

 MACKINTOSH, Inc. **Ideal Contractor / Office Use / Medical**
Commercial Brokerage



For Sale @ \$1,600,000
For Lease 3,973 SF @ \$14 SF + NNN

Move-In Ready Office Space Designed for Growth

3,900 SF | 6008 Fair Oaks Drive | Frederick, MD

PROPERTY OVERVIEW

[Click Here for Outside Video](#)

This newly renovated upper-floor office suite offers 3,900 SF of flexible, professional space in a freestanding building. The layout includes five private offices, a large open floor plan for meetings or collaboration, a kitchenette, restroom, and multiple storage rooms. Available for immediate occupancy.

[Click Here for Inside Video of 1st Floor](#)

[Click Here for Inside Video of 2nd Floor](#)

SITE & LOCATION

Situated on approximately one-third of an acre with ample on-site parking, this property is surrounded by grass and mature trees and offers quick access to Route 15 and Route 340. Located adjacent to Jefferson Tech Park. Well and septic on site.

ZONING

Currently zoned LI (Light Industrial) zoning

LEASE TERMS

Base Rent: \$14.00 / SF | NNN: \$2.48 / SF Year 1 Gross Monthly Rent: **\$5,386.21**

Five (5) year term with 5% annual increases

Schedule a Tour Today Nancy Green · Mackintosh
Commercial · 301-748-3321 · nancy@ngreen.com



Directions: From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road

**6008 Fair Oaks Drive Offering a
7,844 SF Free-Standing Building on 29,620 SF (0.68Acre).**

The Property is located off of Jefferson Pike with access to Route 15 & Interstate 70. Zoning is LI (Light Industrial). Property has 12 X 14 Foot Drive-In Door & 13+ Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed.

3,973 SF		6008 Fair Oaks Drive, Frederick, Maryland 21702			
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$2.48 SF - Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$14.00	\$4,635.17	\$821.09	\$5,456.26	\$55,622.00
Year 2	\$14.70	\$4,866.92	\$821.09	\$,301.90	\$58,403.10
Year 3	\$15.44	\$5,111.93	\$821.09	\$5,933.02	\$61,343.12
Year 4	\$16.21	\$5,366.86	\$821.09	\$6,187.95	\$64,402.33
Year 5	\$17.02	\$11,123.50	\$821.09	\$12,816.50	\$67,620.46

ADDITIONAL INFORMATION CONTACT:

Nancy Green -
Call: 301-748 3322

Mackintosh Commercial

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

6008 Fair Oaks Drive – Zoning LI (Light Industrial)

Frederick County Zoning – Limited Industrial District (LI) The Limited Industrial District (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

P = Some Permitted Uses:

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to: Contractors Office or Storage • Child Care Center/Nursery School • Place of Worship

- Limited Manufacturing and Assembly Use • Nursery Retail and Wholesale
- Sports Recreation Facility
- Forestry • Caretaker Residence in Conjunction with a Permitted Use • Motel, Hotel • Auction House
- Boats, Sales and Service • Farm Equipment Sales or Service • Feed and Grain Mill • Furniture Repair
- Lumber Yard • Mobile Home Sales • Stone Monument Sales and/or Processing • Broadcasting Studio
- Communication Towers • Bus Depot • Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding • Commercial School or Education Program • Landscape Contractor
- Medical Clinic • Office Business • Photography Studio • Restaurant • Agricultural Products Processing
- Bottling Plant • Carpet or Rug Cleaning • Petroleum Products Storage
- Laboratory Research, Experimental or Testing • Industrial Laundry and Dry Cleaning • Self-Storage Units
- Wholesaling and/or Warehouse • Automobile Part Sales and Installation • Automobile Filling & Service Station
- Carwash • Automobile Repair or Service Shop • Automobile Sales and Service Center • School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal • Auction Sales – Animals • Racetracks
- Health Club, Fitness Center, Vocational Training Facility • Night Club, Tavern, Lounge • Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery • Aircraft Landing and Storage Areas,
- Agricultural Activities • Apiary • Agritourism Experience • Arena or Stadium • Nongovernmental Utilities
- Recycling Pickup and Distribution Centers

6008 Fair Oaks Drive – Frederick County Tax Credits

[Discover Frederick Maryland \(discoverfrederickmd.com\)](http://discoverfrederickmd.com) [Click Here](#)

6008 Fair Oaks Drive – Pictures:

6008 Fair Oaks Drive is a 7,844 SF Free Standing High Bay Flex Building on 29,620 SF (0.68Acre). Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13 Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed. Air Conditioning in the Work Area and Office. Two Restrooms (One on Each Floor). Heat in the Warehouse. LED Lighting. Warehouse Shelving, Large Kitchen Area, Well and Septic.



