

Warehouse / Office Space for Lease
2,080 SF @ \$12.50/\$13.50 PSF
One with Dock and One with Drive in Door

Patrick East Business Center
93 Monocacy Blvd., Frederick, Maryland 21701



Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to East Patrick Street and Monocacy Blvd. The Frederick Airport is within 1/2 mile as is the MARC Commuter Station on Reich's Ford Rd.

Buildings are concrete block and metal building construction.
All units have Gas Heat and are Sprinklered and Monitored. Zoning is M1
Warehouse Ceiling Height is 14'.
Free Surface Parking with Security Lighting.

[PEBC 95 B10 – Inside Video \(Click for Video\)](#)

Building 1 - Suites Available:

Warehouse Space Available (All Have a Restroom)	SF	Base Price	Base Monthly	NNN \$3.00 SF	Total Monthly Rent
93 A4 Drive In Door	2,080	\$13.50	\$2,340.00	\$520.00	\$2,860.00
95 B10 – Dock Door	2,080	\$12.50	\$2,166.67	\$520.00	\$2,686.67

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green - 301-748-3321

Email: Nancy@Ngreen.com

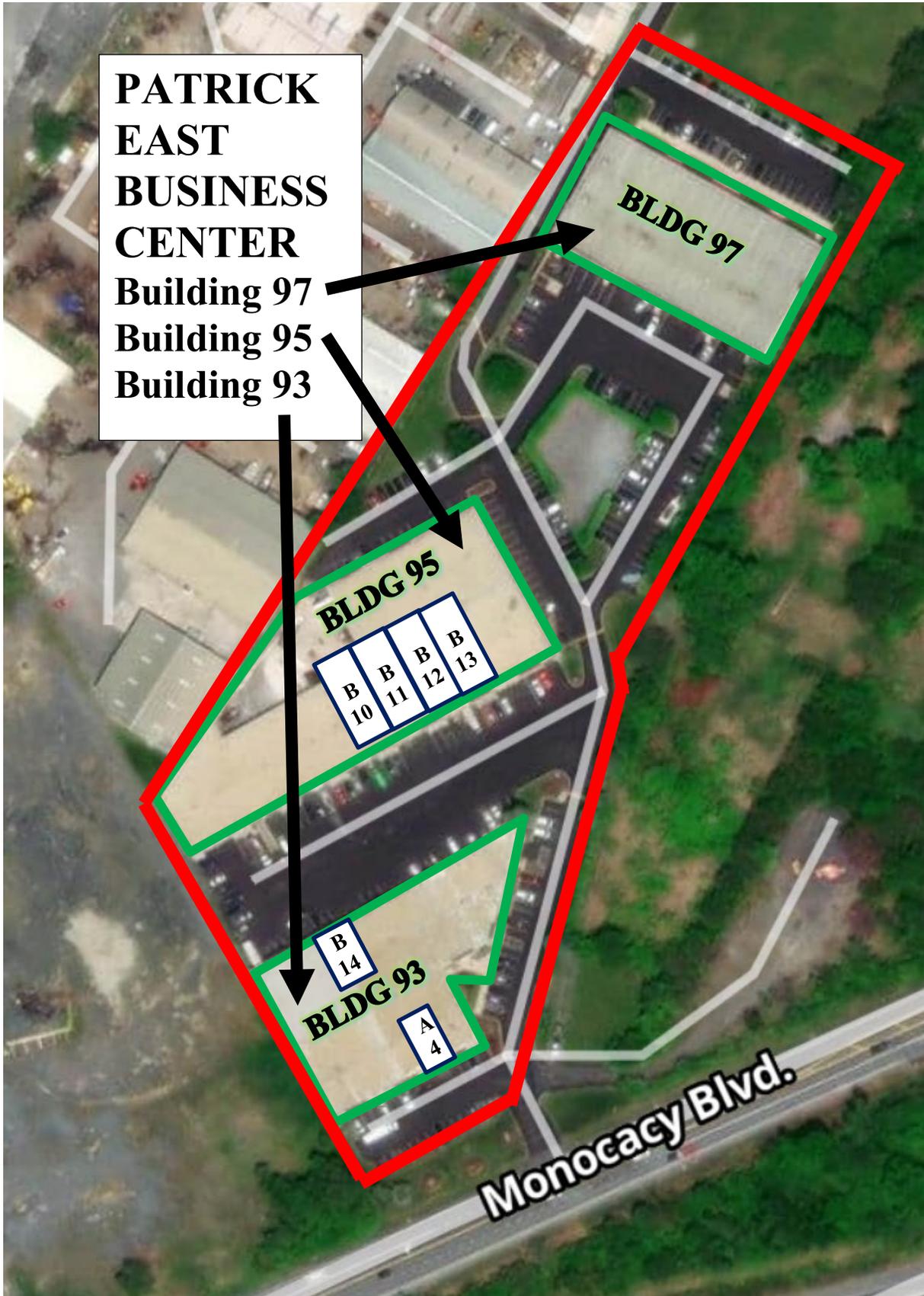
Mackintosh Commercial

262 W. Patrick Street
Frederick, Maryland 21701

Broker: 1-800-727-SOLD
Fax # : 1-240-489-7932
Email : Nancy@ngreen.com
Website: www.NGreen.com

All information deemed reliable, but not guaranteed

Patrick East Business Center Layout of Buildings 93 / 95 / 97



Building 1 – 93 Monocacy Blvd - Suites Available:

Suites A4 = The Suite is 2,080 SF.

The Suite has 2,080 SF with open area
Warehouse Space with a Drive In Door.
There is One Restroom in the Suite.



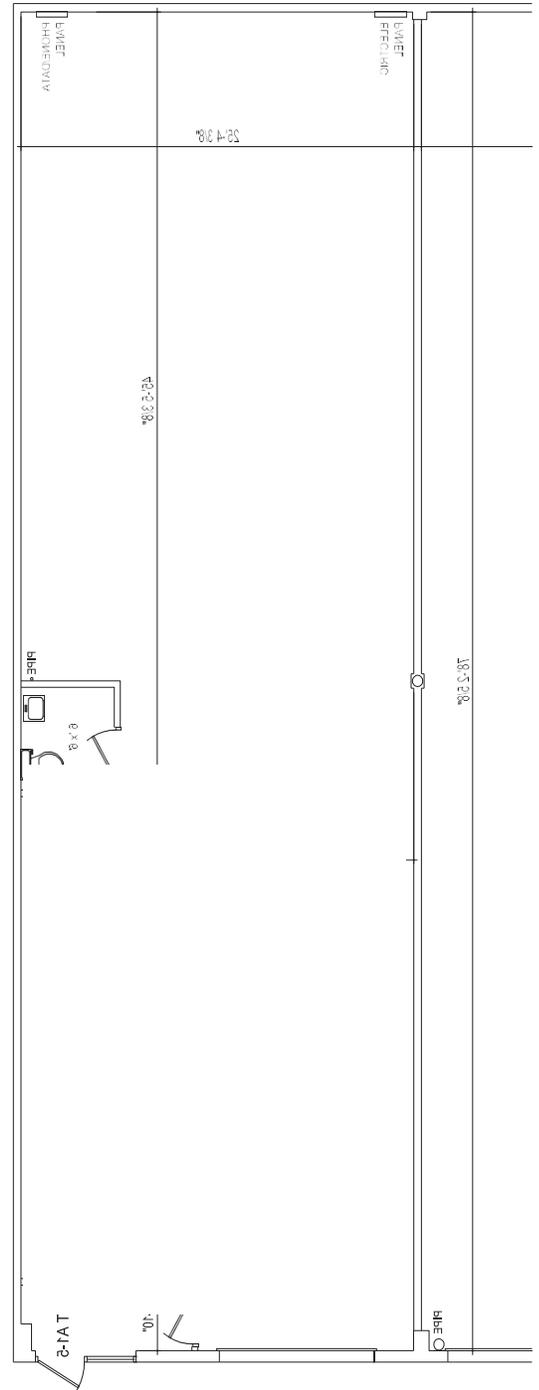
Front View with Drive In Door



View to Front & Drive In Door



View to Rear of Unit



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Building 95 Monocacy - Available Suites:

Suite B10 Building 2 – Pictures

Each Suite contains 2,080 SF with Dock Doors (8 ft High) and a Restroom in Each Suite.



