

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

SALE – 13,780 SF @ \$2,756,000
(Includes OH Doors, Add Loading Dock for Approx. \$40,000)
Lease - \$14 SF + NNN (\$3.41 PSF)

Aviation Way Business Center

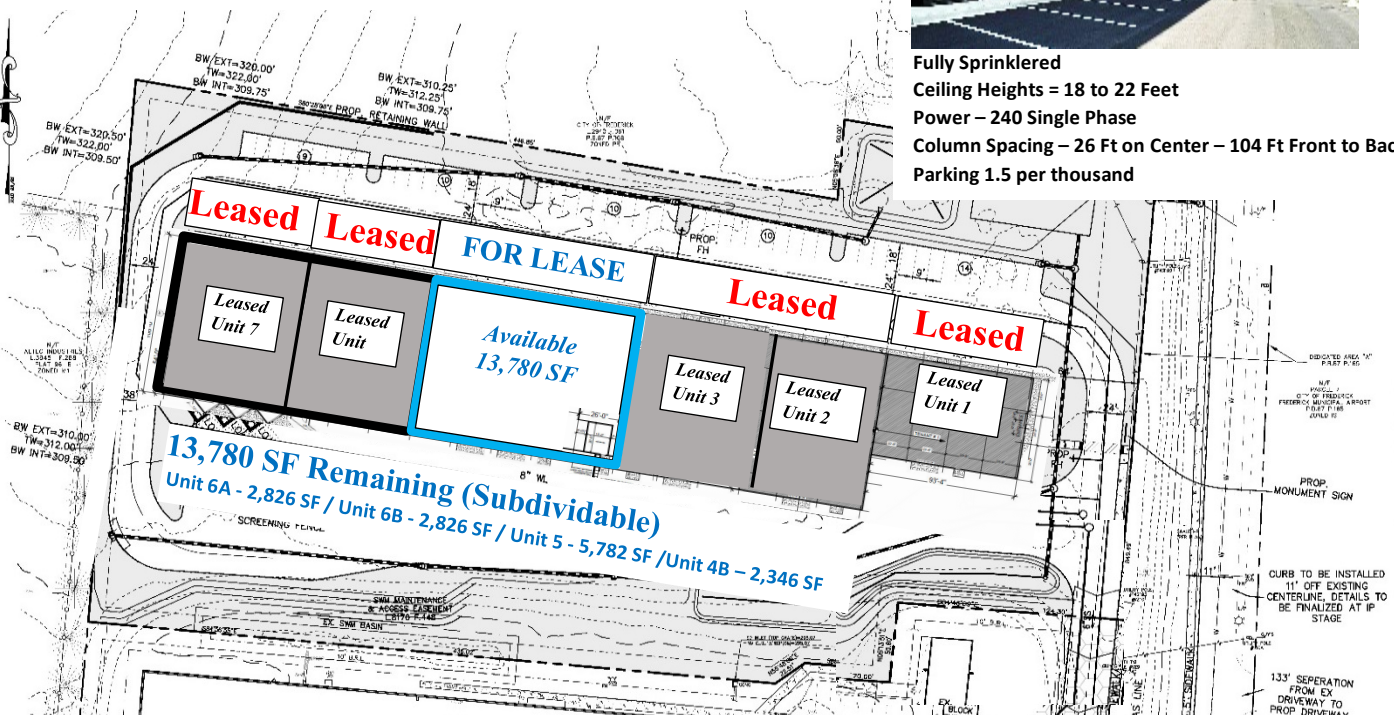
331 Aviation Way, Frederick, Maryland 21701

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

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



Fully Sprinklered
Ceiling Heights = 18 to 22 Feet
Power – 240 Single Phase
Column Spacing – 26 Ft on Center – 104 Ft Front to Back
Parking 1.5 per thousand



