

# FREDERICK AIRPORT PARK

EXIT  
56



FREDERICK  
MUNICIPAL AIRPORT

70

40

LOT 3

**13.5 ACRE INDUSTRIAL DEVELOPMENT SITE**  
FOR SALE: LAND/BUILD TO SUIT



HANOVER COMPANY



# FREDERICK AIRPORT PARK



Lot 3 at Frederick Airport Park is a 13.5-acre Industrial Land Condominium that is currently being entitled for a 204,492 SF high-bay industrial building. This opportunity is available for sale to a user purchaser. Be part of a 1,700,000 SF World Class Industrial Park located directly on Interstate 70.

# PROJECT HIGHLIGHTS



**Critical Development Opportunity of a Leading-Edge Class A Logistics Facility**



**Washington DC/Baltimore Metro Proximity Featuring Unrivaled Accessibility to Dense and Affluent Consumer Base**



**Enduring Logistics Functionality with Unparalleled High Throughput and State-of-the-Art Design**



**Convenient Access to High-Quality Labor Pool**



**Core Distribution Location with Robust Regional Infrastructure**



**Expansion Potential Value Opportunity**

## FREDERICK AIRPORT PARK



### LOCATED IN A QUALIFIED OPPORTUNITY ZONE

Opportunity Zones create tax incentives to encourage capital gains to invest in low-income and undercapitalized communities.

The program offers three tax benefits for investing unrealized capital gains in Opportunity Zones:

- Temporary deferral of taxes on previously earned capital gains
- Basis step-up of previously earned capital gains invested
- Permanent exclusion of taxable income on new gains

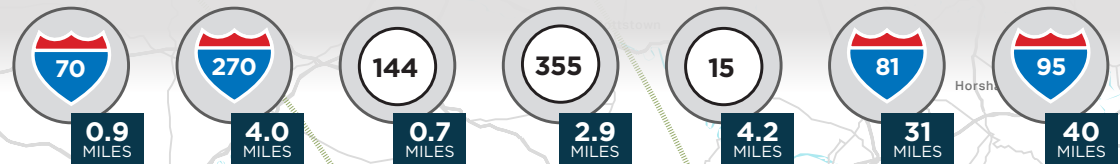




# TRANSPORTATION MAP



## FREDERICK AIRPORT PARK



- ### PORTS & HUBS
- 1 Port of Baltimore
  - 2 Seagirt Marine Terminal
  - 3 Dundalk Marine Terminal
  - 4 Port of Chester
  - 5 Port of Wilmington, DE
  - 6 Port of Philadelphia
  - 7 Port of Philadelphia (Packer Ave)
  - 8 Penn Terminal

- ### RAILROAD TERMINALS
- 1 Norfolk Southern Intermodal Yard
  - 2 CSX Intermodal Yard
  - 3 Norfolk Southern Intermodal Yard
  - 4 CSX Intermodal Yard

