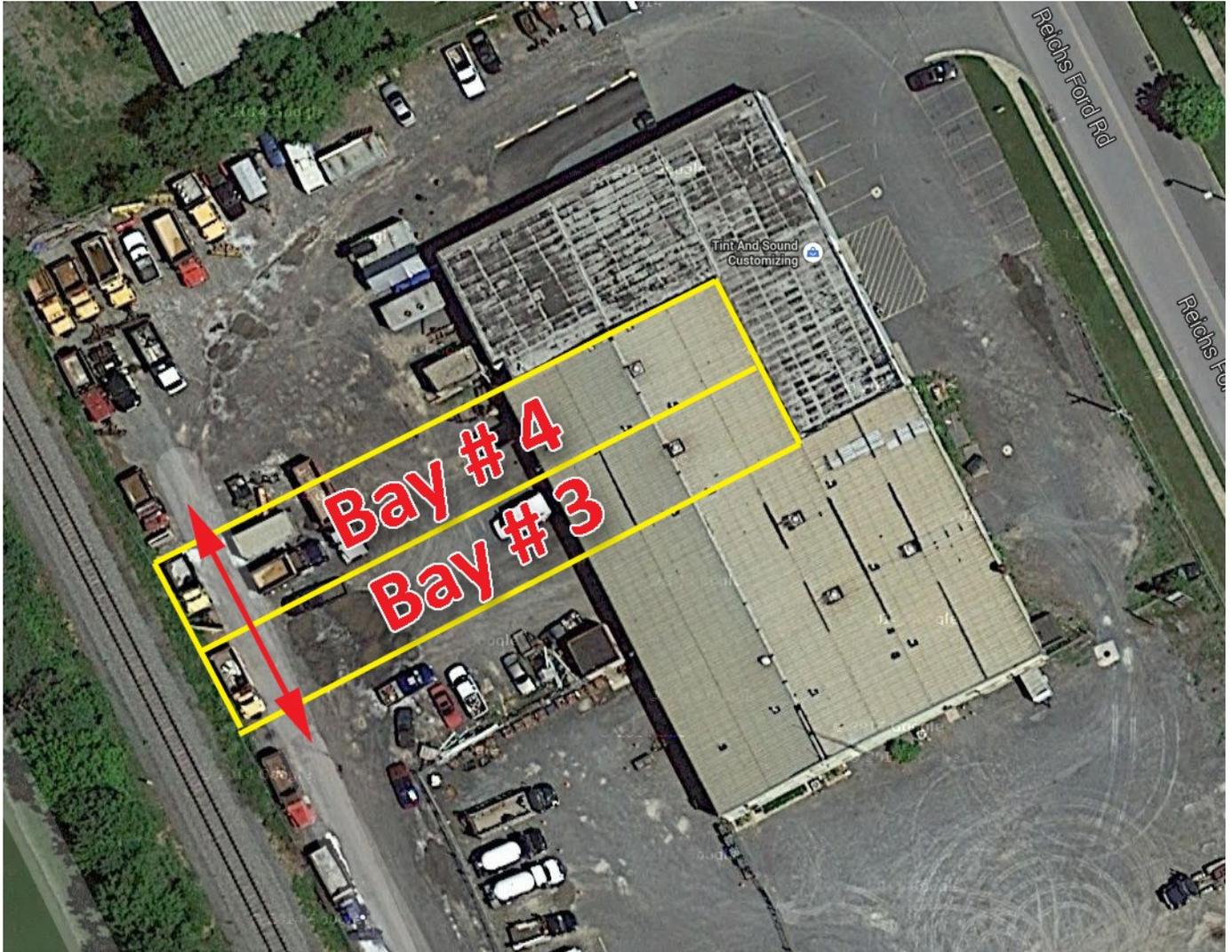


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AERIAL

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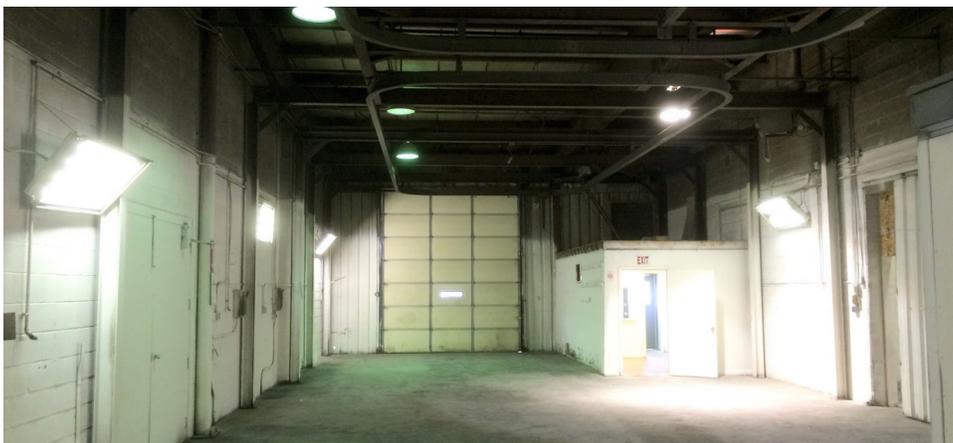


