MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

For Sale/Lease - Warehouse/ Office Condo with One High Drive In Door

SUITE 117 = 11,052 SF – For Lease @ $14 PSF + NNN ($4.11 PSF)

For Sale @ $2,210,400 - Can be combined with Hartz 114 with Dock Door for 20,537 SF

Hartz Building Warehouse / Office

Suite 117 - 1341 Hughes Ford Road, Frederick, Md 21701





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

Updated Electric (3 Phase Available)	Handicapped Restroom

11,052 SF Total					
Lease Year	Price Per SF	Base Monthly Rent	Monthly NNN ($4.11 SF Annually, Subject to Annual Adjustments)	Total Monthly Rent	Annual Base Rent
Year One	$14.00	$12,894.00	$3,785.31	$16,679.31	$154,728.00
Year Two	$14.70	$13,538.70	$3,785.31	$17,324.01	$162,464.40
Year Three	$15.44	$14,215.64	$3,785.31	$18,000.95	$170,587.62
Year Four	$16.21	$14,926.42	$3,785.31	$18,711.73	$179,117.00
Year Five	$17.02	$15,672.74	$3,785.31	$19,458.05	$188,072.85

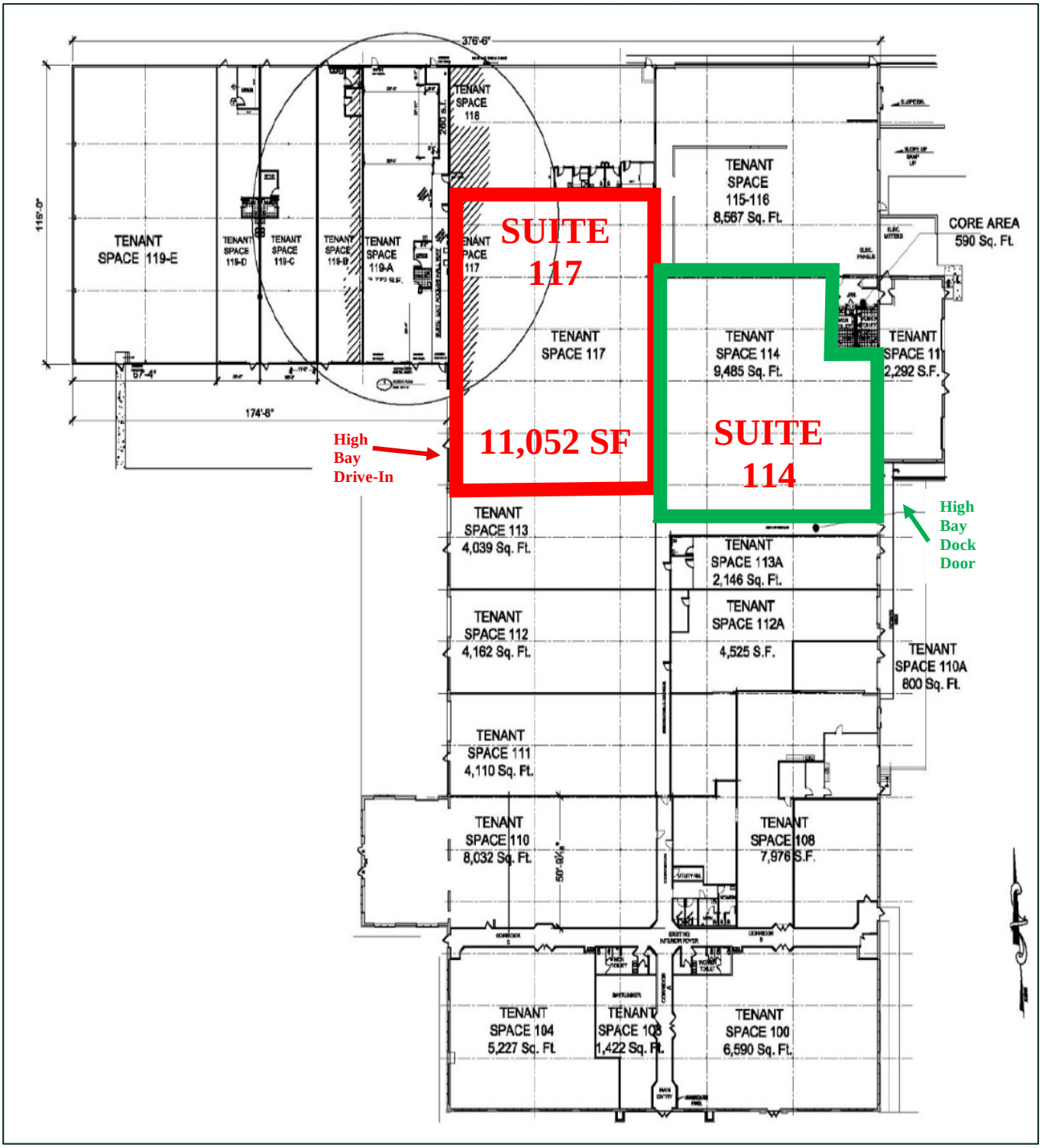
Contains One Large Open Warehouse Suite with a High Drive-In Door, Doors have Electric Roll-Up Door, Three Phase Electric, Entrance Office, & a restroom.

