

FOR LEASE

\$6.50 SF NNN

5713 Industry Lane, Unit 49/50, Frederick, Maryland 21704



Prime Flex Space for Lease

5,664 SF end-unit condominium for lease. Superb office build-out & 2,000 SF of warehouse space with overhead and side door access.

Property Details

- 11 Assigned Parking Spaces
- Zoned Limited Industrial
- Conveniently located between I-70 & I-270

PRESENTING

Location: 5711 Industry Lane, Unit 49/50

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. 5,664 SF

Price: \$6.50 SF NNN

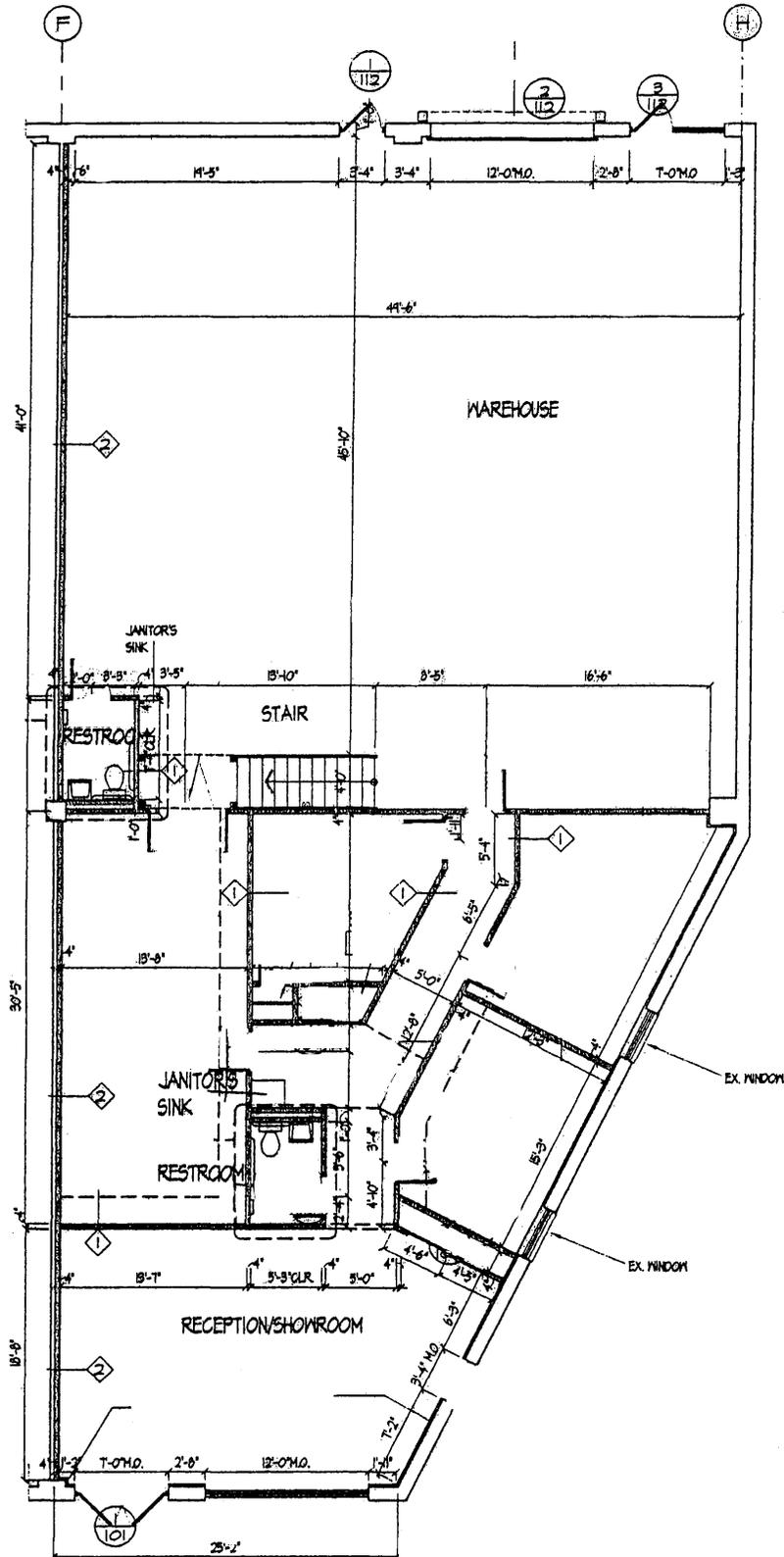
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Office: 301-698-9696 ext. 205
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