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PHOTO

FOR LEASE 7932 Reichs Ford Road, Bay #3, Frederick, MD 21704

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DEMOGRAPHICS

FOR LEASE 7932 Reichs Ford Road, Bay #3, Frederick, MD 21704

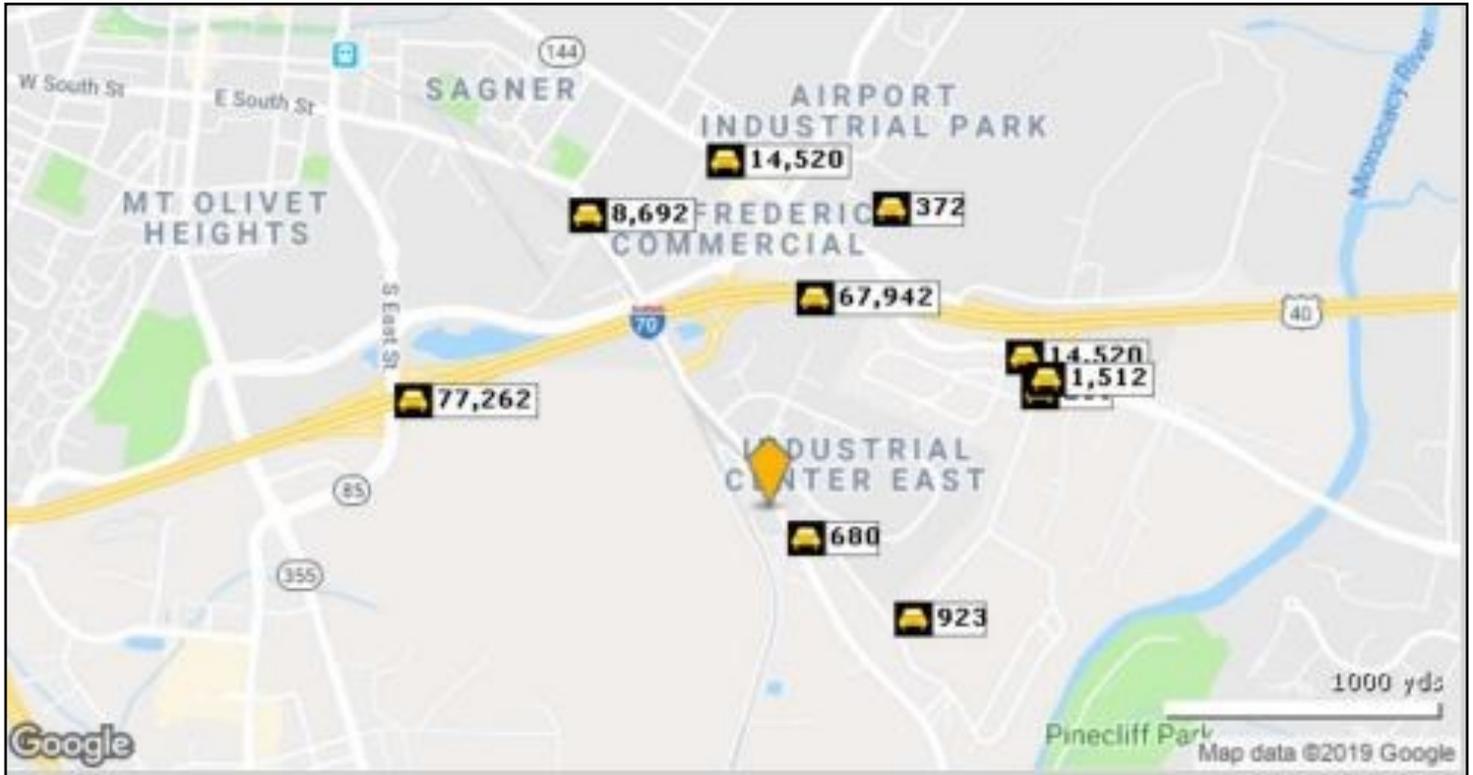


Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	1,224		50,640		124,700	
2018 Estimate	1,187		48,567		119,519	
2010 Census	1,158		44,176		108,249	
Growth 2018 - 2023	3.12%		4.27%		4.33%	
Growth 2010 - 2018	2.50%		9.94%		10.41%	
2018 Population by Hispanic Origin	63		4,902		16,543	
2018 Population	1,187		48,567		119,519	
White	919	77.42%	36,217	74.57%	85,665	71.67%
Black	208	17.52%	7,784	16.03%	19,780	16.55%
Am. Indian & Alaskan	10	0.84%	264	0.54%	843	0.71%
Asian	12	1.01%	2,543	5.24%	8,555	7.16%
Hawaiian & Pacific Island	0	0.00%	41	0.08%	177	0.15%
Other	38	3.20%	1,717	3.54%	4,499	3.76%
U.S. Armed Forces	2		87		434	
Households						
2023 Projection	560		20,689		46,792	
2018 Estimate	545		19,847		44,833	
2010 Census	540		18,148		40,671	
Growth 2018 - 2023	2.75%		4.24%		4.37%	
Growth 2010 - 2018	0.93%		9.36%		10.23%	
Owner Occupied	226	41.47%	11,871	59.81%	29,846	66.57%
Renter Occupied	319	58.53%	7,976	40.19%	14,987	33.43%
2018 Households by HH Income	547		19,847		44,834	
Income: <\$25,000	205	37.48%	3,808	19.19%	6,107	13.62%
Income: \$25,000 - \$50,000	144	26.33%	3,232	16.28%	6,701	14.95%
Income: \$50,000 - \$75,000	65	11.88%	3,220	16.22%	7,855	17.52%
Income: \$75,000 - \$100,000	55	10.05%	2,948	14.85%	6,230	13.90%
Income: \$100,000 - \$125,000	10	1.83%	1,992	10.04%	5,241	11.69%