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

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 117



All information deemed reliable but not guaranteed.

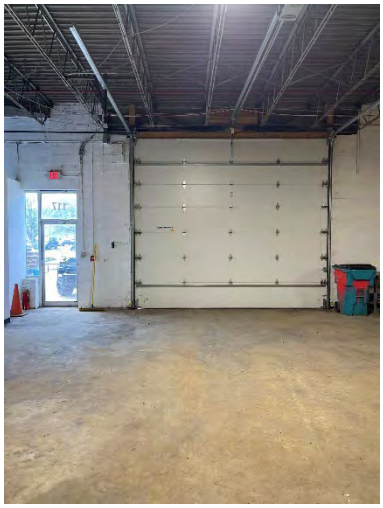
Hartz Building – Pictures – Suite 117



View of Entrance Door



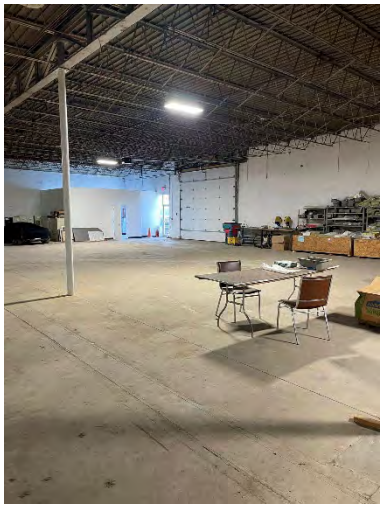
View of Drive-In Door



Inside View of High Drive In



Inside Entrance Office



Inside View of Drive-In



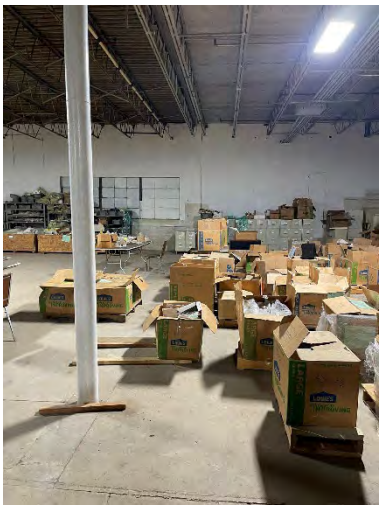
Inside View of Bathroom



Inside View West Side

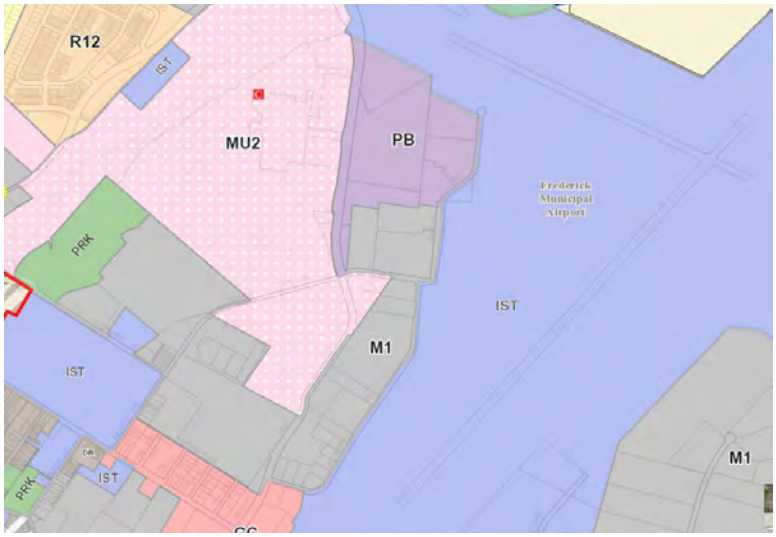


Inside View of North Side



Inside View South Side

Hartz Building – Zoning



Frederick City
Zoning – Light Industrial (M1)

The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone..

