

**Warehouse / Office Space for Lease**  
**2,080 SF to 8,320 SF @ \$12.50 PSF**  
**Three with Dock and One with Drive in Door**

**Patrick East Business Center**  
93 Monocacy Blvd., Frederick, Maryland 21701



**Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to East Patrick Street and Monocacy Blvd. The 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.**

**Building 1 - Suites Available:**

<b>Warehouse Space Available (All Have a Restroom)</b>	<b>SF</b>	<b>Base Price</b>	<b>Base Monthly</b>	<b>NNN \$3.00 SF</b>	<b>Total Monthly Rent</b>
95 B10 or B11 or B12 or B13 All 4 Units – Dock Doors & Air Conditioned	2,080	\$12.50	\$2,166.67	\$520.00	\$2,686.67
95 B10 + B11 – Dock Doors	4,160	\$12.50	\$4,333.34	\$1,040	\$5,373.34
95 B10 + B11+B12 – Dock Doors	6,240	\$12.50	\$6,500.00	\$1,560	\$8,060.00
All Four Combined B10 to B13 Building 95 B10 & B11 & B12 & B13 – Dock Doors	8,320	\$12.50	\$8,666.67	\$2,080	\$10,746.67
95 B20 – Drive-In Door	2,080	\$12.50	\$2,166.67	\$520.00	\$2,686.67
95 B21 – Drive-In Door	2,080	\$12.50	\$2,166.67	\$520.00	\$2,686.67
95 B20 & B10 – Drive In & Dock	4,160	\$12.50	\$4,333.34	\$1,040	\$5,373.34

**B20 has Drive Door and a Pass-through (Forklift High) to B10. B20 & B21 are OFFICE.**

**FOR ADDITIONAL INFORMATION CONTACT:**

**Nancy Green - 301-748-3321**

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

All information deemed reliable, but not guaranteed

**Mackintosh Commercial**

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



## **Building 1 – 95 Monocacy Blvd - Suites Available:**

### **Suites B20 & B21 = The Suite is 4,160 SF.**

**The Suite has 4,160 SF with a Large Air Conditioned Office Area with multiple Offices and Warehouse Space with a Drive In Door. There is One Restroom in the Suite.**



Office



View Drive-In



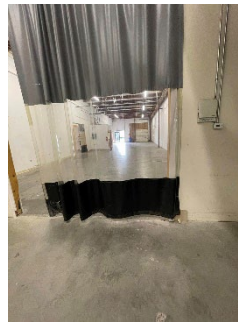
Conference Rm



Entrance Hall



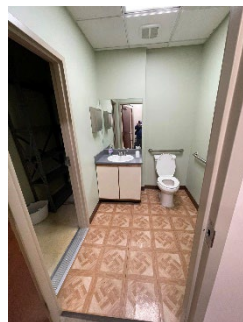
Office



Forklift  
Doorway B10



Office



Restroom



Kitchenette

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# Building 1 – 95 Monocacy Blvd - Suites Available:

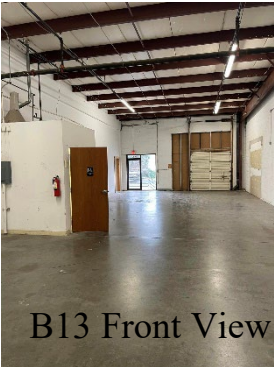
## Building 95 Monocacy - Available Suites:

### Suite B10, B11, B12, & B13 - Building 2 – Pictures

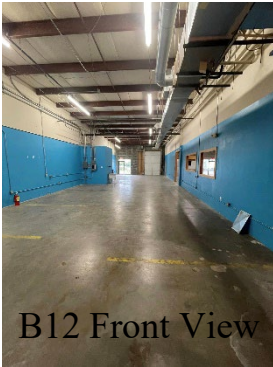
Each Suite contains 2,080 SF with Dock Doors (8 ft High) and a Restroom in Each Suite.  
Air-Conditioned Large Open Bay, Three Phase Power,  
Suite B12 Dock Door is 12 Feet High.  
Suite B13 has an Office in the Rear.