PEBC Suites B10 Exterior View – With Dock Door & Restroom



B10 View Rear to Front



B10 View Front to Rear



B10 Restroom

Demographics for Patrick East Business Center

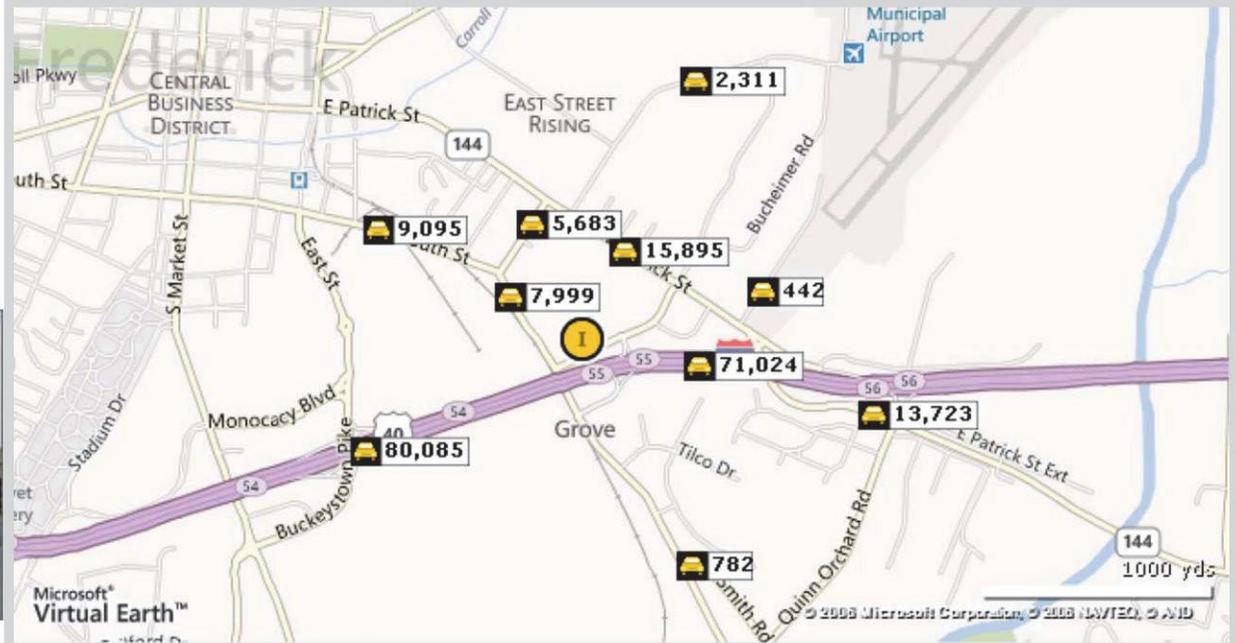
Radius	1 Mile	3 Mile	5 Mile
Population:			
2016 Projection	2,135	54,037	113,572
2011 Estimate	2,062	51,502	107,198
2010 Census	2,076	51,314	106,798
Growth 2011-2016	3.60%	4.90%	5.90%
Growth 2010-2011	(0.70%)	0.40%	0.40%
2011 Population By Hispanic Origin	89	5,420	12,979
2011 Population by Race:			
White	1,535	36,515	74,876
Black or African American	394	8,228	16,240
American Indian and Alaska Native	14	205	450
Asian	31	2,378	5,746
Native Hawaiian and Pacific Islander	0	29	77
Other Race	29	2,211	5,762
Two or More Races	59	1,936	4,045
Households:			
2016 Projection	910	22,175	43,326
2011 Estimate	865	21,080	40,819
2010 Census	866	20,980	40,637
Growth 2011-2016	5.30%	5.20%	6.10%
Growth 2010-2011	(0.10%)	0.50%	0.40%
Owner Occupied	365	11,893	25,999
Renter Occupied	500	9,187	14,820
2011 Avg Household Income	\$57,230	\$77,926	\$87,722
2011 Med Household Income	\$42,305	\$60,439	\$70,090
2011 Per Capita Income	\$28,059	\$32,750	\$33,953
2011 Households by Household Inc:			
Income Less than \$15,000	120	1,613	2,491
Income \$15,000 - \$24,999	102	1,662	2,649
Income \$25,000 - \$34,999	119	1,951	2,870
Income \$35,000 - \$49,999	158	2,847	5,164
Income \$50,000 - \$74,999	133	4,711	8,440
Income \$75,000 - \$99,999	115	3,144	6,363
Income \$100,000 - \$149,999	82	3,133	7,643
Income \$150,000 - \$199,999	23	1,165	3,098
Income \$200,000+	12	854	2,101

