

4,232 SF Warehouse Space for Lease
With Rear Fenced 2,310 Storage Yard
4,232 SF @ \$8.00 SF NNN

Patrick East Business Center – Bldg. 2
95 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.
Warehouse Ceiling Height is 14'. Free Surface Parking with Security Lighting.
All units have Gas Heat and are Sprinklered and Monitored. Zoning is M1**

Building 2 - Suites Available:

Warehouse Space Available (Loading Dock & Restroom)	SF	Base Price	Base Monthly	NNN 2.30	Total Monthly Rent
B6 & B7 - Open Area	4,232	\$8.00	\$2,821.33	\$811.13	\$3,632.47

Space includes Two Restrooms, One Dock Door and Storefront Entrance, Front Windows and Three Phase Power. Also Includes Rear Roll-Up Door with Fenced 2,310 SF Storage Yard

FOR ADDITIONAL INFORMATION CONTACT:
Nancy Green
240-529-0135 or 301-748-3321

All information deemed reliable, but not guaranteed

Mackintosh Commercial
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com
www.NGreen.com

Suites B6 and B7 = Total of 4,232 SF of Open Area.

These Two Suites have been Combined and Contain Two Loading Docks. Plus a Rear Pull Up Door with a Fenced 2,310 SF Storage Yard.

One Pull Up Dock Door and Storefront Entrance and Front Windows Overlooking the Right Side Dock. The Suite has Three Phase Power and Gas Fired Heaters in Warehouse. Two Restrooms are Located on the Right Side of the Suite to Maximize Open Warehouse Area.