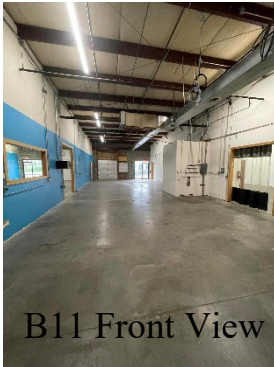
PEBC Suites B10, B11, B12, & B13 Exterior View – With AC, Dock Doors & Restroom



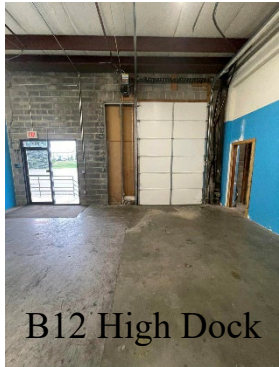
B13 Front View



B12 Front View



B11 Front View



B12 High Dock



B12 Rear View



B13 Front View



B13 Rear View



B13 Rear Office

## Demographics for Patrick East Business Center

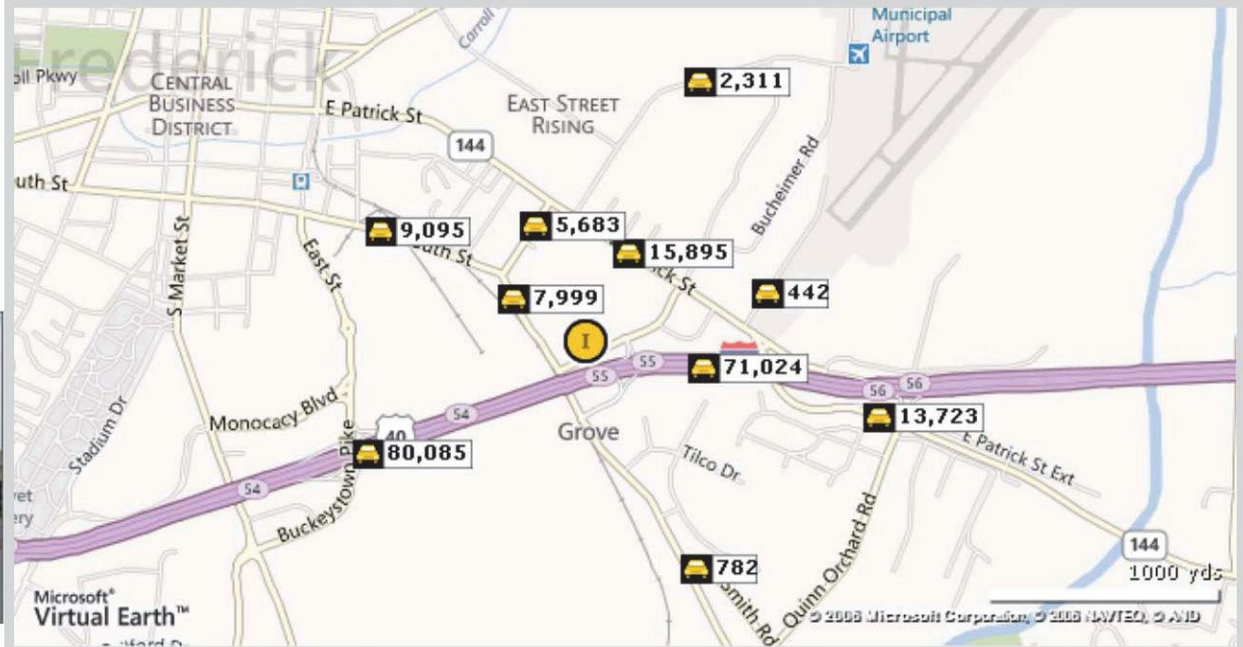
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2016 Projection	2,135	54,037	113,572
2011 Estimate	2,062	51,502	107,198
2010 Census	2,076	51,314	106,798
Growth 2011-2016	3.60%	4.90%	5.90%
Growth 2010-2011	(0.70%)	0.40%	0.40%
2011 Population By Hispanic Origin	89	5,420	12,979
<b>2011 Population by Race:</b>			
White	1,535	36,515	74,876
Black or African American	394	8,228	16,240
American Indian and Alaska Native	14	205	450
Asian	31	2,378	5,746
Native Hawaiian and Pacific Islander	0	29	77
Other Race	29	2,211	5,762