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

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

Mackintosh Commercial Brokerage

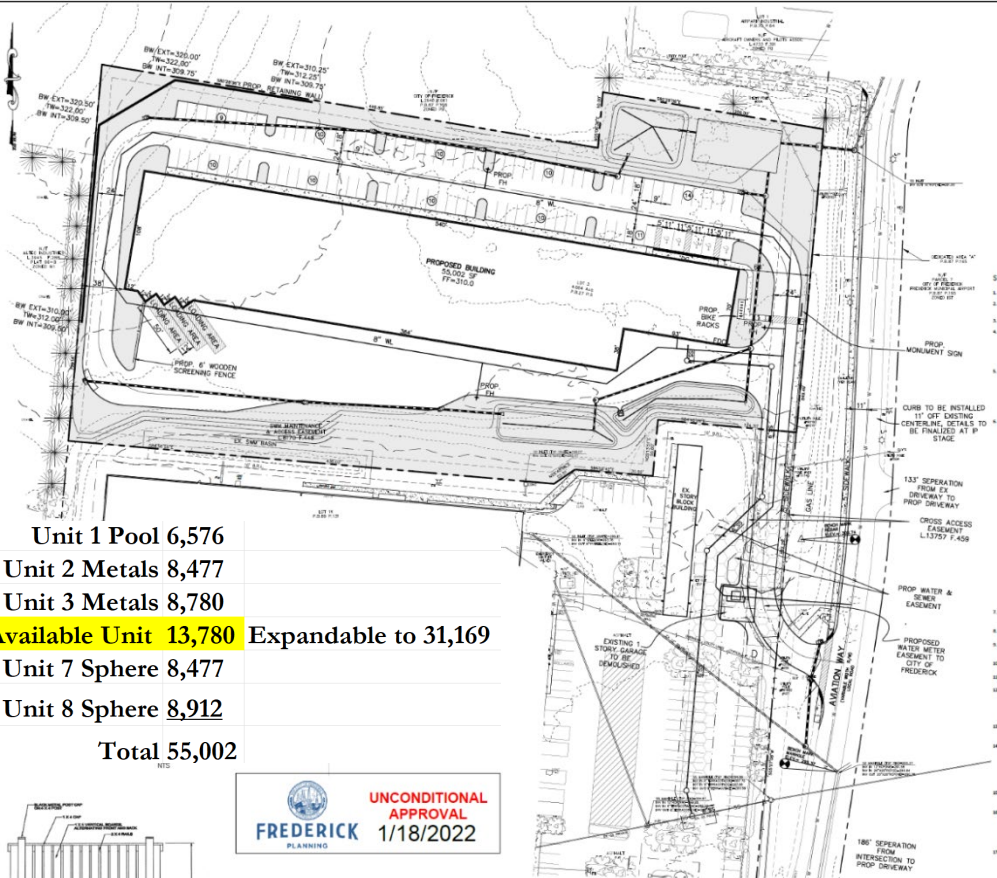
262 W. Patrick Street

Frederick, Maryland 21701

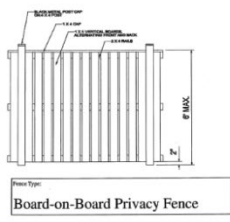
Broker: 1-800-727-SOLD

Fax #: 1240-489-7932

331 Aviation Way – Approved Plan & Pictures



- Unit 1 Pool 6,576
- Unit 2 Metals 8,477
- Unit 3 Metals 8,780
- Available Unit 13,780** Expandable to 31,169
- Unit 7 Sphere 8,477
- Unit 8 Sphere 8,912
- Total 55,002

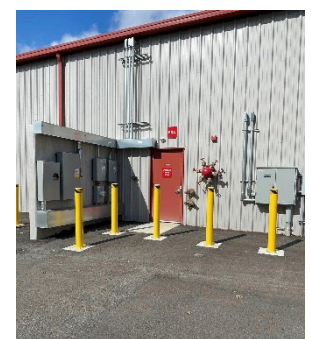
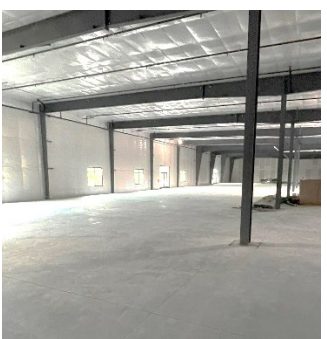


UNCONDITIONAL APPROVAL
FREDERICK PLANNING 1/18/2022

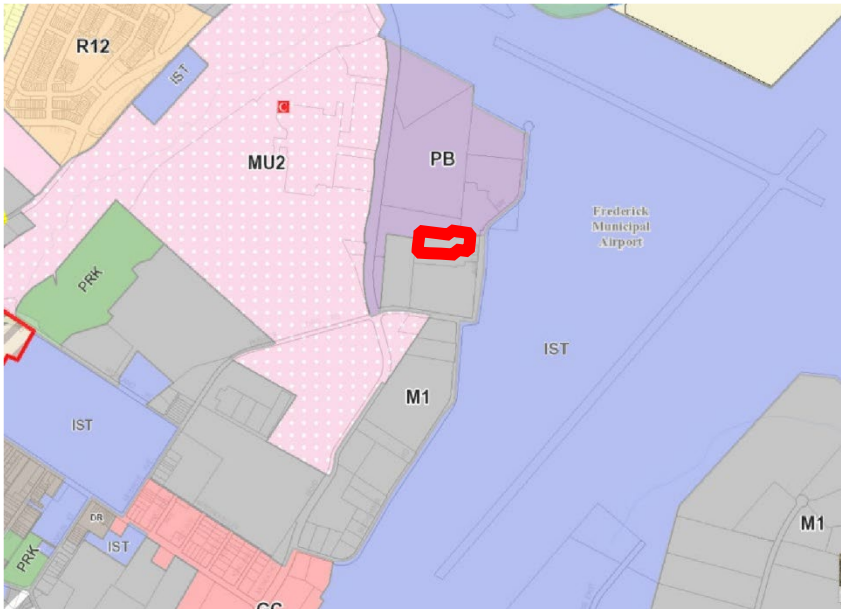
SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEYOR SHOWN HEREON IS CORRECT, THAT IT IS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING ACT OF 1954, AND THAT THE SURVEYOR IS A LICENSED SURVEYOR OF THE STATE OF MARYLAND. I HAVE REVIEWED THE SURVEYING RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND AND HAVE FOUND NO RECORDS TO THE CONTRARY. I HAVE ALSO REVIEWED THE SURVEYING RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND AND HAVE FOUND NO RECORDS TO THE CONTRARY. I HAVE ALSO REVIEWED THE SURVEYING RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND AND HAVE FOUND NO RECORDS TO THE CONTRARY.

