

Warehouse / Office Space for Lease
2,080 SF @ \$13.00 PSF + \$3 PSF NNN
With Drive in Door

Patrick East Business Center

93 Monocacy Blvd., Suite A4, Frederick, Maryland 21701



Commercial Industrial Warehouse Space Conveniently Located Near I- 70 Exit and Adjacent to East Patrick Street and Monocacy Blvd. 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'. All units have Gas Heat and are Sprinklered and Monitored. Zoning is M1. Free Surface Parking with Security Lighting.

PEBC Building 1 - 93 Monocacy Boulevard - Unit 93A4
Total SF 2,080

Lease Year	Base Price Per SF	Monthly Base Rent	Monthly NNN \$3.00 SF	Total Monthly Lease costs *Utilities billed separately	Annual Base Rent
Year One	\$13.00	\$2,253.33	\$447.50	\$2,700.83	\$27,040.00
Year Two	\$13.39	\$2,320.93	\$447.50	\$2,768.43	\$27,851.20
Year Three	\$13.79	\$2,390.56	\$447.50	\$2,838.06	\$28,686.74
Year Four	\$14.21	\$2,462.28	\$447.50	\$2,909.78	\$29,547.34
Year Five	\$14.63	\$2,536.15	\$447.50	\$2,983.65	\$30,433.76

Due at Lease Signing:

First Month's Base Rent	\$2,253.33
First Month's Expenses	\$447.50
Security Deposit	<u>\$2,253.33</u>
Total Due at Lease Signing	\$4,954.17