Income: \$125,000 - \$150,000	3	0.55%	1,402	7.06%	3,464	7.73%
Income: \$150,000 - \$200,000	64	11.70%	1,876	9.45%	5,228	11.66%
Income: \$200,000+	1	0.18%	1,369	6.90%	4,008	8.94%
2018 Avg Household Income	\$52,671		\$90,622		\$102,387	
2018 Med Household Income	\$34,885		\$72,218		\$82,038	

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TRAFFIC COUNT

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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	2017	680	MPSI	.10
2 Quinn Orchard Rd	Ray Smith Rd	0.05 SW	2017	923	MPSI	.38
3 I-70	State Hwy 144	0.17 E	2017	67,942	MPSI	.46
4 Quinn Orchard Rd	Legg Rd	0.02 NE	2017	289	MPSI	.63
5 Main St	Quinn Orchard Rd	0.06 SE	2017	14,520	MPSI	.63
6 Quinn Orchard Rd	Legg Rd	0.01 SW	2017	1,512	MPSI	.65
7 Bailes Ln	E Patrick St	0.11 SW	2017	372	MPSI	.69
8 E South St	Franklin St	0.07 NW	2017	8,692	MPSI	.73
9 E Patrick St	Davis Ave	0.03 SE	2017	14,520	MPSI	.74
10 I-70	S Market St	0.35 W	2017	77,262	MPSI	.78

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ZONING

FOR LEASE 7932 Reichs Ford Road, Bay #3, Frederick, MD 21704



Frederick City Zoning – 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
- 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
- (Continued on next page)

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ZONING—Continued

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- 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 Equipment, Generally
- 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
- 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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