

MACKINTOSH, Inc.

COMMERCIAL BROKERAGE

Warehouse / Office Space for Lease
Suite 93 A1-5 - 2,080 SF – One Suite Left

Patrick East Business Center

93 Monocacy Blvd., Frederick, Maryland 21701



Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to E Patrick St 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

Suites Available:

Unit	SF	Base Price Per Square Foot	Base Monthly Rent	Monthly NNN \$2.50 SF Subject to Annual Adjustments- Bills Submitted as Received	Total Monthly Rent
93A1-5	2,080	\$10.00	\$1,733.33	\$433.33	\$2,166.67

Mackintosh Commercial
FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green

Call: 301-748-3321

Mackintosh Commercial

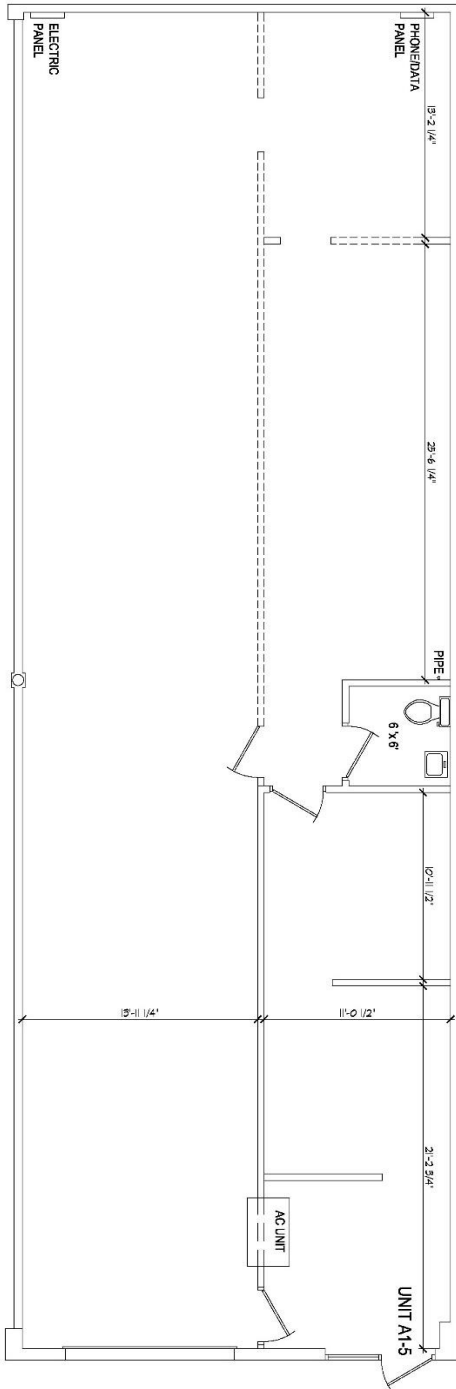
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com

All information deemed reliable, but not guaranteed

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Building 1 – 93 Monocacy Blvd – Floor Plan A1-5

Suites A1-5 = The Suite is 2,080 SF. The Suite has 2,080 SF of Office and Warehouse Space with a Drive In Dock Door. There is One Restroom in the Suite.