Front & Side Outside View From Parking



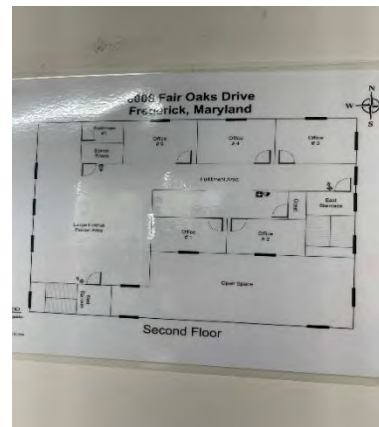
Rear View of Building High Bay Drive-In Door



Large Open "L" Shaped Area



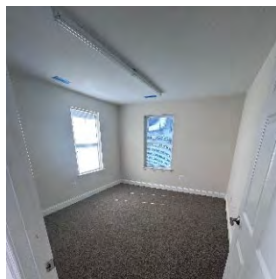
One of Two Stairwells



2nd Floor – Floor Plan (5 Offices)



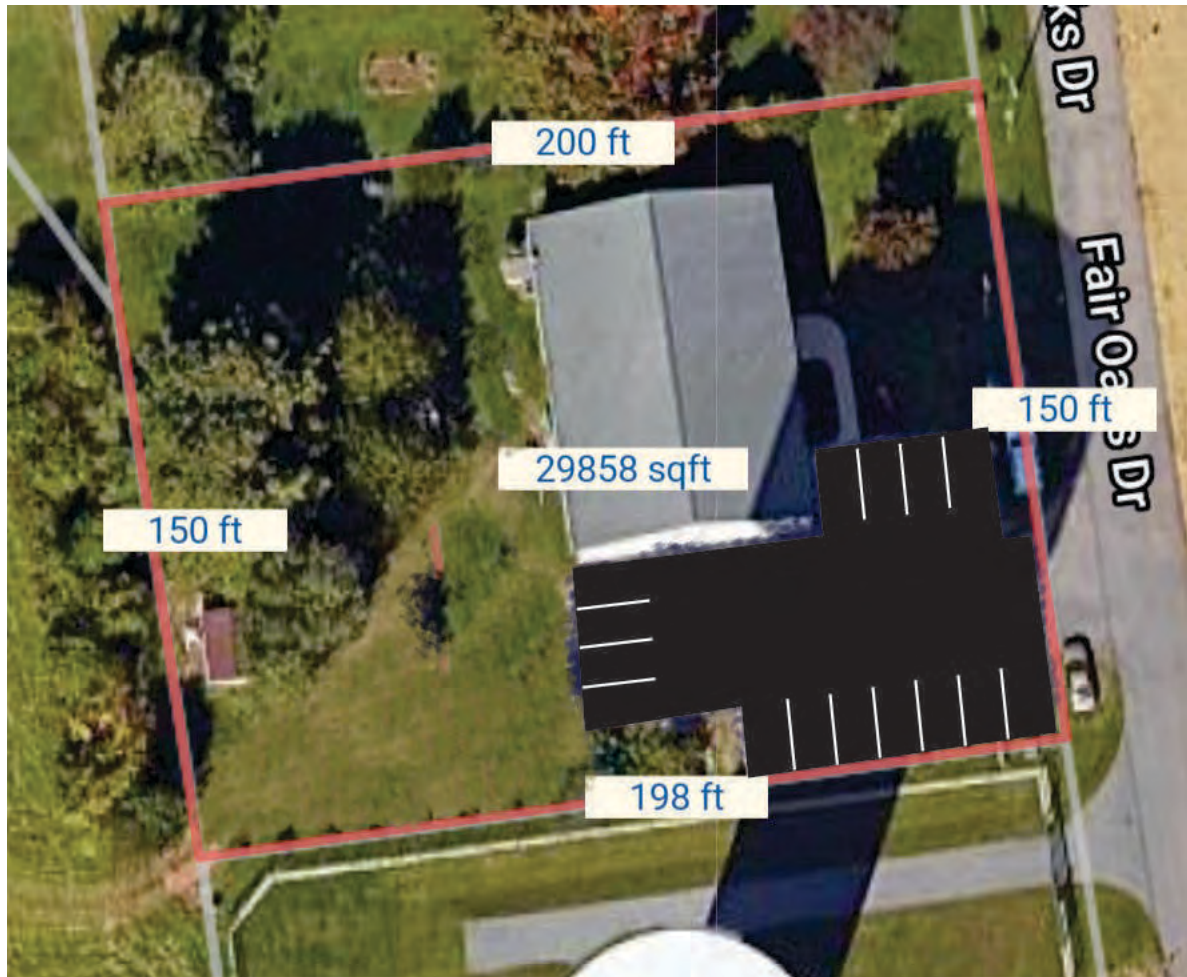
Kitchenette and Storage Room



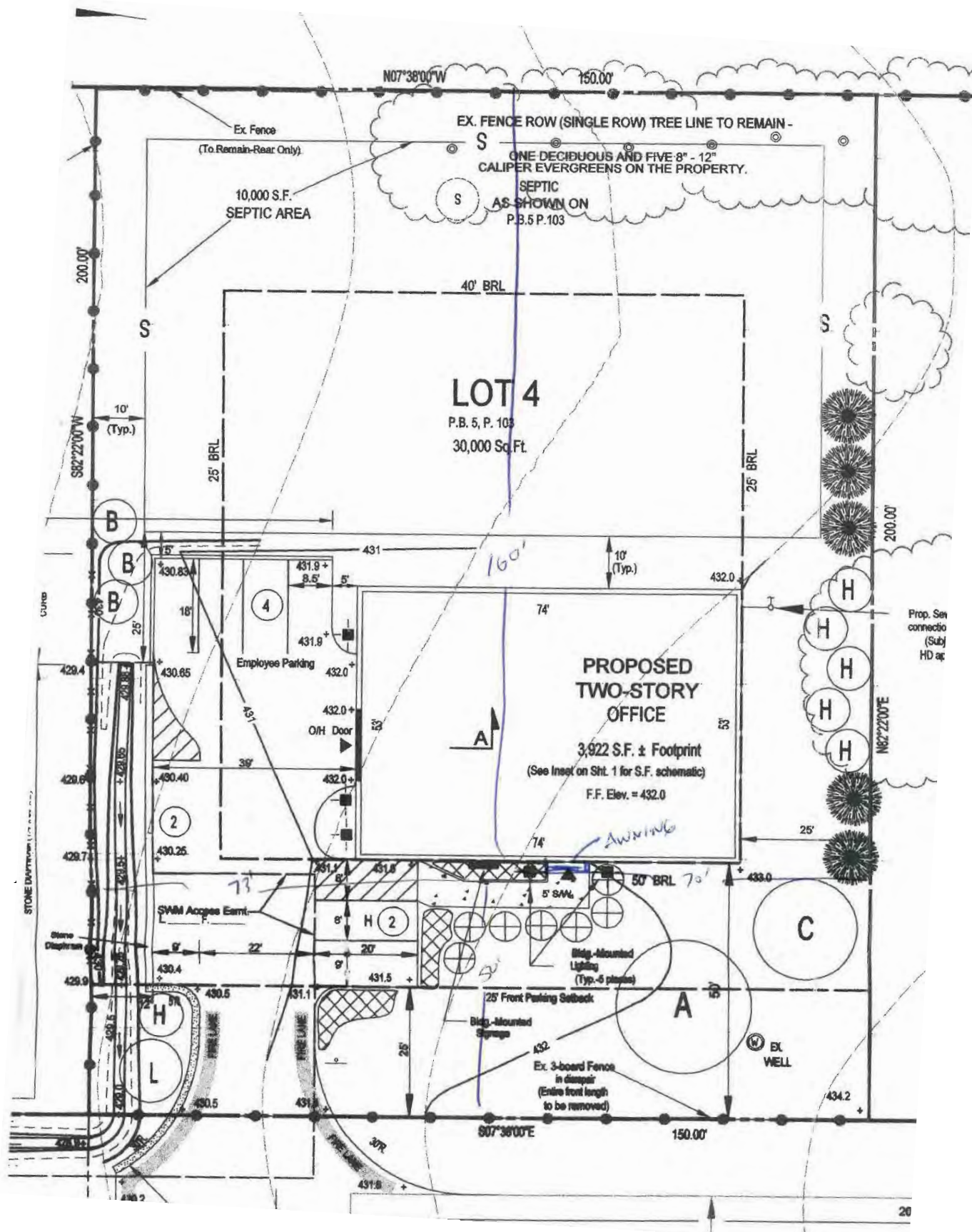