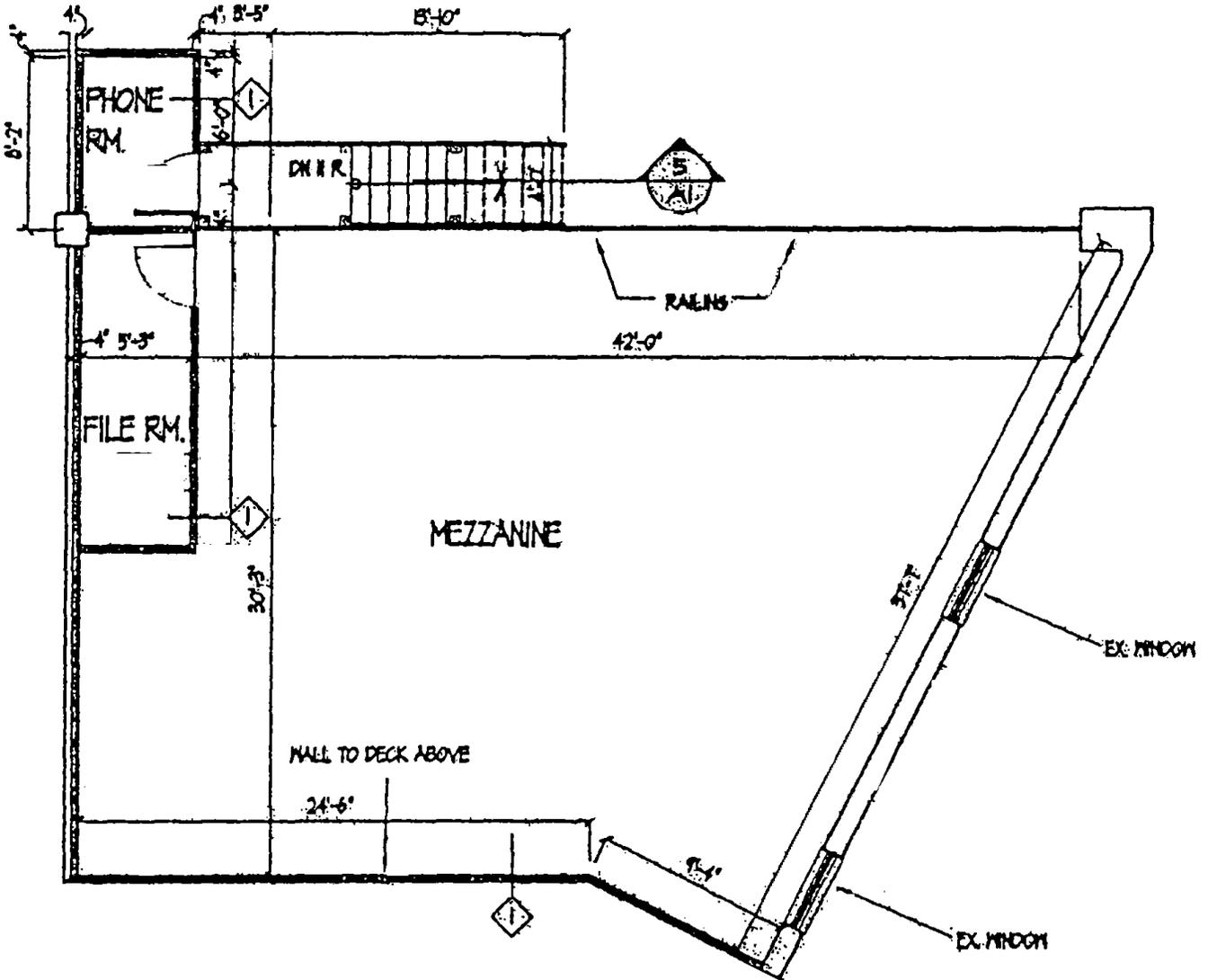
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MEZZANINE

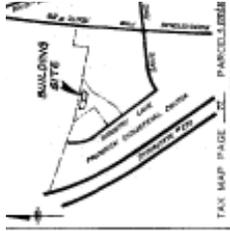
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PLAT