Warehouse Exterior Rear View



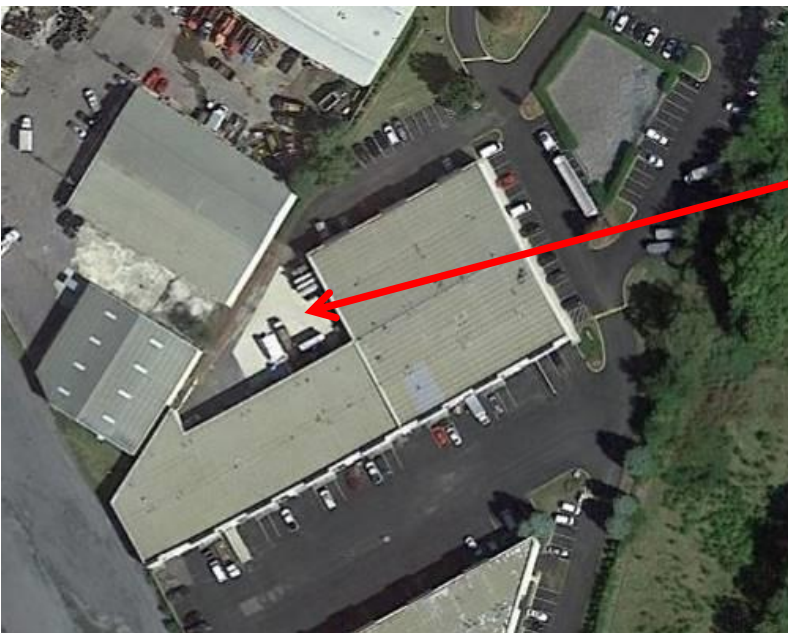
Warehouse Interior Front View



Warehouse Interior Rear View



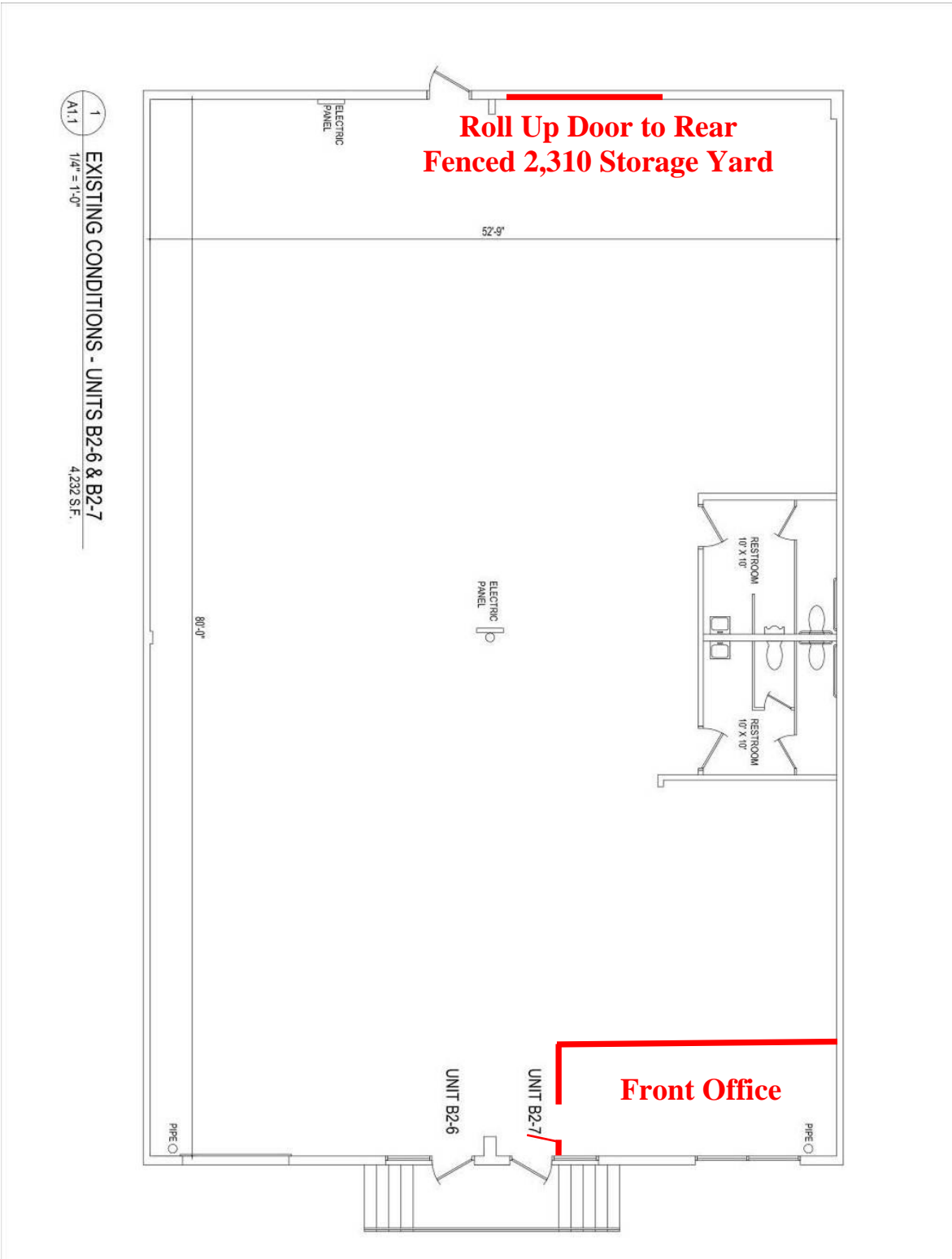
Two Restrooms on Right Side



2,310 SF Rear Storage Yard

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Building 2 – 95 Monocacy Blvd – Floor Plan