Five Offices Total



6008 Fair Oaks Drive – 3/4 Acre Lot – Extra Parking Available

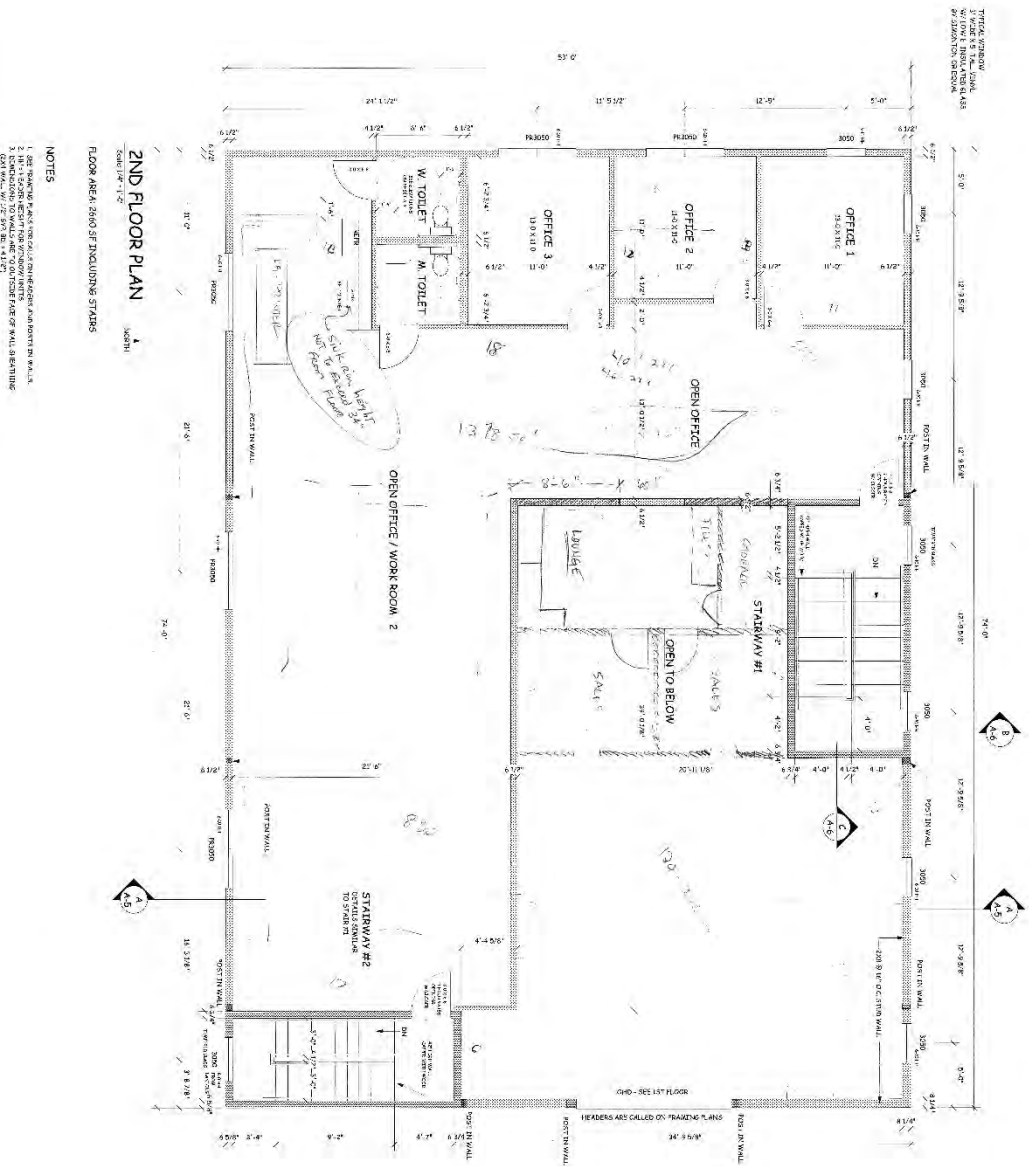


All information deemed reliable, but not guaranteed.



