

# FOR SALE

Rethemeyer Property  
Thurmont, Maryland

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE



## Presenting the Rethemeyer Property

**8,394 square foot manufacturing facility  
situated on 3.8 acres**

Unique opportunity to an existing industrial property in Thurmont, Maryland. This property features two buildings and approximately 2 acres of outside storage. An ideal property for a light manufacturer or contractor.

The 6,700+ SF flex building contains 1,344 SF of finished and conditioned office space and a 5,360 SF of heated warehouse space with three drive-in doors. The 1,690 SF manufacturing building has concrete floors and is heated.

The property is served by 600 amp, 3 phase power, a 40 kW solar system, public water and sewer service.

- Location:** 142 Water Street, Thurmont, Maryland (Frederick County)
- Building Area:** 8,394 square foot building footprint
- Land Area:** 3.871 acres
- Zoning:** R-2, Town of Thurmont. The existing facility is a legal non-conforming use.
- Price:** \$1,500,000
- Contact:** Ashleigh Rossi or Dave Wilkinson  
703-507-1069 301-748-5670  
ashleigh@macroltd.com dave@macroltd.com

**SHOWN BY APPOINTMENT ONLY**

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.

# Photographs

## Rethemeyer Property Thurmont, Maryland

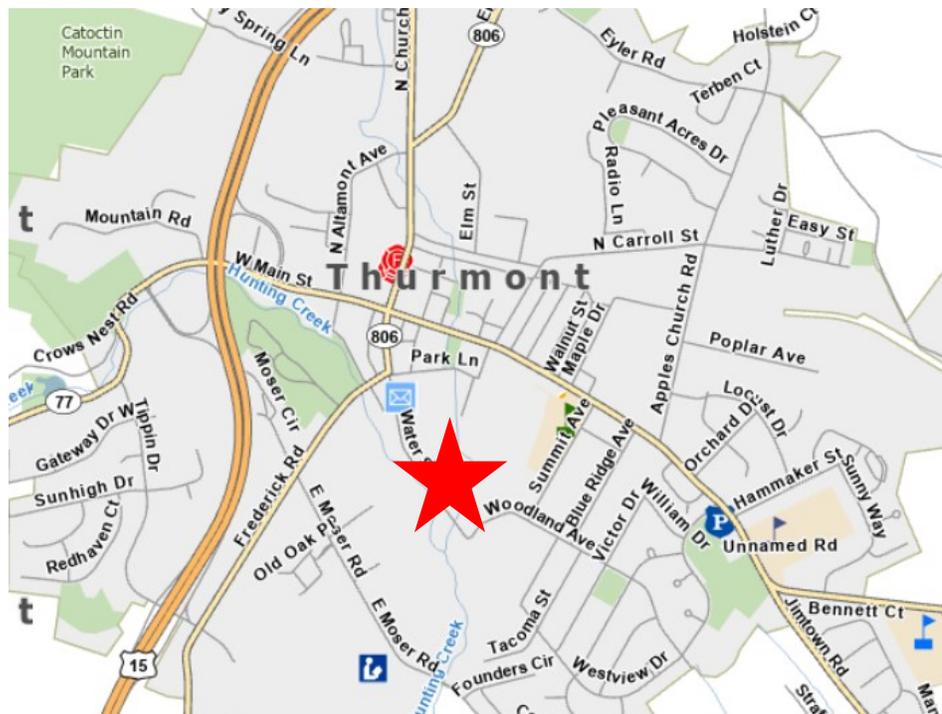
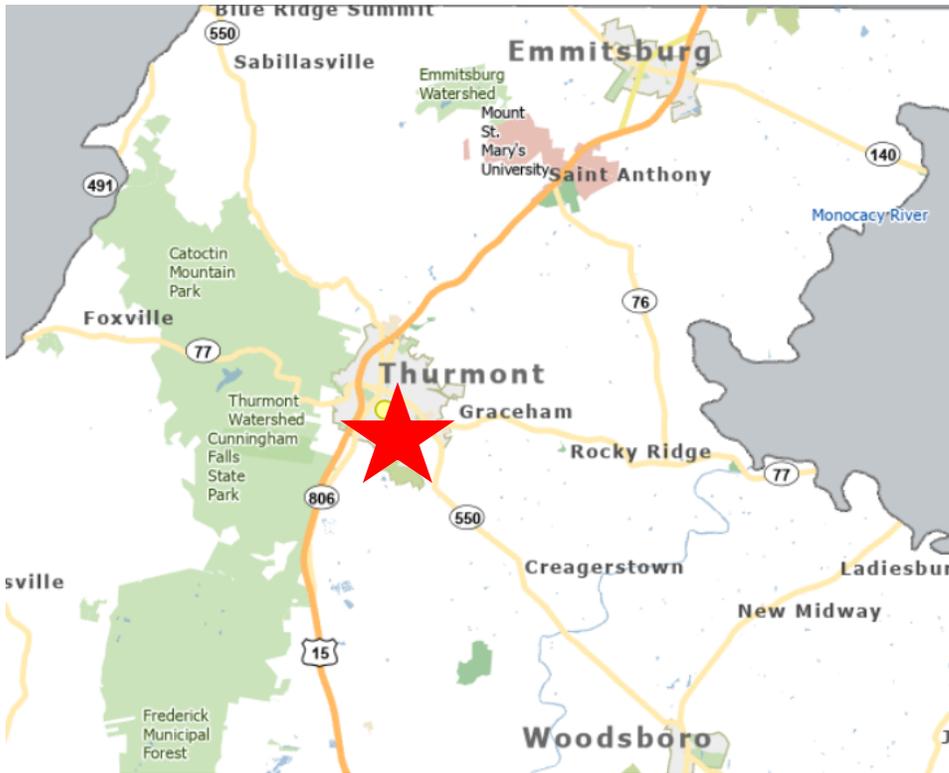
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# Location Maps

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