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green - 301-748-3321

Email: Nancy@Ngreen.com

Mackintosh Commercial

262 W. Patrick Street Frederick, Maryland

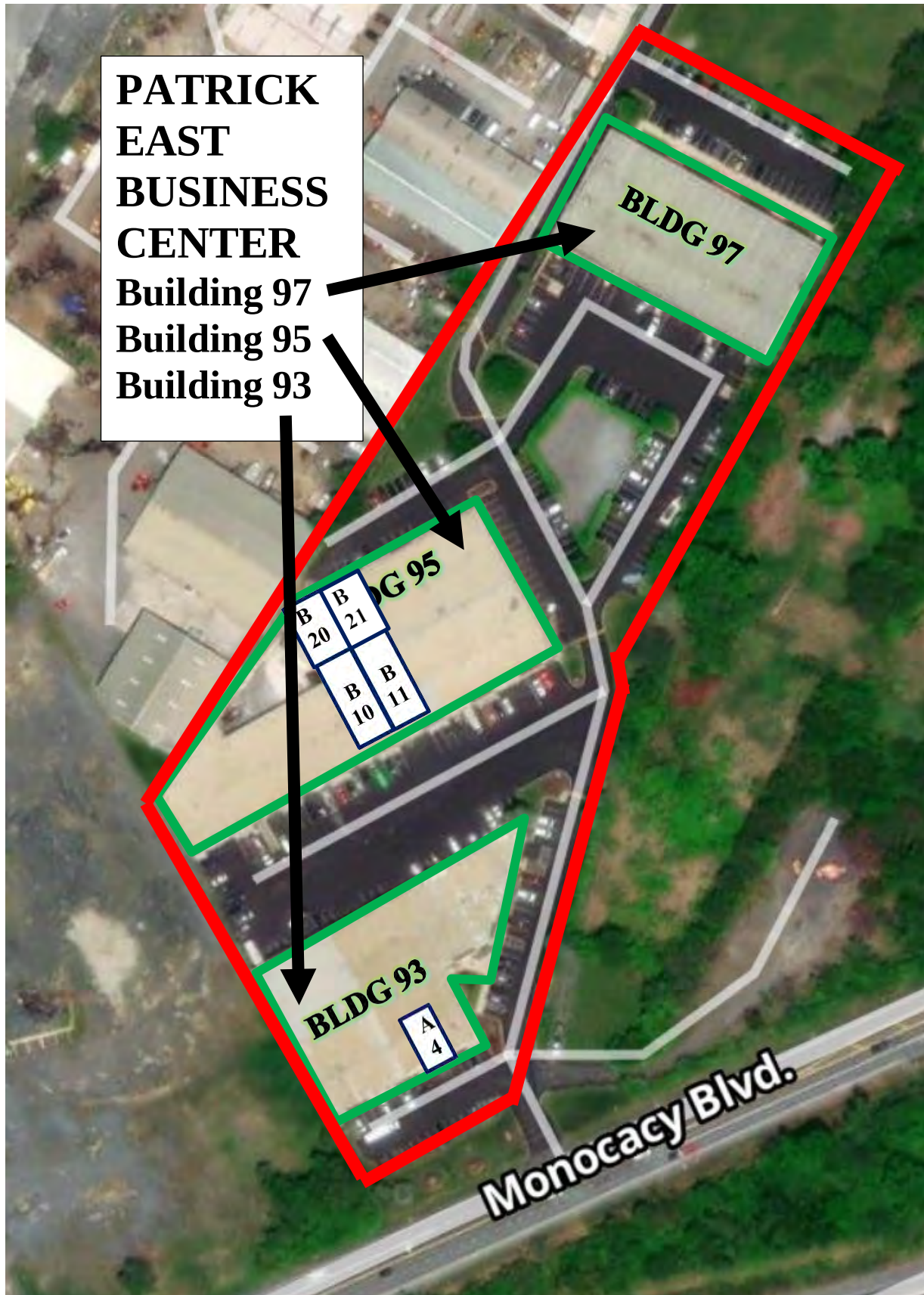
21701 Broker: 1-800-727-SOLD

Fax # : 1-240-489-7932

Email : Nancy@ngreen.com

www.NGreen.com

Patrick East Business Center Layout of Buildings 93 / 95 / 97



Building 1 – 93 Monocacy Blvd - Suites Available: Suites

A4 = The Suite is 2,080 SF.

The Suite has 2,080 SF with a Large Open Warehouse Space with a Drive In Door. There is One Restroom in the Suite.