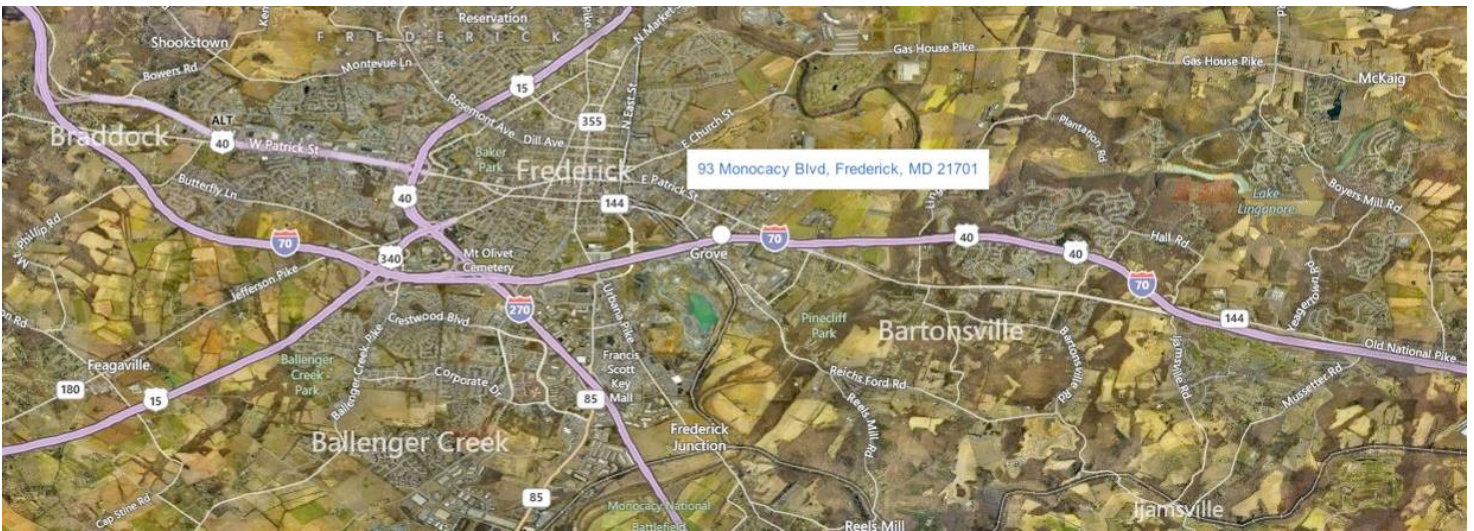
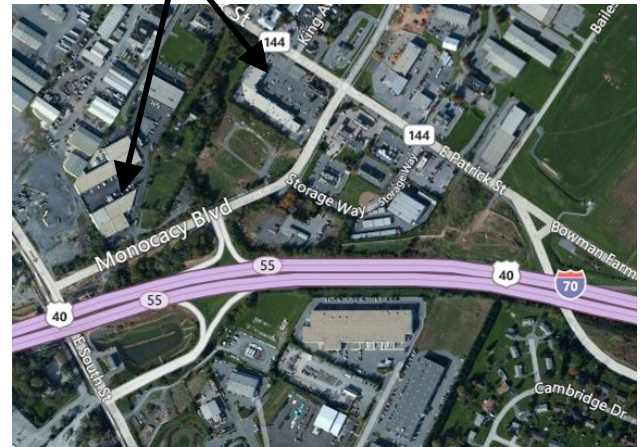
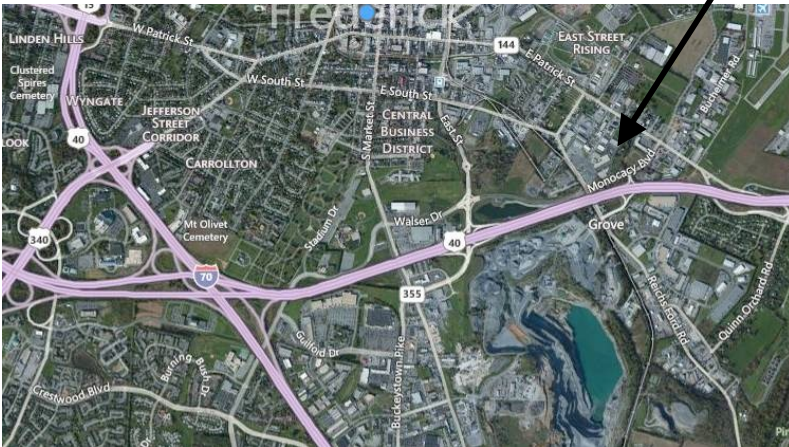


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Patrick East Business Center Directions:

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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