20 MILE RADIUS

40 MILE RADIUS

60 MILE RADIUS

80 MILE RADIUS

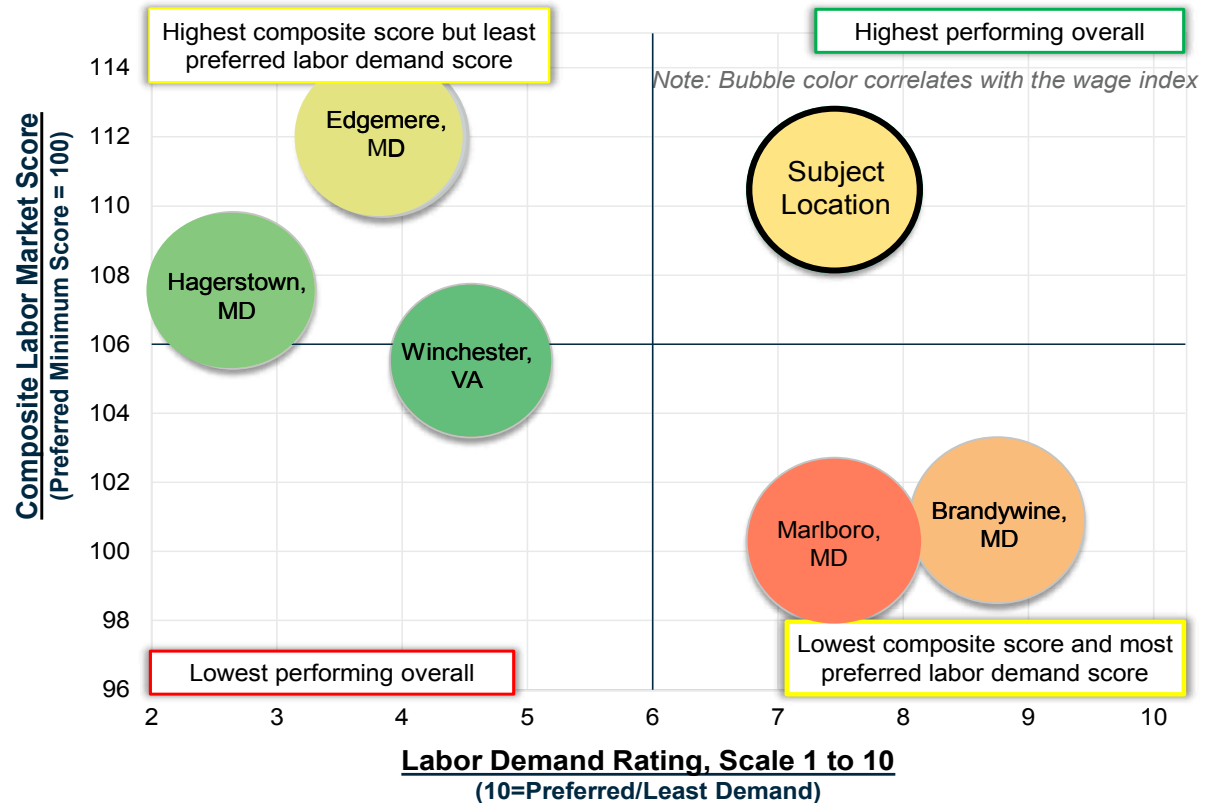
100 MILE RADIUS



# MARYLAND LABOR MARKET

## Qualitative Labor Attributes As Compared To Labor Demand Rating

- The subject location appears to offer the most favorable mix of regional qualitative labor market attributes (composite labor market score) and labor demand qualities.
- Locations positioning to the upper-right of the chart are higher performing overall.
- All locations offer average warehouse wages ranging from 2% to 15% above the U.S. average, except for Winchester, VA which positions 2% below the U.S. average.



## Select Labor Statistics

LOCATION	COMPOSITE RATING*	LABOR DEMAND RATING, SCALE 1-10 (10=Preferred/Least Demand)	WAGE INDEX
Metric Preference:	Higher	Higher	Lower
Edgemere, MD	112	3.6	108
Frederick, MD	110	7.2	111
Hagerstown, MD	108	2.4	102
Winchester, VA	106	4.3	98
Brandywine, MD	101	8.5	114
Marlboro, MD	100	7.2	115