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Patrick East Business Center Traffic Count

93 Monocacy Blvd, Frederick, MD 21701

Building Type: **Flex**
 RBA: **32,481 SF**
 Typical Floor: **32,481 SF**
 Total Available: **6,240 SF**
 Warehouse Avail: **6,240 SF**
 Office Avail: **-**
 % Leased: **80.79%**
 Rent/SF/Yr: **\$6.00**

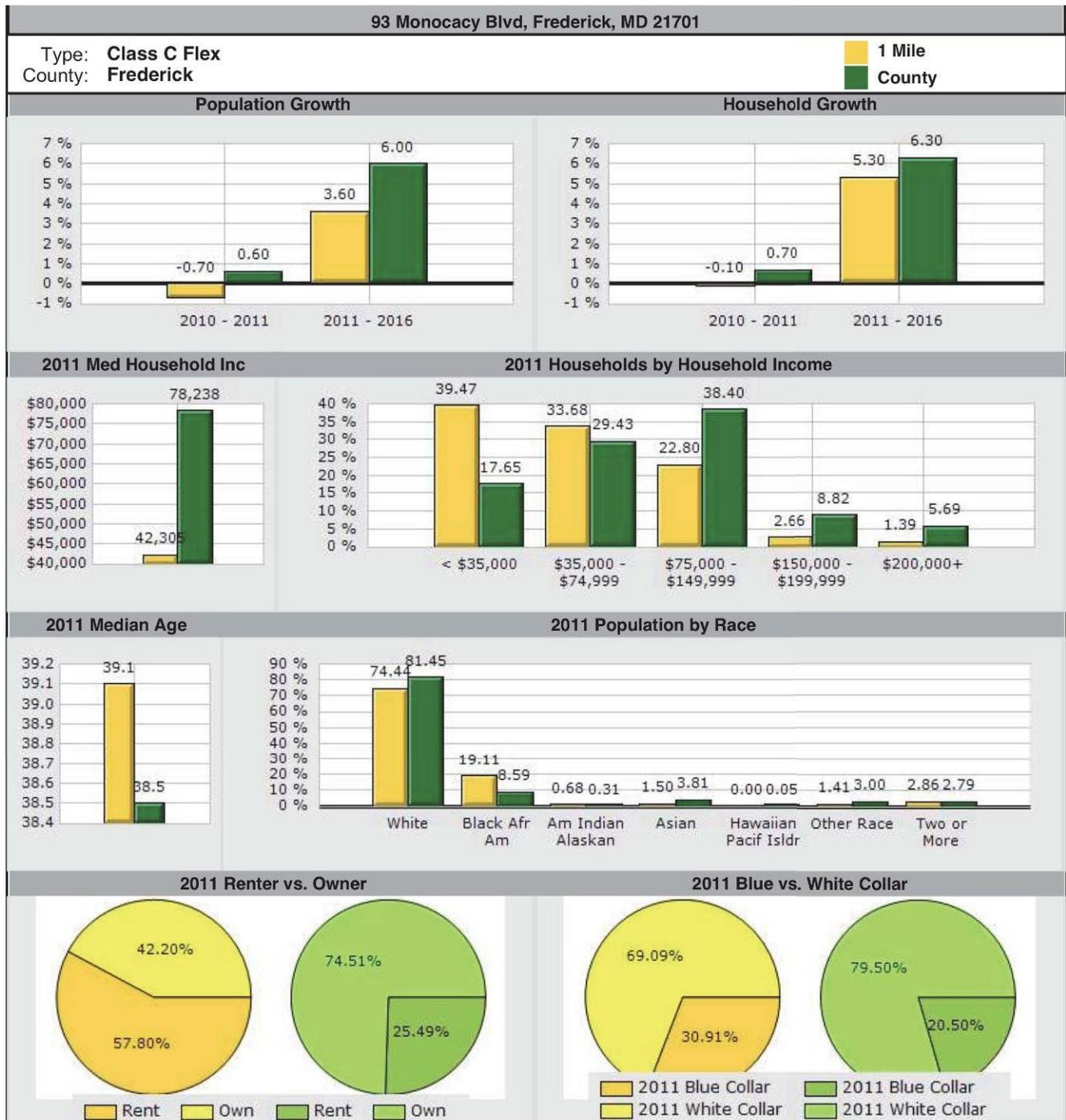


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E South St	Franklin St	0.07 NW	2011	7,999	MPSI	.21
2	E Patrick St	Davis Ave	0.03 SE	2011	15,895	MPSI	.25
3	I- 70	State Hwy 144	0.17 E	2011	71,024	MPSI	.31
4	Franklin St	Bernard St	0.05 SW	2011	5,683	MPSI	.31
5	Bailes Ln	E Patrick St	0.11 SW	2011	442	MPSI	.48
6	E South St	S Wisner St	0.06 W	2011	9,095	MPSI	.58
7	I- 70	S Market St	0.35 W	2011	80,085	MPSI	.61
8	Ray Smith Rd	Reichs Ford Rd	0.02 W	2011	782	MPSI	.64