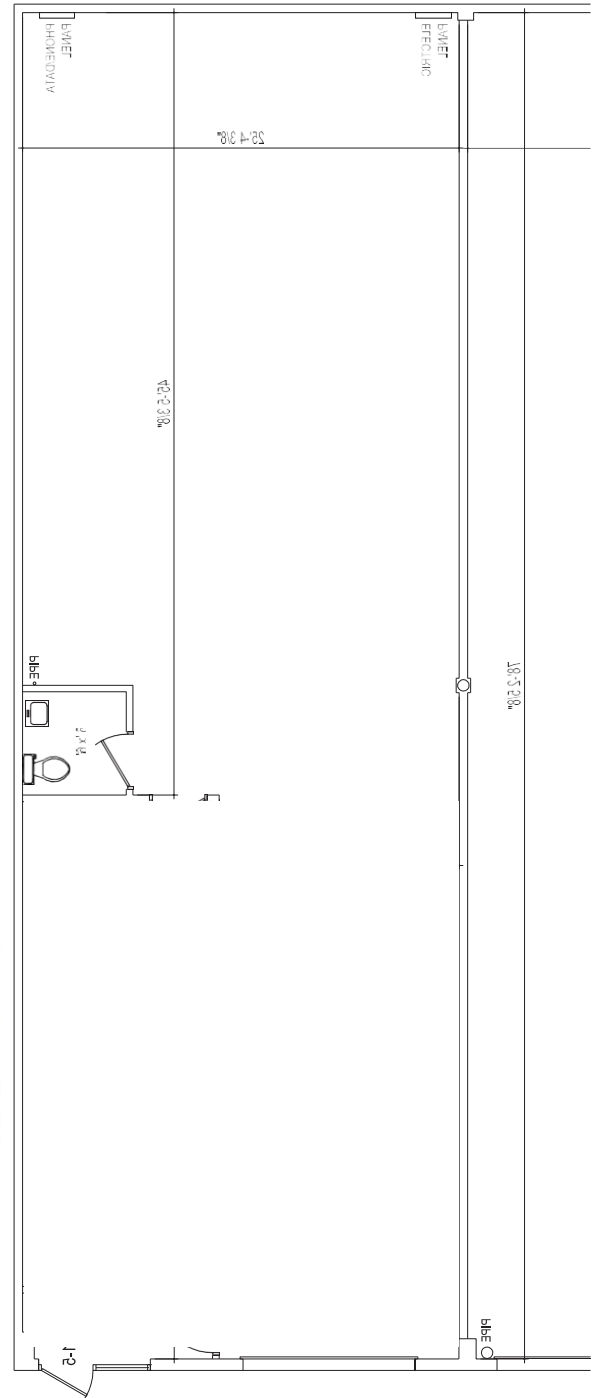
Front View with Drive In Door



View to Front & Drive In Door



View to Rear of Unit

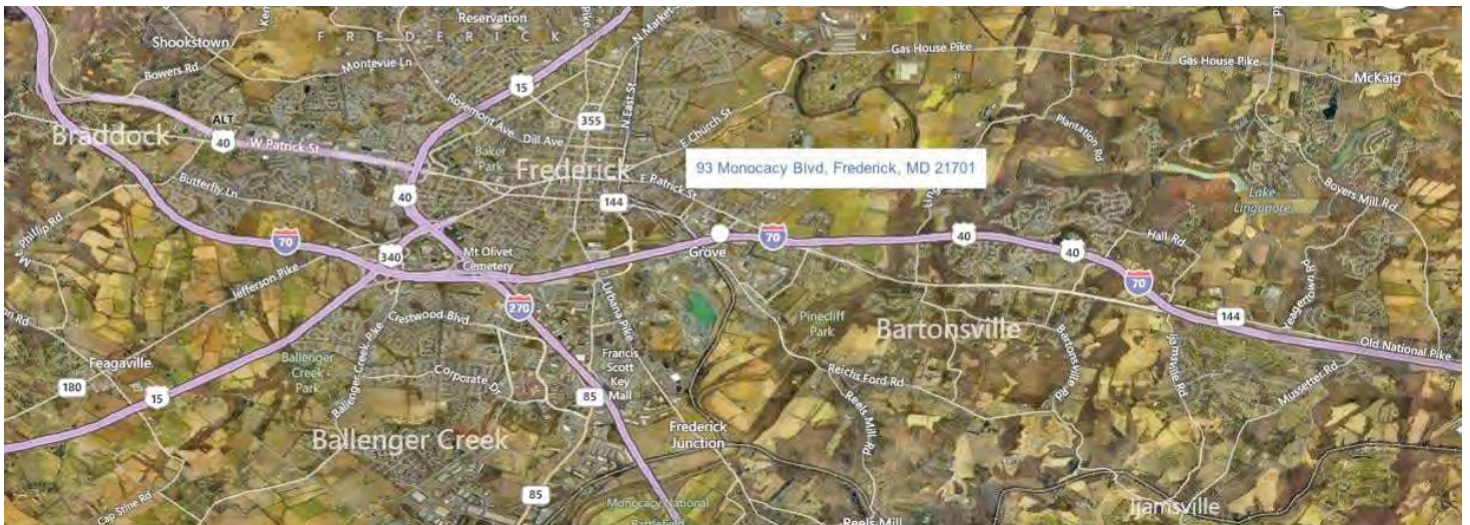
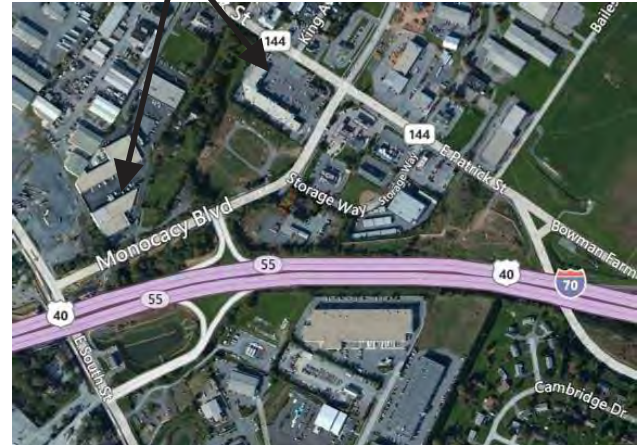


All information deemed reliable but not guaranteed.

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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