

FOR SALE

\$1,400,000

1539 Tilco Drive, Units 122 & 123, Frederick MD 21704

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Mixed-Use Industrial Space for Sale

This 8,620 SF mixed-use condominium, consisting of two contiguous units, are fully sprinklered and feature a combination of nicely finished office space and warehouse space with two rear loading docks, a kitchenette, multiple restrooms throughout (including one full restroom with a shower), and more.

Perfect for an investor or a variety of business uses including, but not limited to, contractors, manufacturing, processing, and more.

Located near I-70 off Reichs Ford Road in a central office/warehouse corridor and in close proximity to the MACR Commuter Station.

** Showings require 48-hours advanced notice

PRESENTING

- Location:** 1539 Tilco Drive, Units 122 & 123, Frederick, MD 21704
- Legal:** Tax Map 0424, Parcel 2142
- Zoning:** Frederick City: M1—The Light Industrial District 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.
****Condominium association covenants and by-laws applicable.**
- Unit Sizes:** Unit 122—4,346 SF
Unit 123—4,274 SF
- Parking:** Ample parking in front of the building
- Condo Dues:** \$760.49 per month
- Utilities:** Public water and sewer
Unit utilities are metered separately
- Contact:** Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macro ltd.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

MacRo LTD.
COMMERCIAL REAL ESTATE TM

FOR SALE 1539 Tilco Drive, Units 122 & 123, Frederick, MD 21704



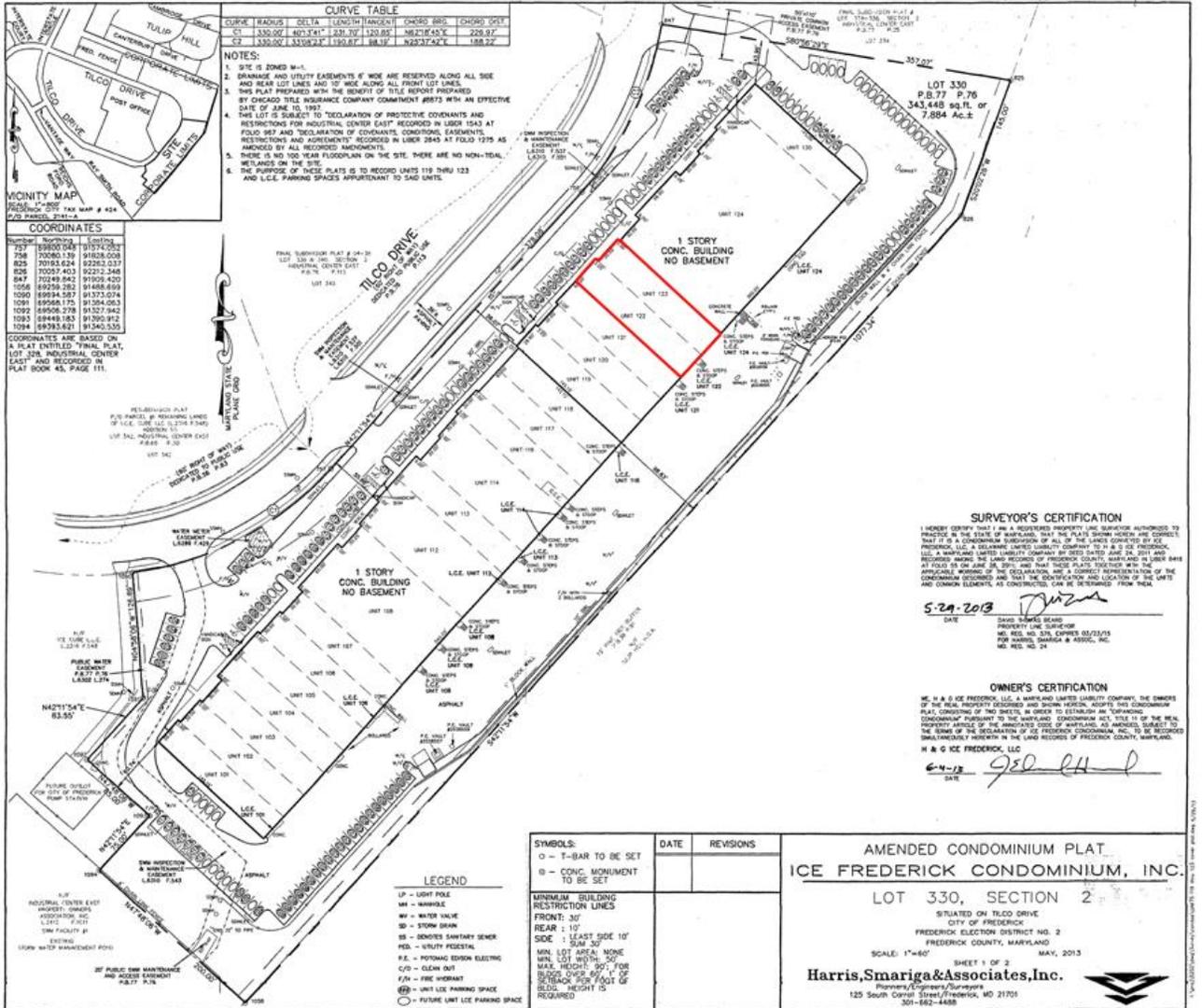
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PLAT