Two or More Races	59	1,936	4,045
<b>Households:</b>			
2016 Projection	910	22,175	43,326
2011 Estimate	865	21,080	40,819
2010 Census	866	20,980	40,637
Growth 2011-2016	5.30%	5.20%	6.10%
Growth 2010-2011	(0.10%)	0.50%	0.40%
Owner Occupied	365	11,893	25,999
Renter Occupied	500	9,187	14,820
<b>2011 Avg Household Income</b>	<b>\$57,230</b>	<b>\$77,926</b>	<b>\$87,722</b>
<b>2011 Med Household Income</b>	<b>\$42,305</b>	<b>\$60,439</b>	<b>\$70,090</b>
<b>2011 Per Capita Income</b>	<b>\$28,059</b>	<b>\$32,750</b>	<b>\$33,953</b>
<b>2011 Households by Household Inc:</b>			
Income Less than \$15,000	120	1,613	2,491
Income \$15,000 - \$24,999	102	1,662	2,649
Income \$25,000 - \$34,999	119	1,951	2,870
Income \$35,000 - \$49,999	158	2,847	5,164
Income \$50,000 - \$74,999	133	4,711	8,440
Income \$75,000 - \$99,999	115	3,144	6,363
Income \$100,000 - \$149,999	82	3,133	7,643
Income \$150,000 - \$199,999	23	1,165	3,098
Income \$200,000+	12	854	2,101