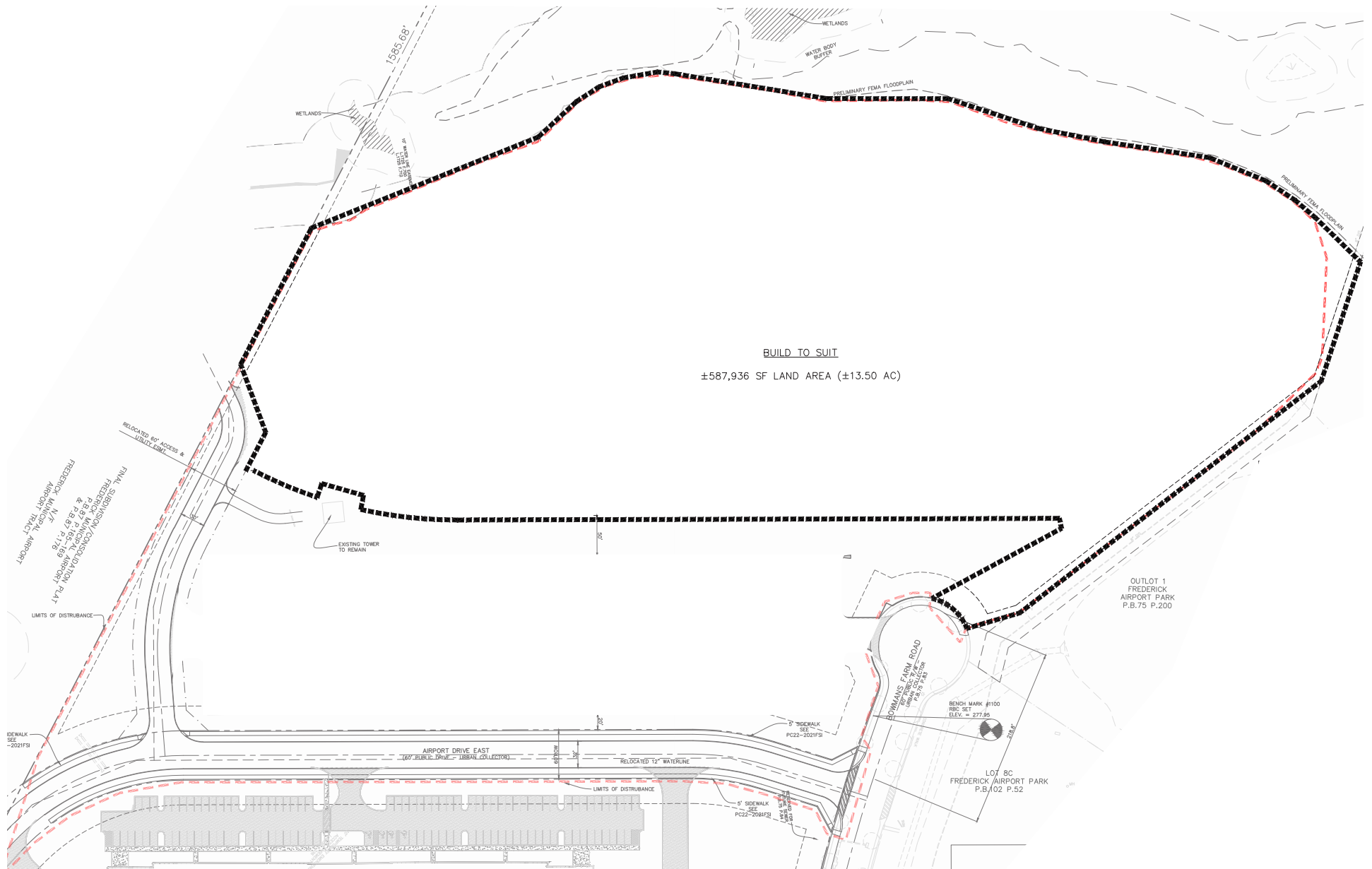
# BUILDING INFORMATION

BUILDING	
<b>Total Building SF</b>	204,492
<b>Building Type</b>	Rear Load
<b>Total Office SF</b>	As Specified
<b>Zoning</b>	M1 - Light Industrial
<b>Site Area</b>	13.5 Acres
<b>Clear Height</b>	36'
<b>Loading Configuration</b>	Single Loaded Building
<b>Building Dimensions</b>	Depth: 210' Width: 972'
<b>Column Spacing (D x W)</b>	50' x 56'
<b>Speed Bay Depth</b>	60'
<b>Dock Equipment</b>	As Specified
<b>Loading Ratio</b>	4,755 SF/Door
<b>Dock Height</b>	48"
<b># of Dock Doors</b>	43