FOR SALE 1539 Tilco Drive, Units 122 & 123, Frederick, MD 21704

INDEXED 9/2/163

CHD85 08/11/2010
 CHD85 08/11/2010
 CHD85 08/11/2010
 CHD85 08/11/2010
 CHD85 08/11/2010
 CHD85 08/11/2010



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARS	CHORD BEARS
C1	1330.00'	460.341°	1231.00'	120.85'	1827.8140'	229.97'	
C2	1330.00'	13308.21°	1392.87'	98.19'	1429.73740'	188.72'	

- NOTES:
1. SITE IS ZONED M-1.
 2. DRAINAGE AND UTILITY EASEMENTS IF WIDE ARE RESERVED ALONG ALL SIDE AND REAR LOT LINES AND 10' WIDE ALONG ALL FRONT LOT LINES.
 3. THIS PLAT PREPARED WITH THE BENEFIT OF TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMENTARIES WITH AN EFFECTIVE DATE OF JUNE 10, 1997.
 4. THIS LOT IS SUBJECT TO "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDUSTRIAL CENTER EAST" RECORDED IN LIBER 1543 AT FOLIO 987 AND DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND AGREEMENTS RECORDED IN LIBER 2845 AT FOLIO 1275 AS AMENDED BY ALL RECORDED INSTRUMENTS.
 5. THERE IS NO 100 YEAR FLOODPLAIN ON THE SITE. THERE ARE NO NON-TIDAL WETLANDS ON THE SITE.
 6. THE PURPOSE OF THESE PLATS IS TO RECORD UNITS 119 THRU 123 AND L.C.E. PARKING SPACES APPURTENANT TO SAID UNITS.

MICINITY MAP

COORDINATES

Number	Northing	Easting
737	109800.441	91974.552
738	70085.139	91828.008
825	70085.139	92262.037
826	70057.403	92212.348
847	70249.842	91908.420
1056	89259.282	91488.899
1050	89584.587	91373.574
1091	89584.175	91504.063
1092	89586.078	91527.842
1093	89449.183	91390.912
1094	89793.621	91540.535

COORDINATES ARE BASED ON A PLAT ENTITLED "FINAL PLAT, LOT 128, INDUSTRIAL CENTER EAST" AND RECORDED IN PLAT BOOK 43, PAGE 111.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF MARYLAND. THAT THE PLAT IS CORRECT AND THAT IT IS A CONDOMINIUM SUBDIVISION OF ALL OF THE LANDS COVERED BY ICE FREDERICK, LLC A DELAWARE LIMITED LIABILITY COMPANY TO BE 2-02 FEDERAL, LLC A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 24, 2011 AND RECORDED IN LIBER 2845 AT FOLIO 1275 AND THAT THESE PLATS TOGETHER WITH THE PREVIOUS INSTRUMENTS OF THE DECLARATION, ARE A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF THE UNITS AND COMMON ELEMENTS AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

5-29-2013 *David Smariga*
 DATE SURVEYOR

DAVID SMARIGA BEARD
 PROPERTY LINE SURVEYOR
 125 SOUTH CORRAL STREET, FREDERICK, MD 21701
 FOR MARRI, SMARIGA & ASSOC., INC.
 REG. NO. 24

OWNER'S CERTIFICATION

WE, H & G ICE FREDERICK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, THE OWNERS OF THE REAL PROPERTY DESCRIBED AND SHOWN HEREON, ACKNOWLEDGE THIS CONDOMINIUM PLAT, CONSISTING OF TWO SHEETS, AS OUR TRUE ESTIMATE AND TRUE AND CORRECT REPRESENTATION OF THE REAL PROPERTY DESCRIBED AND SHOWN HEREON, AND WE HEREBY SUBMIT TO THE TERMS OF THE DECLARATION OF ICE FREDERICK CONDOMINIUM, INC. TO BE RECORDED IMMEDIATELY HEREON IN THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND.

