

SALE / LEASE

605 E. Church Street
Frederick, MD


FREDERICK
COMMERCIAL
REAL ESTATE



48,000 SF Conditioned Warehouse
on 4.79 acres

CHRIS KLINE JR. | BROKER OF RECORD

MOBILE 301.401.4106 | OFFICE 240.457.4802

ckline@FredCommercial.com | www.Frederick-Commercial.com

*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

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PROPERTY OVERVIEW

Building size: 48,000+ sf

Lot size: 4.79 acres

Zoned: City of Frederick Mix Use (MU)

Lease Rate: \$8.00 NNN per sf

Offering Price: \$5,350,000.00 or \$111.45 per sf

FEATURES

Fully conditioned warehouse

Fully sprinkled

Ceiling heights 18'-20'

12 dock doors

Multiple points of ingress/egress

Approx. 10k sf of existing office

Approx. 110 stripped parking spaces
or 2.2/1,000 sf

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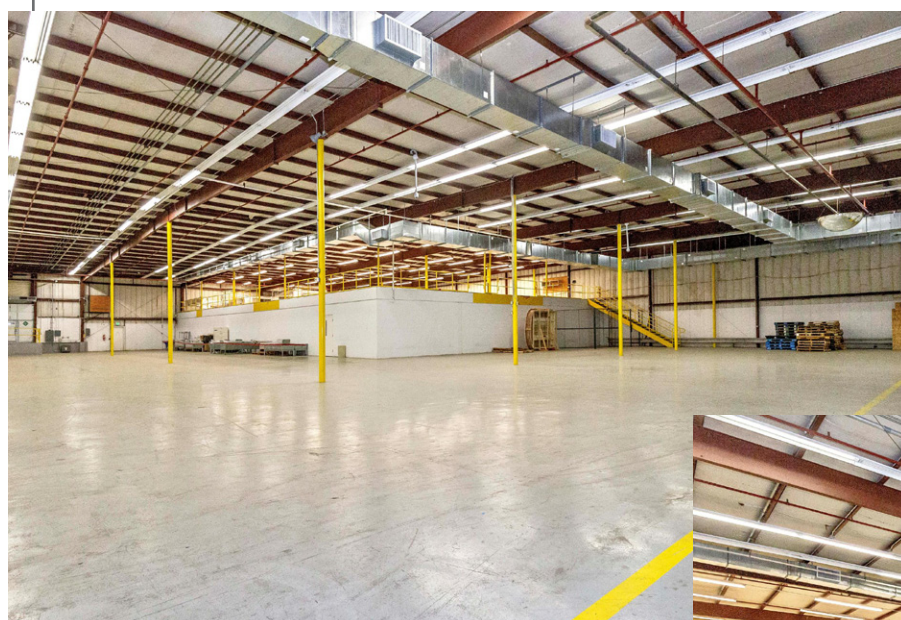
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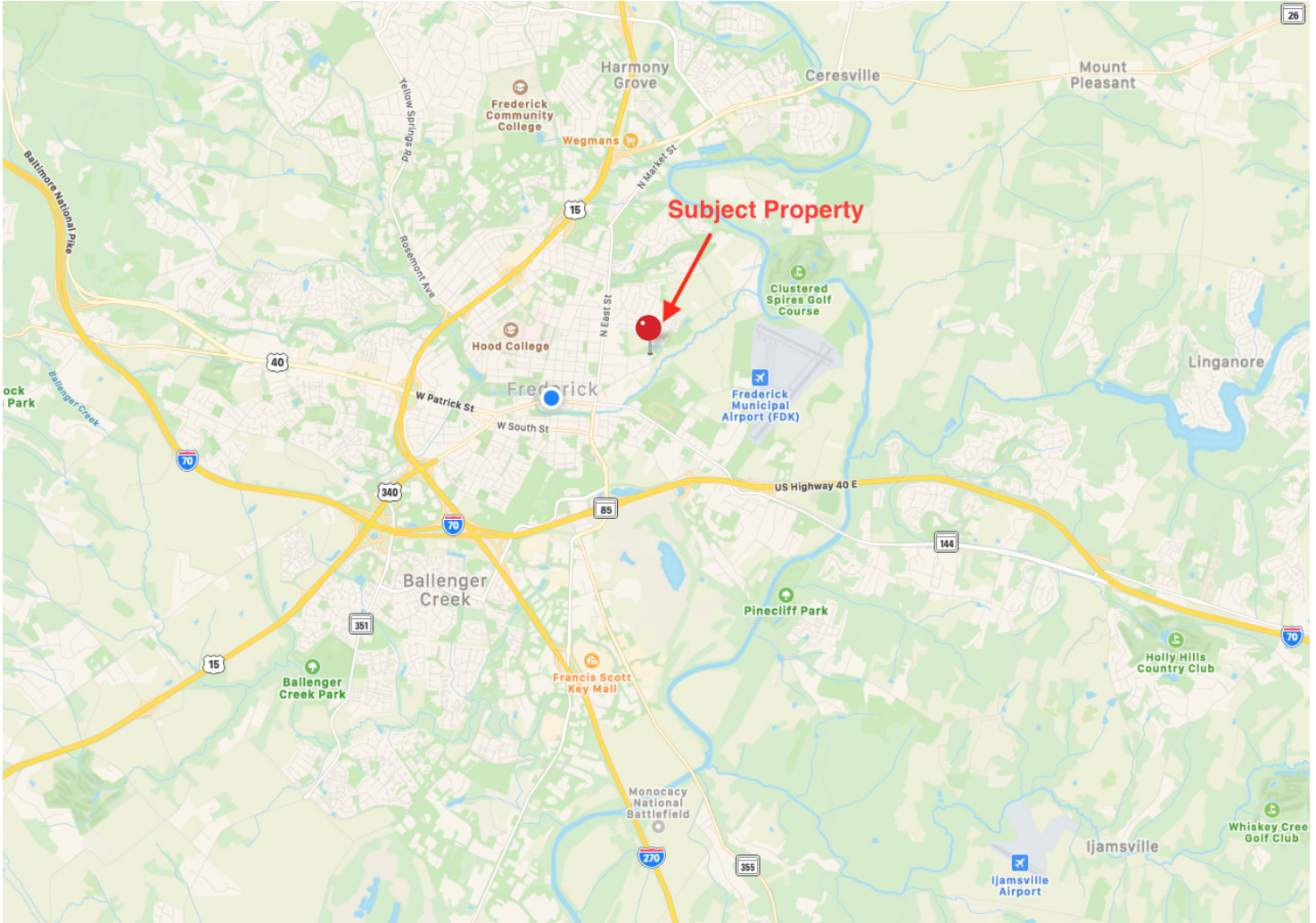
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DISTANCE TO

I-70 1.5 miles

I-270 3.4 miles

Capital Beltway 38 miles

Baltimore Beltway 38 miles

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