Jan 18, 2022

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF FREDERICK AND THE STATE OF MARYLAND.
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Airport Way Business Center Zoning



Frederick City Zoning – Light Industrial (M1)

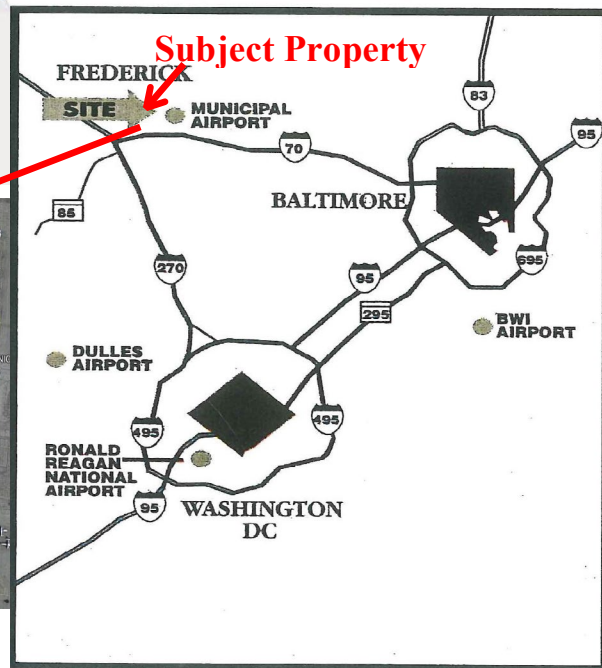
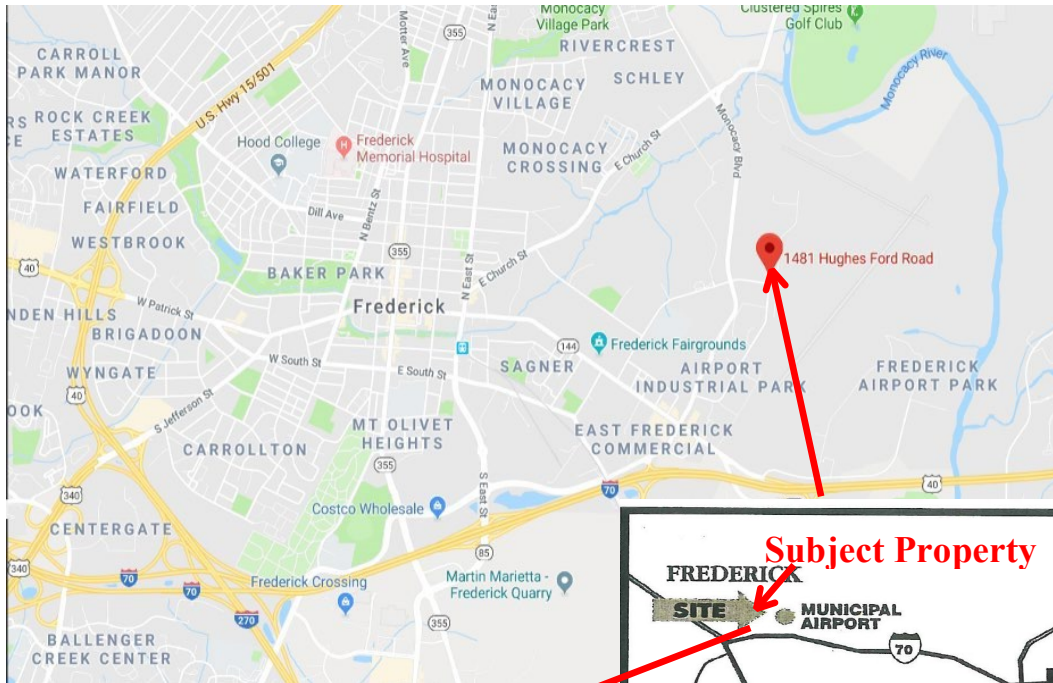
The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate 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.



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