H & G ICE FREDERICK, LLC
 6-4-13 *Jed H*
 DATE

SYMBOLS:	DATE	REVISIONS
○ - T-BAR TO BE SET		
□ - CONC. MONUMENT TO BE SET		

MINIMUM BUILDING RESTRICTION LINES

FRONT: 30'
 REAR: 10'
 SIDE: 10'
 SIDE: 10' (LEAST SIDE 10')
 SIDE: 10' (LEAST SIDE 10')
 MIN. LOT AREA: NONE
 MIN. LOT WIDTH: 50'
 MAX. HEIGHT: 30'
 BUILDING OVERHANG: 4' OF SETBACK FOR FOOT OF BUILDING HEIGHT IS REQUIRED

AMENDED CONDOMINIUM PLAT
ICE FREDERICK CONDOMINIUM, INC.

LOT 330, SECTION 2

SITUATED ON TILCO DRIVE
 CITY OF FREDERICK
 FREDERICK ELECTORAL DISTRICT NO. 3
 FREDERICK COUNTY, MARYLAND

SCALE: 1"=60' SHEET 1 OF 2
 MAY, 2013

Harris, Smariga & Associates, Inc.
 Planners/Engineers/Surveyors
 125 South Corral Street/Frederick, MD 21701
 301-682-4488

FREDERICK COUNTY CIRCUIT COURT (Plat Book) Plat Book SKD 92, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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PHOTOS

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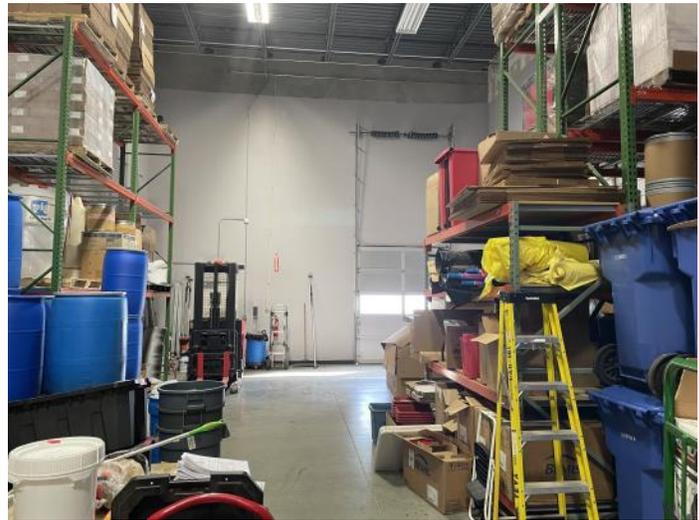


