

**For Lease – Suite 119A - 3,772 SF
Warehouse / Office Condos
Owner Financing Available**

Hartz Building Warehouse / Office
1341 Hughes Ford Road, Frederick, Maryland 21701



The Hartz Building is located Adjacent to Frederick Airport and contains a mixed use of Warehouse and Office Space. Suites are available with Dock and Drive-In Doors.

Join other Tenants: Rehab2 Perform, Tuckers Taekwondo, X Factor Fitness, Dragon Distillery, That Auto Shop, and Bay Runner Shuttle.

Located Directly Across from Frederick Municipal Airport in Frederick's HUB Zone.
Contact Listing Agent for Pricing Information

[CLICK HERE FOR VIDEO OF INSIDE AND OUTSIDE OF SUITE](#)

Hartz Business Center - 1341 Hughes Ford Rd.- Unit 119A

3,772 SF				
Lease Year	Price Per SF	Base Monthly Rent	Monthly NNN (\$2.44 SF Annually, Subject to Annual Adjustments)	Total Monthly Rent
Year 1	\$10.00	\$3,143.33	\$766.97	\$3,910.31
Year 2	\$10.30	\$3,237.63	\$766.97	\$4,004.61
Year 3	\$11.02	\$3,334.76	\$766.97	\$4,101.74
Year 4	\$11.35	\$3,434.81	\$766.97	\$4,201.78
Year 5	\$11.70	\$3,537.85	\$766.97	\$4,304.82