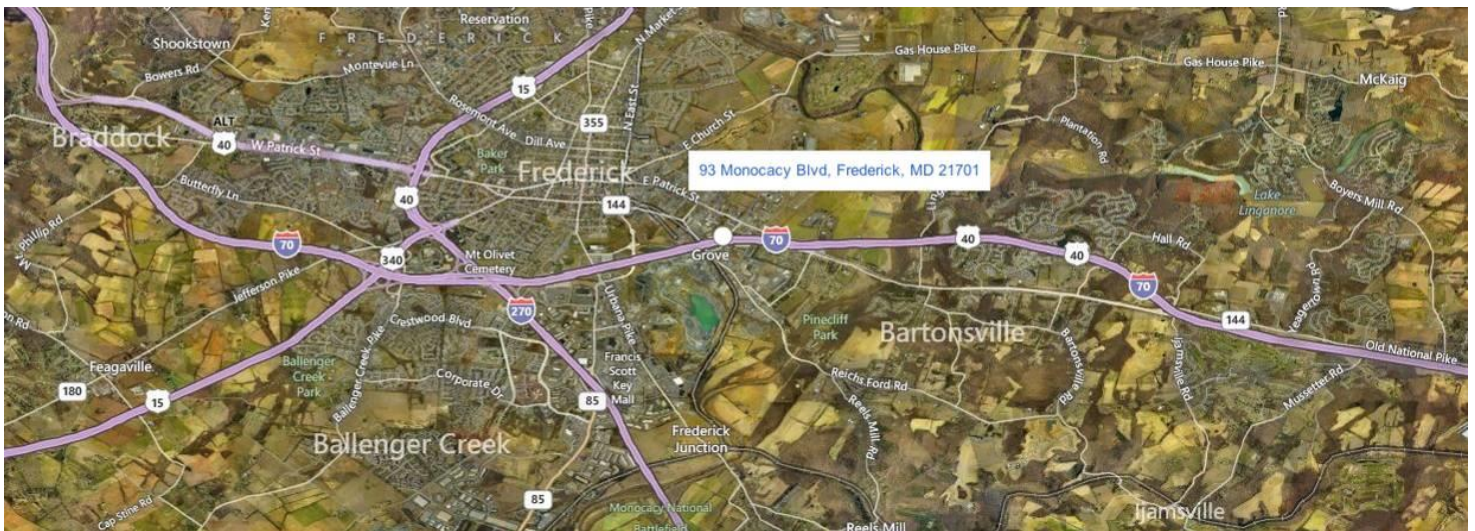
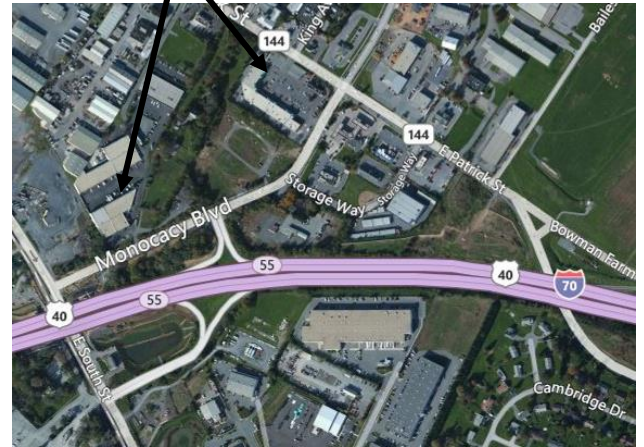
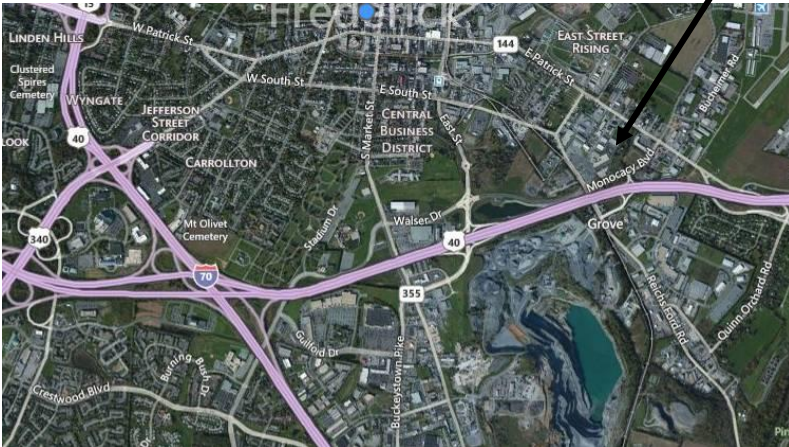


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Patrick East Business Center Directions:

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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