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PHOTOS

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DEMOGRAPHICS



FOR SALE 1539 Tilco Drive, Units 122 & 123, Frederick, MD 21704

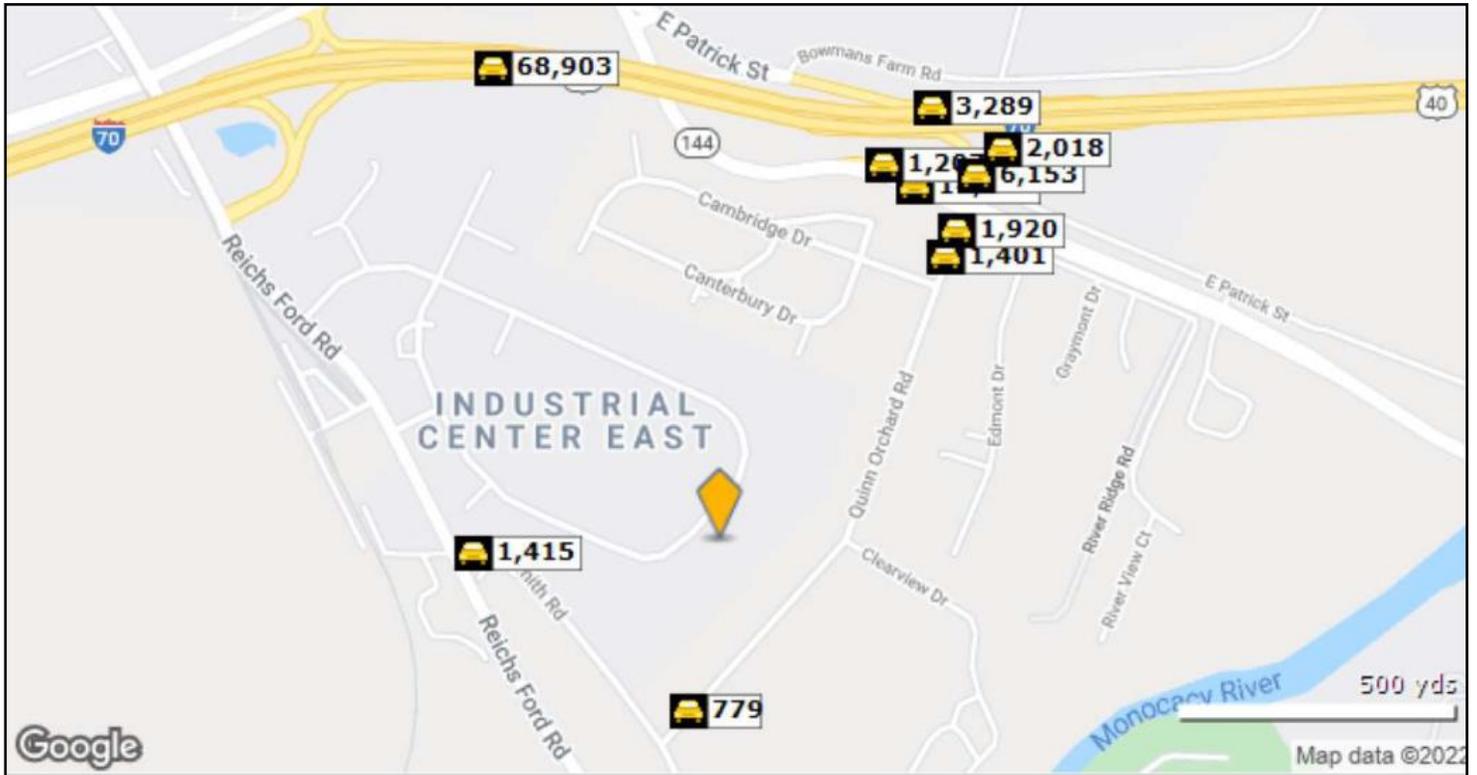
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	1,574		45,729		142,194	
2021 Estimate	1,451		42,758		131,898	
2010 Census	1,156		37,762		109,954	
Growth 2021 - 2026	8.48%		6.95%		7.81%	
Growth 2010 - 2021	25.52%		13.23%		19.96%	
2021 Population by Hispanic Origin	66		4,375		20,371	
2021 Population	1,451		42,758		131,898	
White	1,284	88.49%	31,997	74.83%	93,117	70.60%
Black	88	6.06%	6,926	16.20%	22,676	17.19%
Am. Indian & Alaskan	8	0.55%	186	0.44%	945	0.72%
Asian	37	2.55%	2,061	4.82%	9,735	7.38%
Hawaiian & Pacific Island	0	0.00%	29	0.07%	179	0.14%
Other	35	2.41%	1,559	3.65%	5,246	3.98%
U.S. Armed Forces	2		54		461	
Households						
2026 Projection	680		18,561		53,072	
2021 Estimate	629		17,348		49,164	
2010 Census	519		15,461		41,113	
Growth 2021 - 2026	8.11%		6.99%		7.95%	
Growth 2010 - 2021	21.19%		12.20%		19.58%	
Owner Occupied	402	63.91%	10,753	61.98%	33,144	67.42%
Renter Occupied	228	36.25%	6,595	38.02%	16,020	32.58%
2021 Households by HH Income	629		17,347		49,165	
Income: <\$25,000	84	13.35%	1,946	11.22%	4,027	8.19%
Income: \$25,000 - \$50,000	102	16.22%	2,773	15.99%	7,701	15.66%
Income: \$50,000 - \$75,000	163	25.91%	2,779	16.02%	7,405	15.06%
Income: \$75,000 - \$100,000	84	13.35%	2,662	15.35%	6,645	13.52%
Income: \$100,000 - \$125,000	21	3.34%	2,135	12.31%	6,534	13.29%
Income: \$125,000 - \$150,000	36	5.72%	1,818	10.48%	5,485	11.16%
Income: \$150,000 - \$200,000	93	14.79%	1,689	9.74%	5,650	11.49%
Income: \$200,000+	46	7.31%	1,545	8.91%	5,718	11.63%
2021 Avg Household Income	\$95,385		\$103,844		\$114,754	
2021 Med Household Income	\$70,460		\$86,039		\$95,501	

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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	Quinn Orchard Rd	Ray Smith Rd	2018	779	MPSI	.18
2	Ray Smith Rd	Reichs Ford Rd	2018	1,415	MPSI	.25
3	Quinn Orchard Rd	Legg Rd	2018	1,401	MPSI	.38
4	Quinn Orchard Rd	Legg Rd	2018	1,920	MPSI	.41
5	Main St	Quinn Orchard Rd	2020	14,305	MPSI	.43
6	Old National Pike	Quinn Orchard Rd	2020	1,207	MPSI	.43
7	Old National Pike	Quinn Orchard Rd	2020	6,153	MPSI	.47
8	Bowmans Farm Rd	Airport Dr E	2020	3,289	MPSI	.51
9	Main St	Old National Pike	2020	2,018	MPSI	.51
10	I- 70	State Hwy 144	2020	68,903	MPSI	.55

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ZONING

FOR SALE 1539 Tilco Drive, Units 122 & 123, Frederick, MD 21704

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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. ****Condominium association covenants and by-laws applicable.**

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
- 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
- (Continued on next page)

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ZONING (Continued)



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- 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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