9	Hughes Ford Rd	Monocacy Blvd	0.18 E	2007	2,311	AADT	.71
10	Main St	Quinn Orchard Rd	0.06 SE	2011	13,723	MPSI	.76

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10/25/2012

Demographic Market Comparison Report – 1 Mile

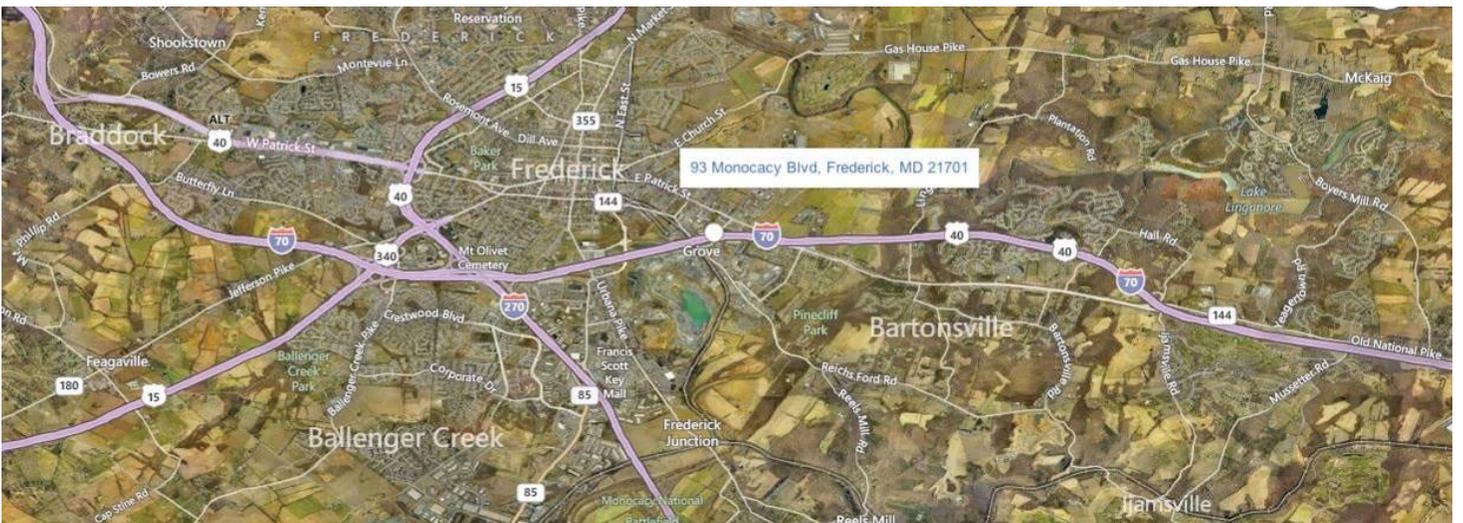


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Patrick East Business Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on Interstate 70 to Exit 55 to East South Street (Reichs Ford Road). Turn Right and Continue North Under I-70. Turn Right onto Monocacy Blvd. Turn Left Immediately into Patrick East Business Center. Building 93 is the First Building on Left. Building 95 is the 2nd Building on Left. Building 97 is the 3rd Building further up on the Right.

Subject Property



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