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# Patrick East Business Center Traffic Count

93 Monocacy Blvd, Frederick, MD 21701

Building Type: **Flex**  
 RBA: **32,481 SF**  
 Typical Floor: **32,481 SF**  
 Total Available: **6,240 SF**  
 Warehouse Avail: **6,240 SF**  
 Office Avail: **-**  
 % Leased: **80.79%**  
 Rent/SF/Yr: **\$6.00**

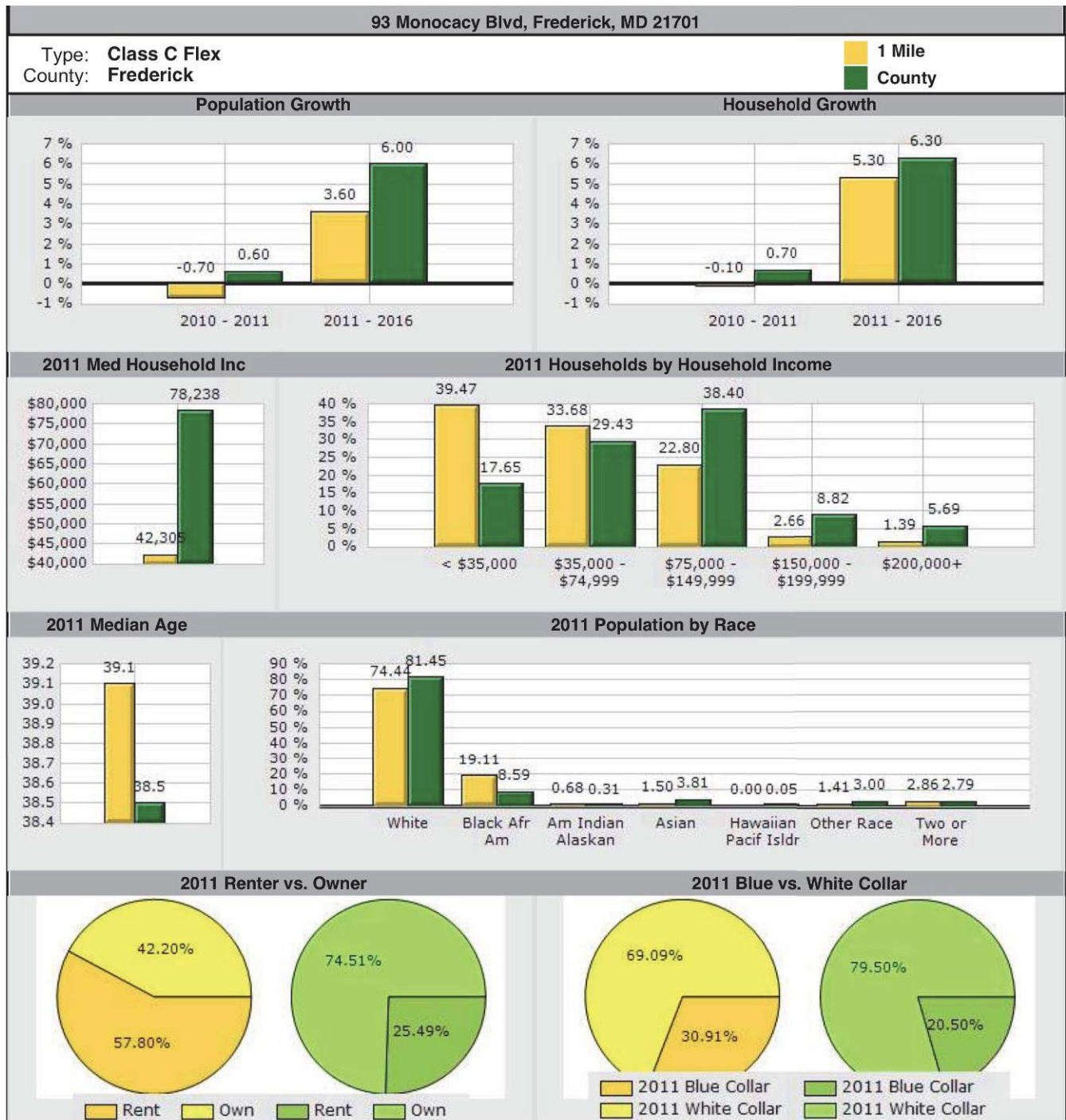


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E South St	Franklin St	0.07 NW	2011	7,999	MPSI	.21
2	E Patrick St	Davis Ave	0.03 SE	2011	15,895	MPSI	.25
3	I- 70	State Hwy 144	0.17 E	2011	71,024	MPSI	.31
4	Franklin St	Bernard St	0.05 SW	2011	5,683	MPSI	.31
5	Bailes Ln	E Patrick St	0.11 SW	2011	442	MPSI	.48
6	E South St	S Wisner St	0.06 W	2011	9,095	MPSI	.58
7	I- 70	S Market St	0.35 W	2011	80,085	MPSI	.61
8	Ray Smith Rd	Reichs Ford Rd	0.02 W	2011	782	MPSI	.64
9	Hughes Ford Rd	Monocacy Blvd	0.18 E	2007	2,311	AADT	.71
10	Main St	Quinn Orchard Rd	0.06 SE	2011	13,723	MPSI	.76

