

**Two Units Left:**

**Unit 3 – 13,613 SF**

**Unit 4 – 26,033 SF**

**For Sale - Unit 3 - \$2,994,860 (\$220 SF)**

**Entire Building for Sale - Negotiable**

**Lease @ \$14 SF + NNN (\$3.09 SF)**

**55,002 SF Stand-Alone Building on 4.66 Acres**

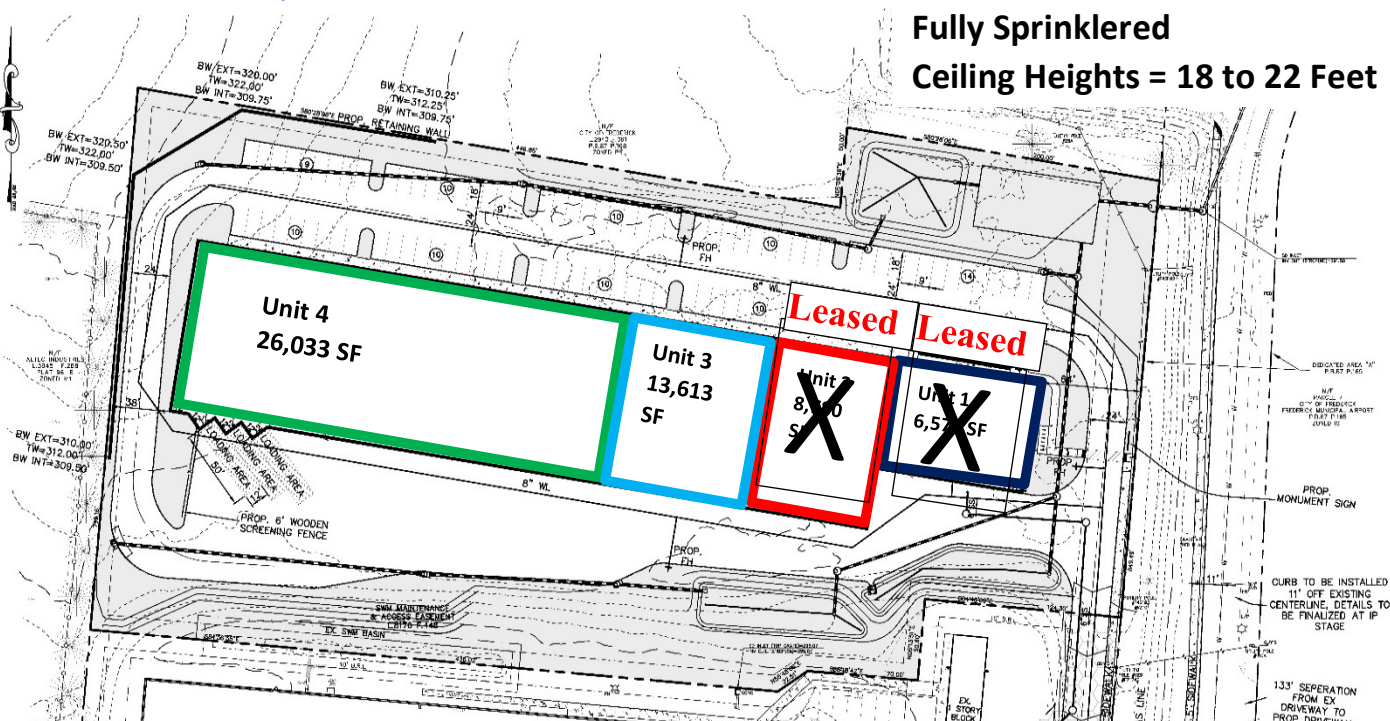
**Aviation Way Business Center**  
**331 Aviation Way, Frederick, Maryland 21701**

[Aviation Way Outside Video \(Click for Video\)](#)



[Aviation Way Inside Video \(Click for Video\)](#)

**Fully Sprinklered**  
**Ceiling Heights = 18 to 22 Feet**



**The Hartz Phase II Development is located Adjacent to Frederick Airport and is named 331 Aviation Way Business Center. The Site totals 4.66 Acres is Zoned M1 (Light Industrial) and located in the (AO) Airport Overlay Zone. Future Development shows Access both from Aviation Way and Monocacy Blvd.**

**Located Directly Across from Frederick Municipal Airport in Frederick's HUB Zone**

All information deemed reliable, but not guaranteed.

FOR ADDITIONAL INFORMATION CONTACT:

**Nancy Green – 301-748-3321**

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

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

**Mackintosh Commercial Brokerage**

262 W. Patrick Street

Frederick, Maryland 21701

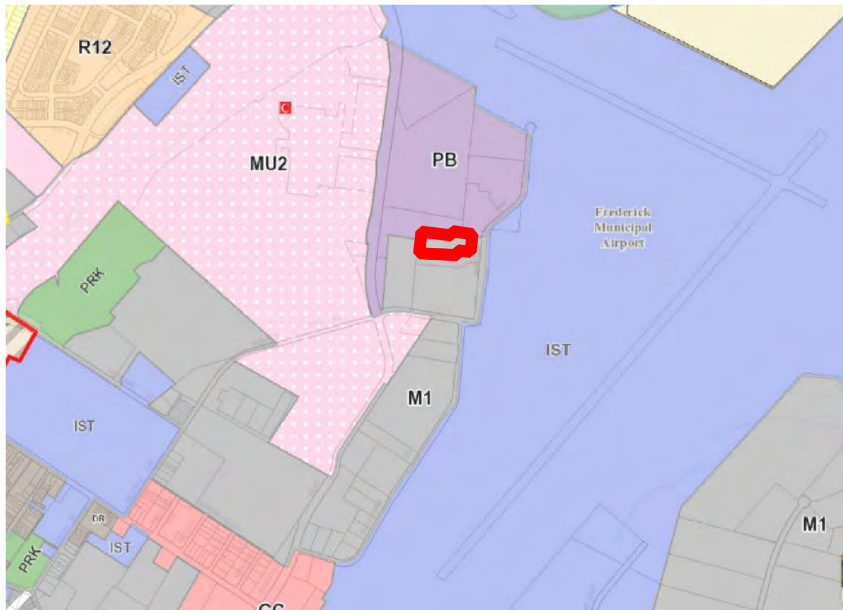
Broker: 1-800-727-SOLD

Fax #: 1240-489-7932





# Airport Way Business Center 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..*

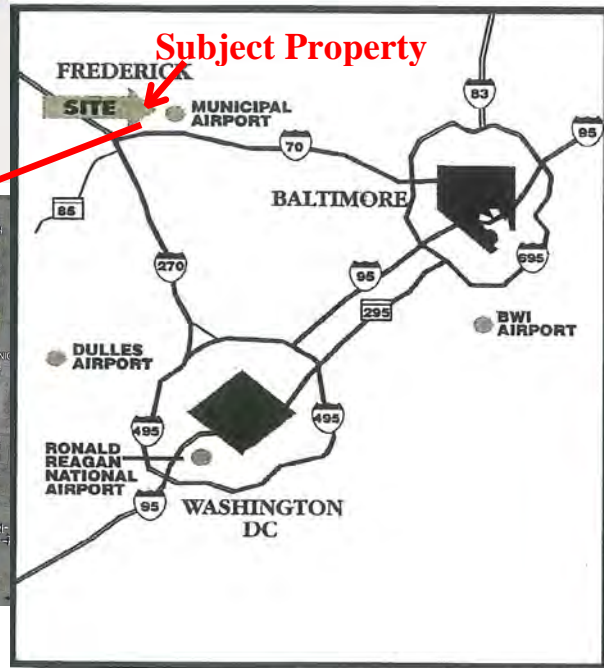
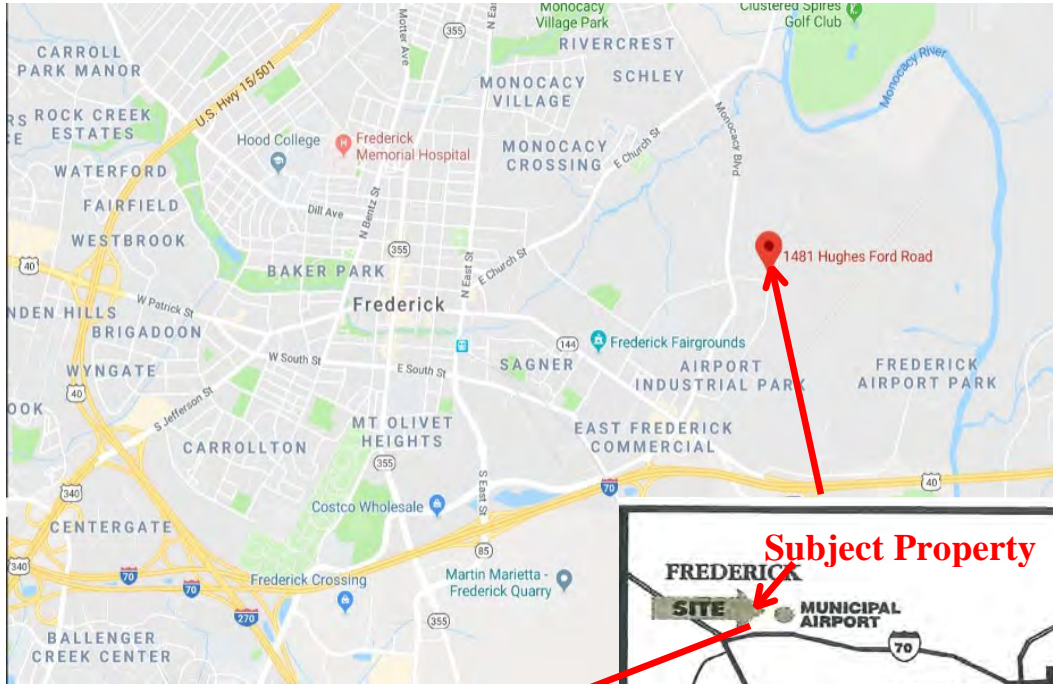
P = Some Permitted Uses

- 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



## Aviation Way Business Center - 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. Use Parking Lot Closet to the Airport Side. Drive up Hill to Lot.



FOR ADDITIONAL INFORMATION CONTACT: **Mackintosh Commercial Brokerage**

**Nancy Green – 301-748-3321**

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

Website: [www.NGreen.com](http://www.NGreen.com)

262 W. Patrick Street  
Frederick, Maryland 21701  
Broker: 1-800-727-SOLD  
Fax #: 1240-489-7932