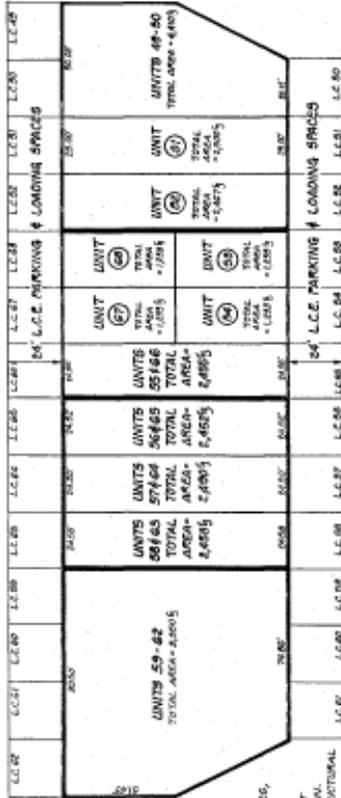
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VICINITY MAP
SCALE: 1" = 1,000'



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:

- THE CONDOMINIUM UNITS HEREON ARE THREE DIMENSIONAL UNITS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS SHOWN IN THE DECLARATION OF CONDOMINIUM.
- THE BUILDING IS A STRUCTURE CONTAINING CONDOMINIUM UNITS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF WALLS UNLESS OTHERWISE NOTED.
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- THE DIMENSIONS OF EACH CONDOMINIUM UNIT ARE MEASURED FROM THE UNFINISHED FLOOR FINISH TO THE UNFINISHED CEILING FINISH.
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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
 ELECTION DISTRICT: FREDERICK²
 FREDERICK COUNTY, MARYLAND

OWNER:
 KDK LIMITED PARTNERSHIP
 18565 DERWOOD ROAD
 ROCKVILLE, MARYLAND 20856
 PHONE: 301-417-7020

SYMBOLS:
 MINIMUM BUILDING RESERVATION LINES
 PROPOSED WELL
 SEPTIC AREA
 MONUMENT
 D. STEEL BAR & CAP

NOTES:

ROTHENHOEFER ENGINEERS INC.
 1317 ORCHARD WAY - SUITE 101.5
 FREDERICK, MARYLAND 21703
 38-05-4
 2 of 2

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PHOTOS

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MacRo
LTD.
COMMERCIAL REAL ESTATE™



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DEMOGRAPHICS

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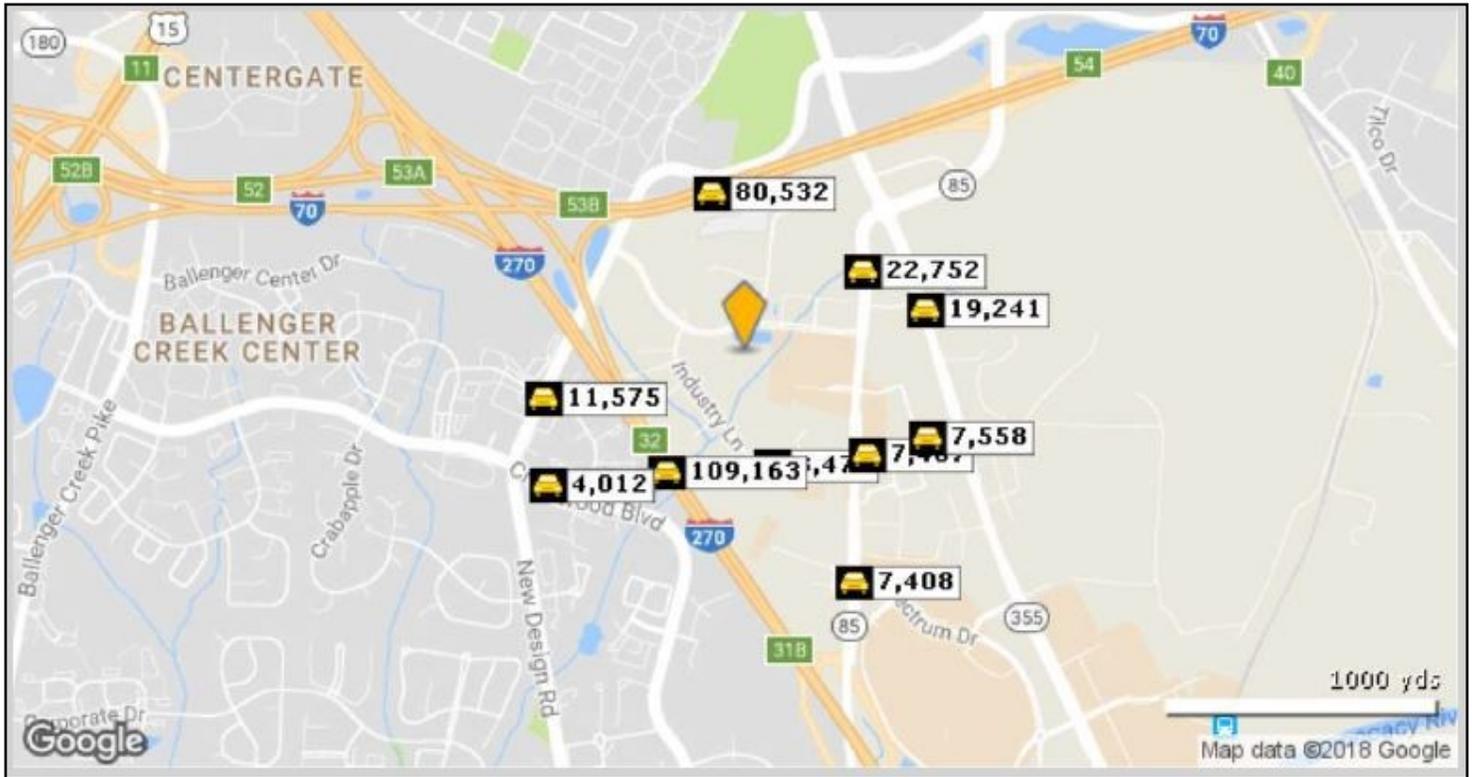


Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	7,590		65,423		113,827	
2017 Estimate	7,281		62,864		109,456	
2010 Census	6,613		57,693		100,903	
Growth 2017 - 2022	4.24%		4.07%		3.99%	
Growth 2010 - 2017	10.10%		8.96%		8.48%	
2017 Population by Hispanic Origin	904		9,350		14,784	
2017 Population	7,281		62,864		109,456	
White	4,812	66.09%	43,647	69.43%	79,049	72.22%
Black	1,567	21.52%	11,971	19.04%	18,420	16.83%
Am. Indian & Alaskan	24	0.33%	510	0.81%	750	0.69%
Asian	543	7.46%	4,190	6.67%	7,035	6.43%
Hawaiian & Pacific Island	12	0.16%	98	0.16%	183	0.17%
Other	322	4.42%	2,448	3.89%	4,019	3.67%
U.S. Armed Forces	4		110		469	
Households						
2022 Projection	2,990		25,953		43,673	
2017 Estimate	2,863		24,938		41,980	
2010 Census	2,585		22,963		38,737	
Growth 2017 - 2022	4.44%		4.07%		4.03%	
Growth 2010 - 2017	10.75%		8.60%		8.37%	
Owner Occupied	1,695	59.20%	14,012	56.19%	27,198	64.79%
Renter Occupied	1,169	40.83%	10,927	43.82%	14,782	35.21%
2017 Households by HH Income	2,863		24,939		41,980	
Income: <\$25,000	508	17.74%	3,845	15.42%	5,467	13.02%
Income: \$25,000 - \$50,000	449	15.68%	5,344	21.43%	8,082	19.25%
Income: \$50,000 - \$75,000	639	22.32%	5,239	21.01%	8,246	19.64%
Income: \$75,000 - \$100,000	420	14.67%	3,193	12.80%	5,425	12.92%
Income: \$100,000 - \$125,000	316	11.04%	2,704	10.84%	4,792	11.41%
Income: \$125,000 - \$150,000	155	5.41%	1,181	4.74%	2,661	6.34%
Income: \$150,000 - \$200,000	228	7.96%	2,128	8.53%	4,355	10.37%
Income: \$200,000+	148	5.17%	1,305	5.23%	2,952	7.03%
2017 Avg Household Income	\$85,091		\$83,942		\$93,654	
2017 Med Household Income	\$68,846		\$64,352		\$72,165	

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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	Grove Rd	Industry Ln	0.03 SW	2016	3,479	MPSI	.24
2	I-270	New Design Rd	0.35 NW	2016	109,163	MPSI	.30
3	Buckeystown Pike	Guilford Dr	0.13 S	2016	22,752	MPSI	.31
4	Grove Rd	Buckeystown Pike	0.02 W	2016	7,407	MPSI	.34
5	I-70	New Design Rd	0.16 W	2016	80,532	MPSI	.35
6	Urbana Pike	Buckeystown Pike	0.22 NW	2016	19,241	MPSI	.40
7	Grove Rd	Grove Ln	0.02 W	2016	7,558	MPSI	.43
8	New Design Rd	Foxcroft Dr	0.01 NE	2016	11,575	MPSI	.43
9	Crestwood Blvd	Foxcroft Dr	0.08 E	2016	4,012	MPSI	.50
10	Spectrum Dr	Buckeystown Pike	0.00 W	2016	7,408	MPSI	.53

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ZONING

FOR LEASE 5713 Industry Lane, Unit 49/.50, 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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