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10/25/2012

# Demographic Market Comparison Report – 1 Mile

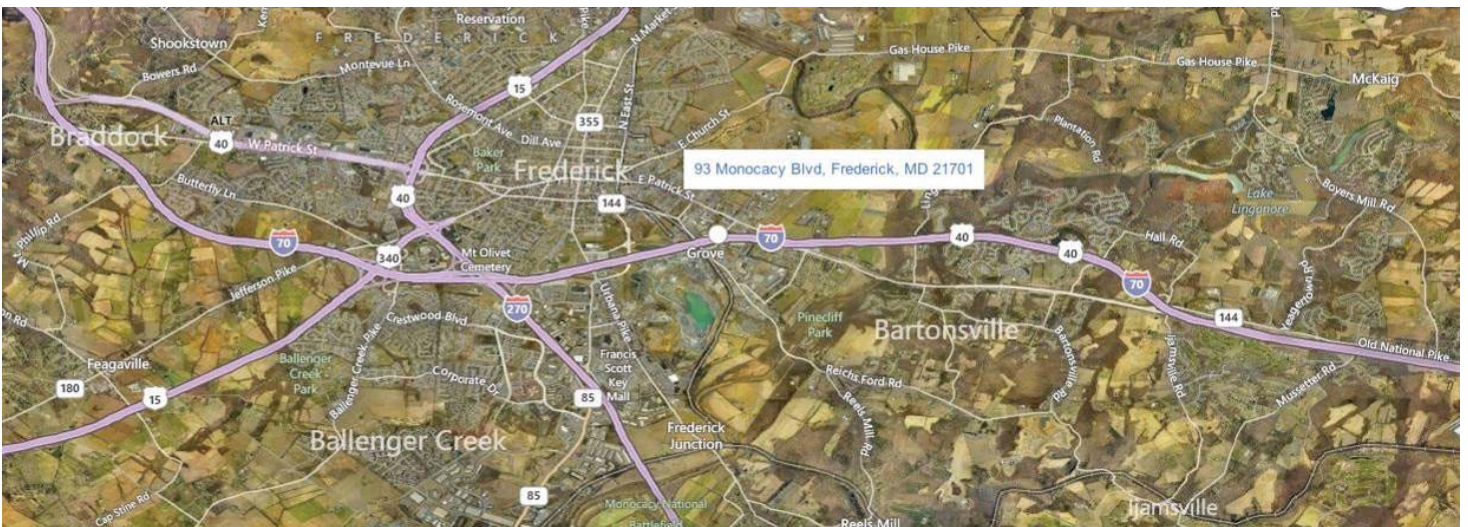
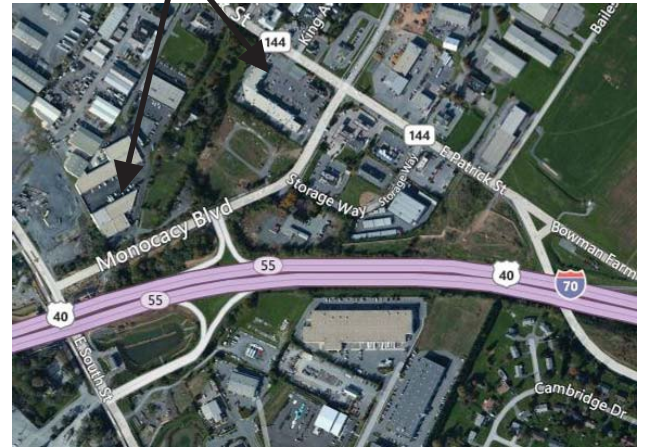
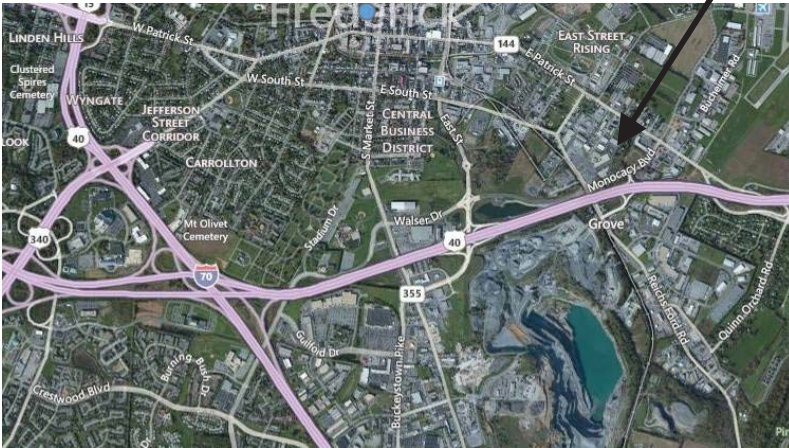


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## Patrick East Business Center Directions:

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 2<sup>nd</sup> Building on Left. Building 97 is the 3<sup>rd</sup> Building further up on the Right.

Subject Property



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FOR ADDITIONAL INFORMATION CONTACT:  
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**240-529-0135 or Cell 301-748-3321**

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