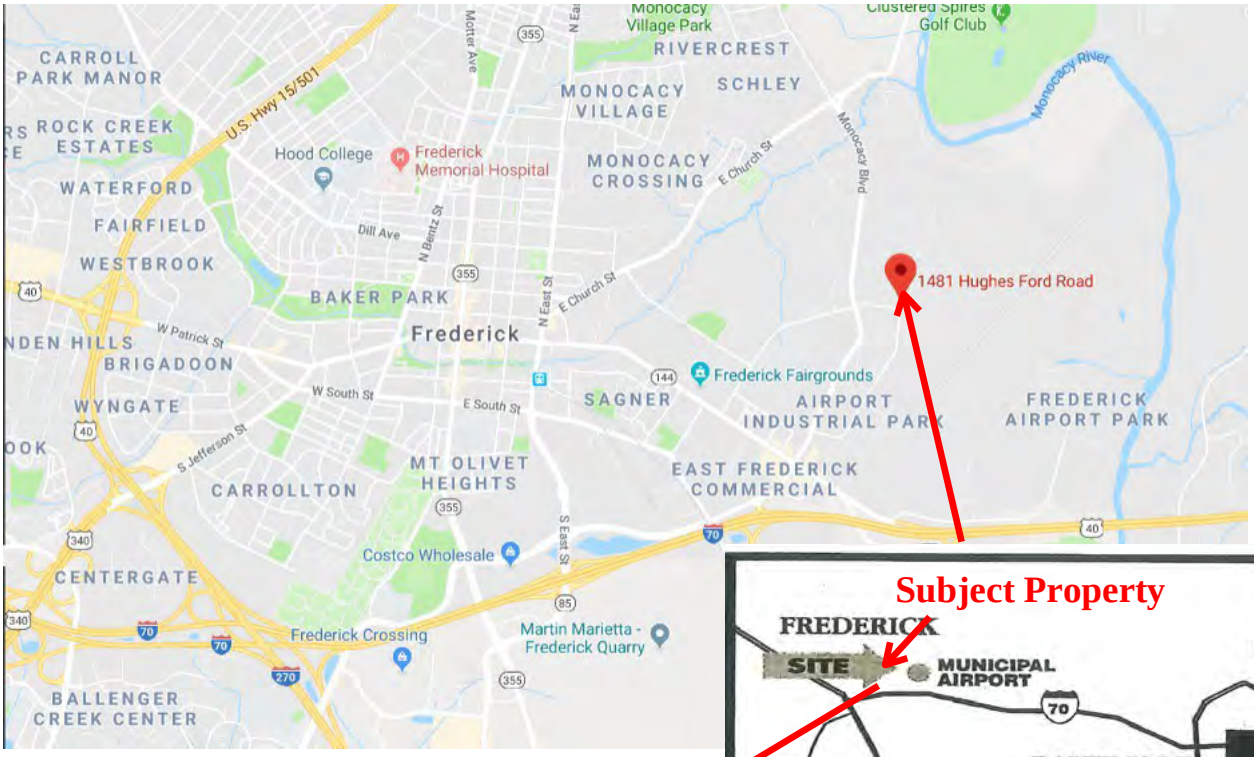
P = Some Permitted Uses

- Offices, Business & Professional
- Janitorial Services
- Vehicle Services, Auto Repair Shop Vehicle Services, Truck (1-ton+) Service and Repair Shop
- Truck Sales & Rental (Over 1 ton)
- Animal Care Services (Including Grooming and Boarding) and Commercial kennel
- Automotive Service and Sales
- Vehicle Storage Yards (RVs, etc.) and Storage Yards
- Broadcast and Recording Studio
- Appliance Repair
- Carpenter / Cabinet Maker
- General Building Contractor
- Electrician
- Locksmith
- Plumber
- Roofer
- Sign Contractors and Utility Contractors and Building Tradesman (not otherwise listed)
- Construction Equipment (Sales, Service, and Rental)
- Farm Supplies & Hardware (including landscape, and garden supply sales)
- Farmers Market
- Fertilizer Sales
- Garden center, including sales of trees, shrubs, garden supplies and Fertilizer Sales
- Industrial equipment, plumbing supplies and other heavy consumer goods not otherwise listed, sales and service, with outdoor storage.
- Mobile Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Taxidermy
- Tires, Batteries, Mufflers

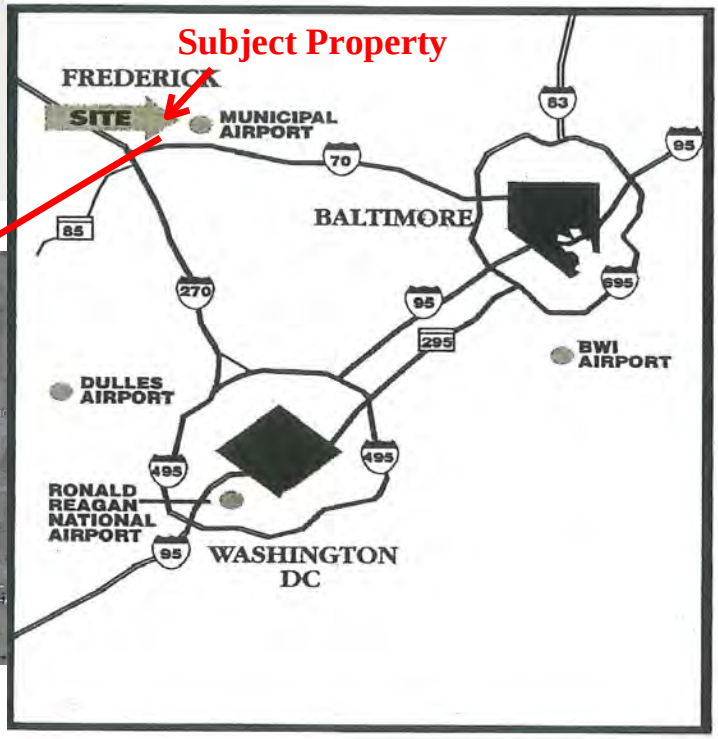
All information deemed reliable but not guaranteed.

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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