All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green – 301-748-3321

Email: Nancy@ngreen.com

Website: <http://www.ngreen.com>

Mackintosh Commercial Brokerage

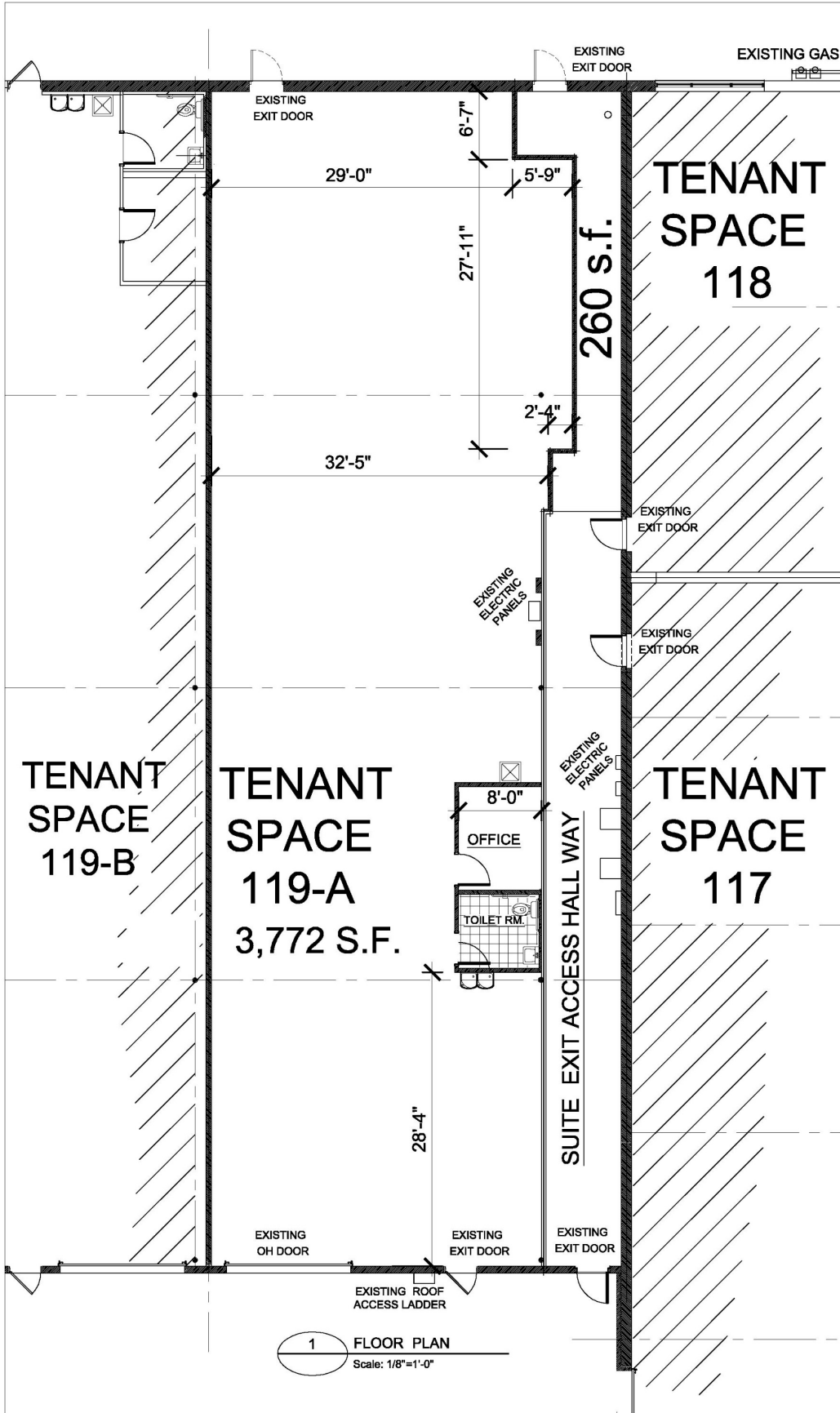
262 W. Patrick Street

Frederick, Maryland 21701