SITE AREA	
<b>Truck Court Depth</b>	130' + 60' trailer parking for opposable drops
<b>Truck Court Apron</b>	60'
<b>Trailer Parking</b>	34
<b>Car Parking</b>	188
SLAB	
<b>Thickness</b>	7"
ROOF	
<b>Roof Insulation</b>	R-30
<b>Roof Warranty</b>	20 Year NDL Warranty
UTILITIES & FIRE PROTECTION	
<b>Lighting</b>	As Specified
<b>Power</b>	3,000-Amp 480/277V 3-Phase
<b>Fire Protection</b>	ESFR (With Electric Fire Pump)
UTILITY PROVIDERS	
<b>Sewer</b>	Frederick County
<b>Water</b>	City of Frederick
<b>Power</b>	First Energy/Potomac Edison
<b>Gas</b>	Washington Gas
<b>Telecom</b>	Comcast or Verizon



# LAND CONDOMINIUM AREA









# APPROVAL SCHEDULE

APPROVAL	DATE
<b>CONTRACT</b>	
PSA Effective Date	June 1, 2022
Land Closing	April 1, 2024
<b>ENTITLEMENTS/PERMITS</b>	
Site Plan Planning Commission Hearing	May 8, 2023
Improvement Plan (Grading Plan) Preparation	May – June, 2023
Improvement Plan Review	June, 2023 – February, 2024
Building Permit Drawings	February, 2024 – April, 2024
Building Permit Approval	May, 2024
<b>CONSTRUCTION</b>	
Grading	April, 2024 – September, 2024
Building 4 Construction	September, 2024 – July, 2025

## FREDERICK AIRPORT PARK



# ZONING SUMMARY

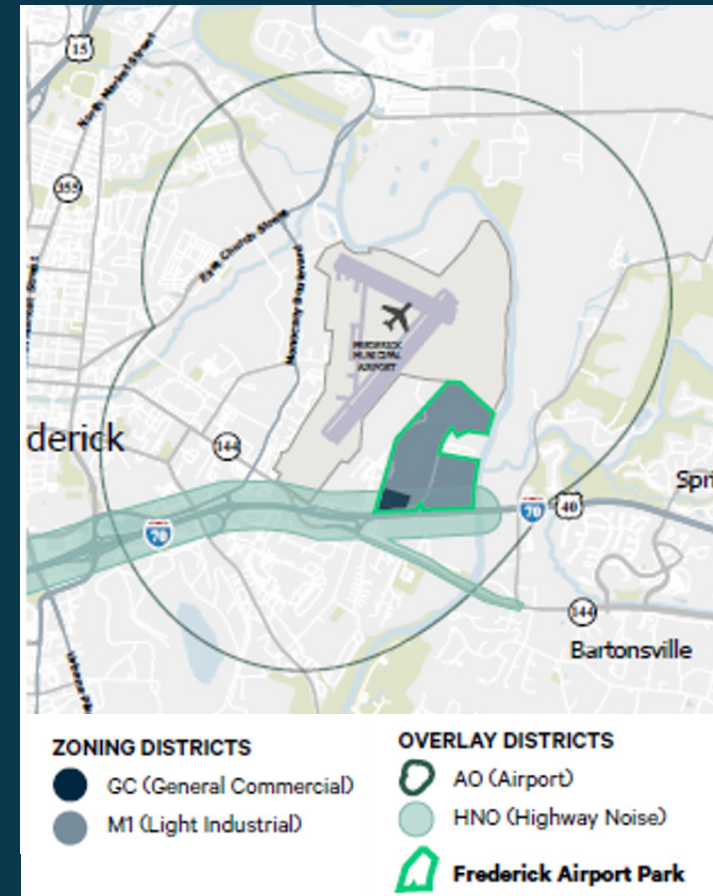
## M1 | Light Industrial

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.

## AO | Airport Overlay

The Airport Overlay District is to regulate and restrict the height of structures, objects, or natural growth, regulate the locations of noise sensitive uses, and otherwise regulate the use of property in the vicinity of Frederick Municipal Airport (FDK) by creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; defining certain terms used herein; providing for enforcement; and establishing penalties.

## FREDERICK AIRPORT PARK





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## 13.5 ACRE INDUSTRIAL DEVELOPMENT SITE

### FOR SALE

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