Fair Oaks Drive

- Second Floor Plan

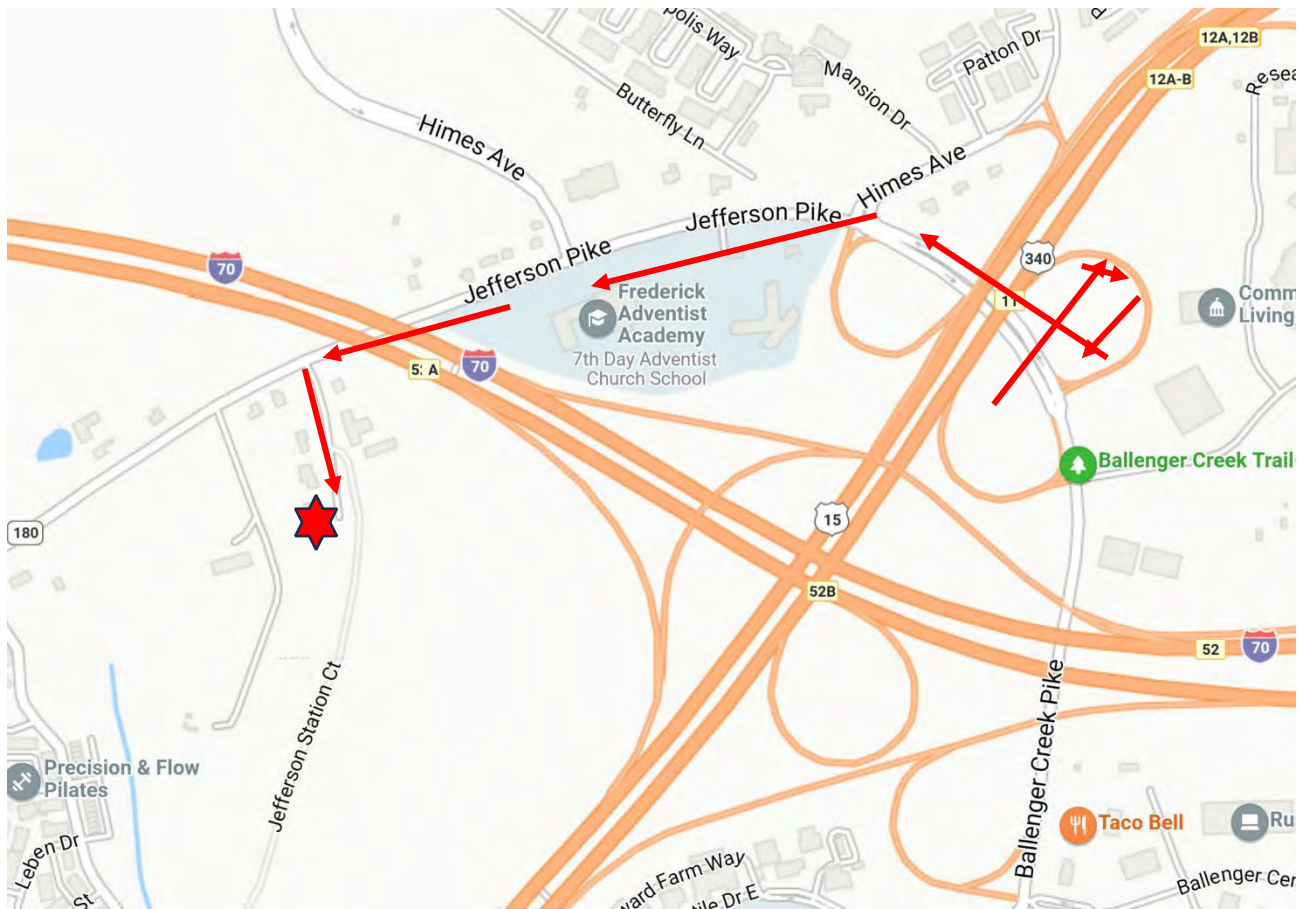


2ND FLOOR PLAN	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
A-3	

REVIEWED PER PLAN REVIEW AS NOTED

CONFORMS WITH THE MARILAND ACCESSIBILITY CODE

6008 Fair Oaks Drive, Frederick, MD – Location and Directions



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**FOR ADDITIONAL INFORMATION
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