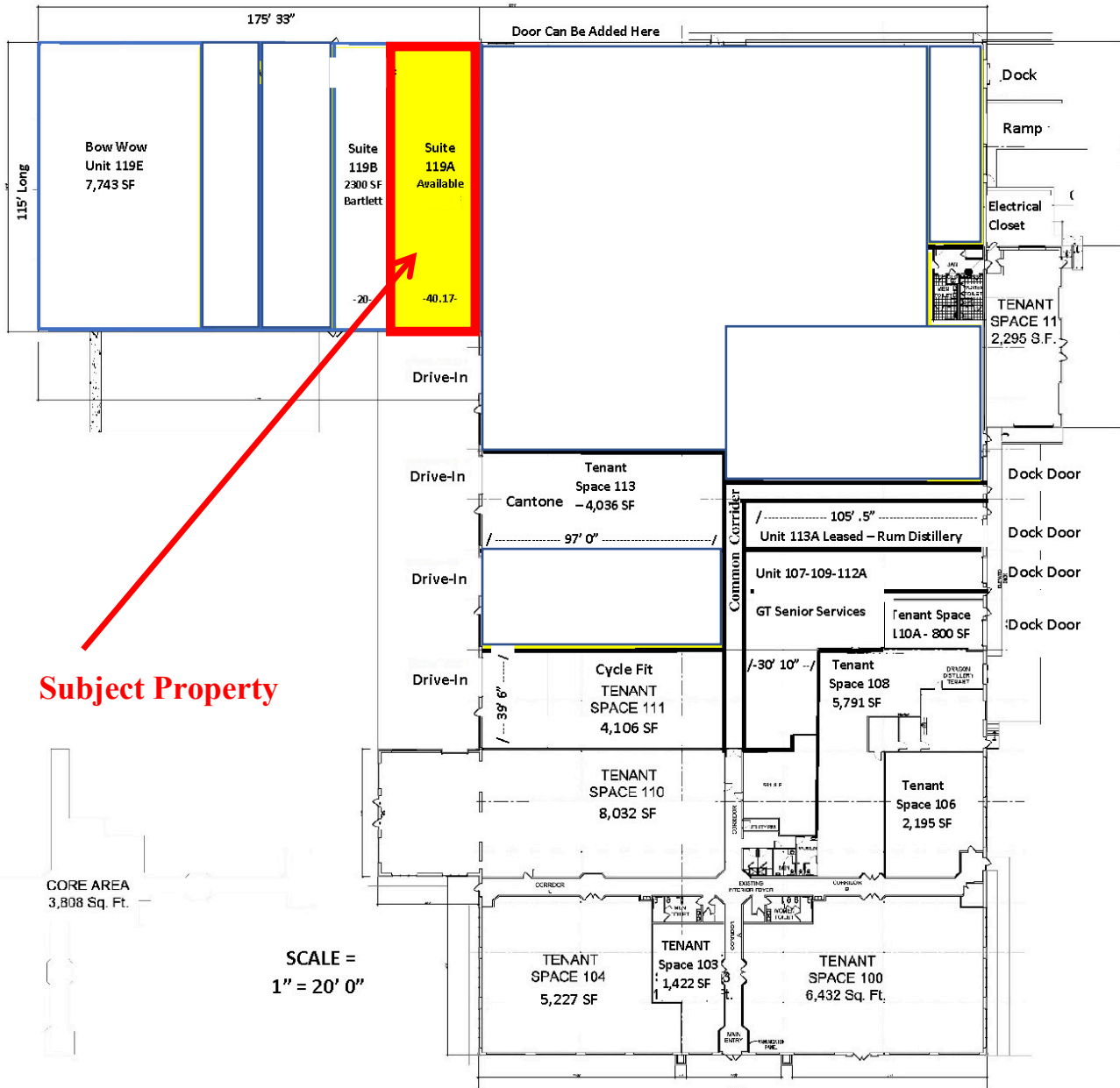
Broker: 1-800-727-SOLD

Fax #: 1240-489-7932

Hartz Building – Suite 119A – 3,772 SF



Hartz Building - Suites Available



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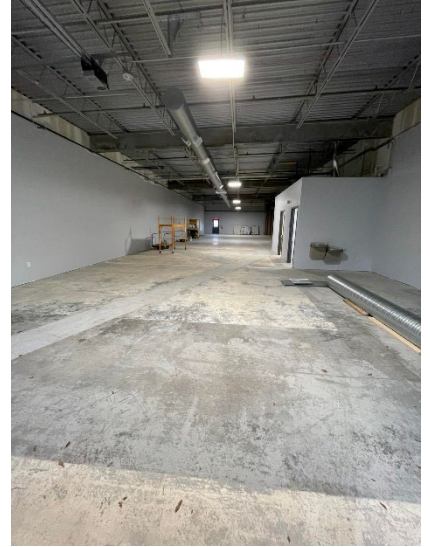
Hartz Building Photos



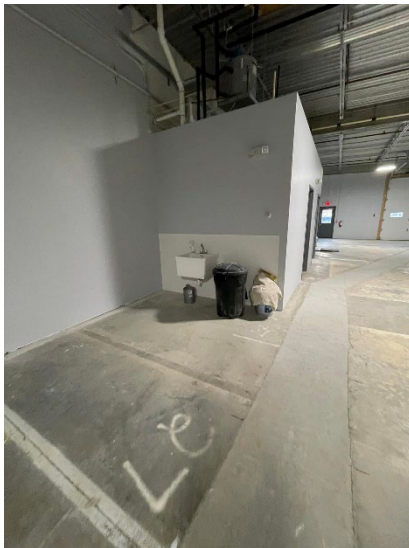
VIEW TO FRONT



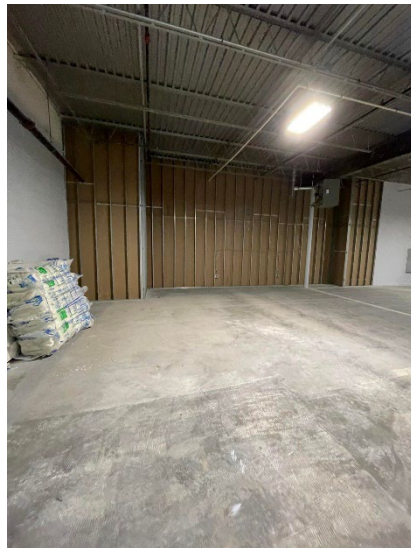
DRIVE IN HIGH DOORS



VIEW TO REAR



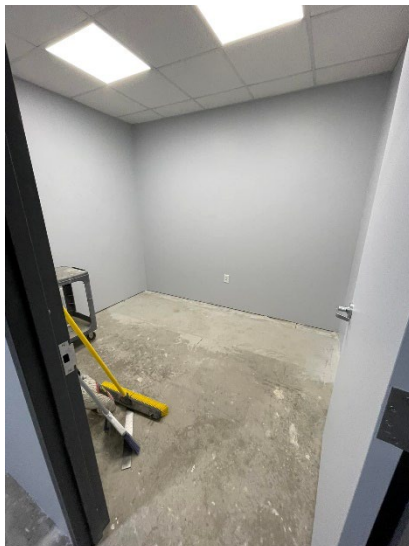
OFFICE / BATHROOM



REAR RIGHT SIDE



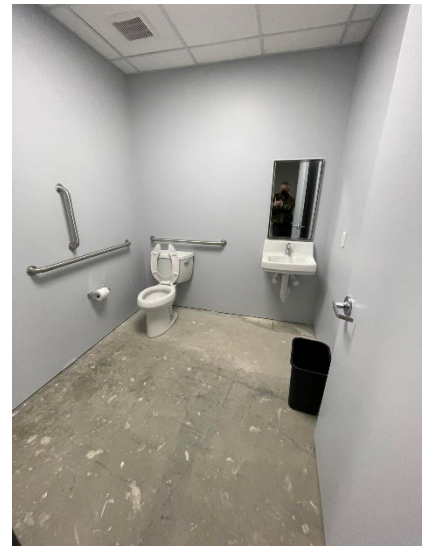
ELECTRICAL



OFFICE



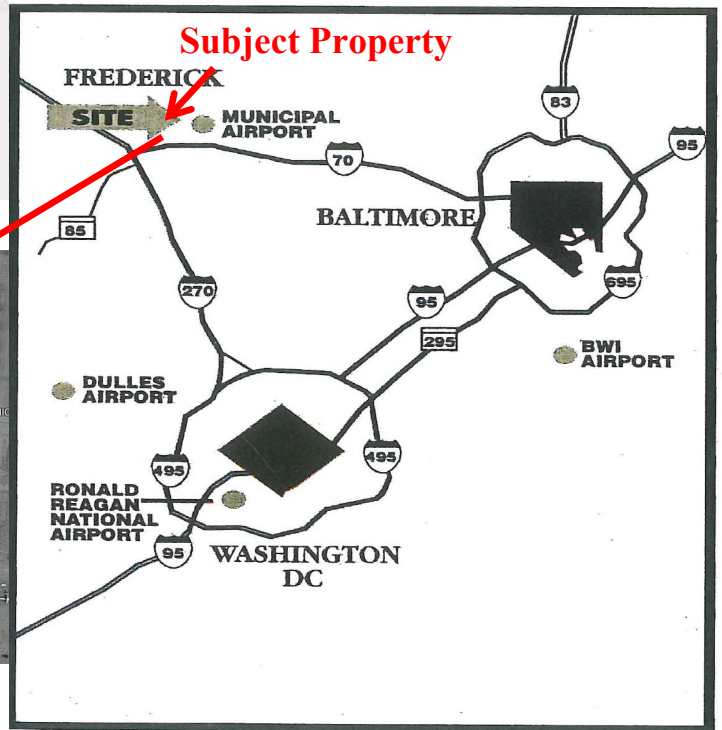
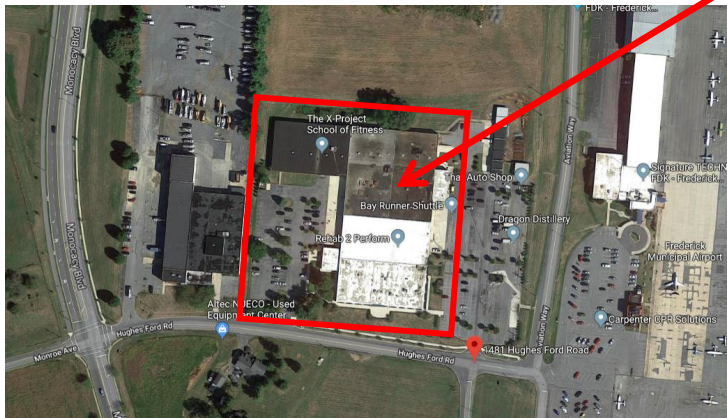
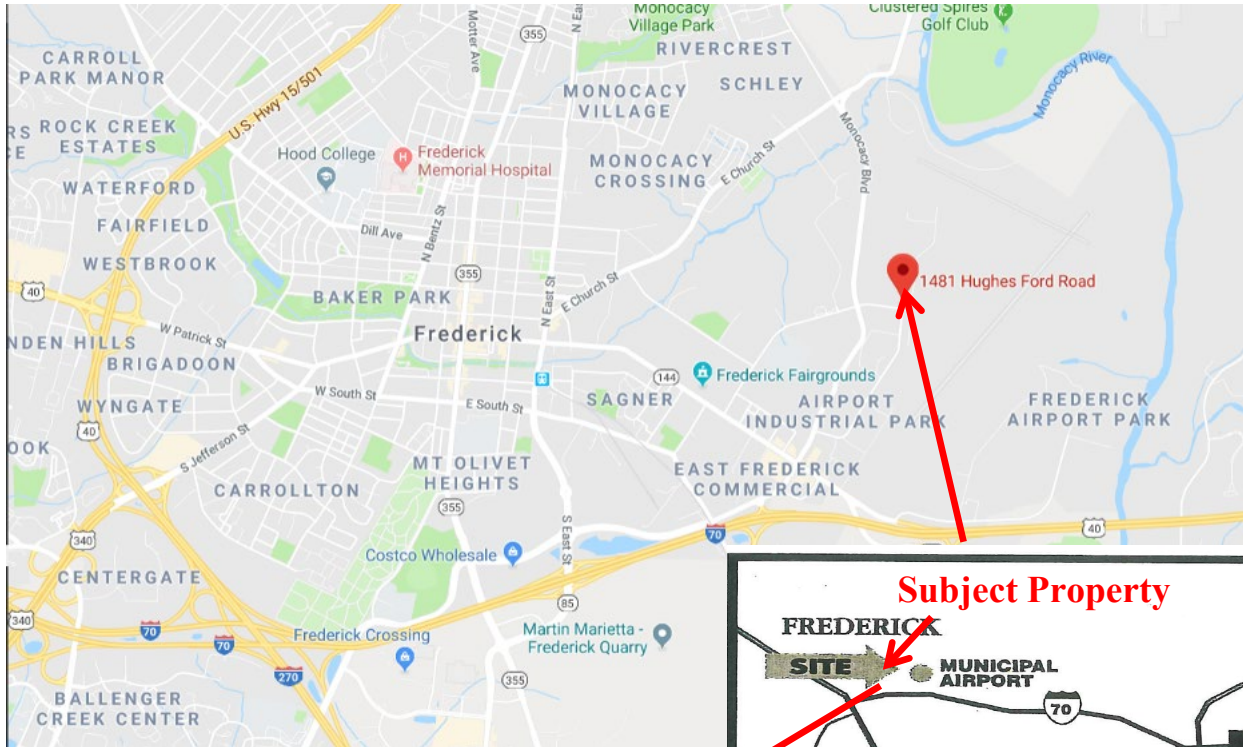
OUTSIDE REAR VIEW



BATHROOM

Hartz Building Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on I-70 E. Take Exit 55 toward South St/Fairgrounds. Turn Right onto East South Street. Turn Right at the first cross street onto Monocacy. Turn Right onto Hughes Ford Road to Property on Left at 1481 Hughes Ford Road.



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**FOR ADDITIONAL INFORMATION
CONTACT:**

**Jody Bell - Call: 240-674-3937
or Nancy Green - Call: 301-748-3321**

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