

**MACKINTOSH, Inc.**

COMMERCIAL BROKERAGE

Warehouse / Office Space for Lease**Suite 93 A3 - 2,080 SF – \$10.50 SF + NNN****Patrick East Business Center****93 Monocacy Blvd., Frederick, Maryland 21701**

Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to E Patrick St 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'. Free Surface Parking with Security Lighting. All Units have Gas Heat and are Sprinklered and Monitored. Zoning is M1

Suite Available:

Lease Year	Base Price Per SF	Monthly Base Rent	Monthly Expenses Billed as received- Approximately \$2.50 SF	Total Monthly Lease costs *Utilities billed separately
Year 1	\$10.50	\$1,820.00	\$448.93	\$2,268.93
Year 2	\$10.82	\$1,874.60	\$448.93	\$2,323.53
Year 3	\$11.14	\$1,930.84	\$448.93	\$2,379.77
Year 4	\$11.47	\$1,988.76	\$448.93	\$2,437.70
Year 5	\$11.82	\$2,048.43	\$448.93	\$2,497.36

Due at Lease Signing:

First Month's Base Rent	\$1,820.00
First Month's Expenses	\$448.93
Security Deposit	<u>\$1,820.00</u>
Total Due at Lease Signing	\$4,088.93

FOR ADDITIONAL INFORMATION CONTACT:**Jody Bell - Call: 240-674-3937****or Nancy Green - Call: 301-748-3321**Email: Nancy@ngreen.com Email: Jody@ngreen.com

All information deemed reliable, but not guaranteed

Mackintosh Commercial

262 W. Patrick Street Frederick, Maryland
 21701 Broker: 1-800-727-SOLD
 Fax #: 1-240-489-7932

93 Monocacy Blvd Suite A3 – Zoning (MI)

M1 (LIGHT INDUSTRIAL) ZONING:

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.

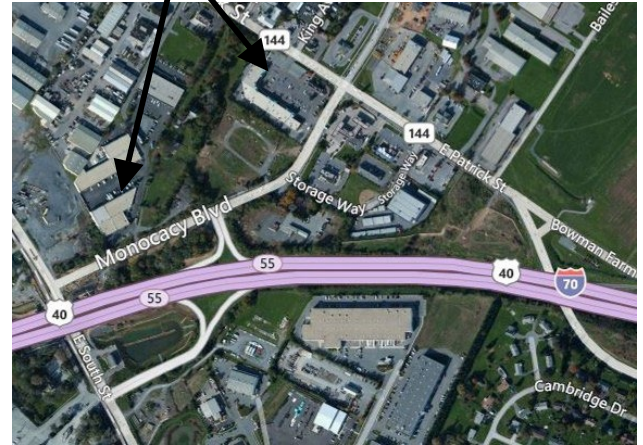
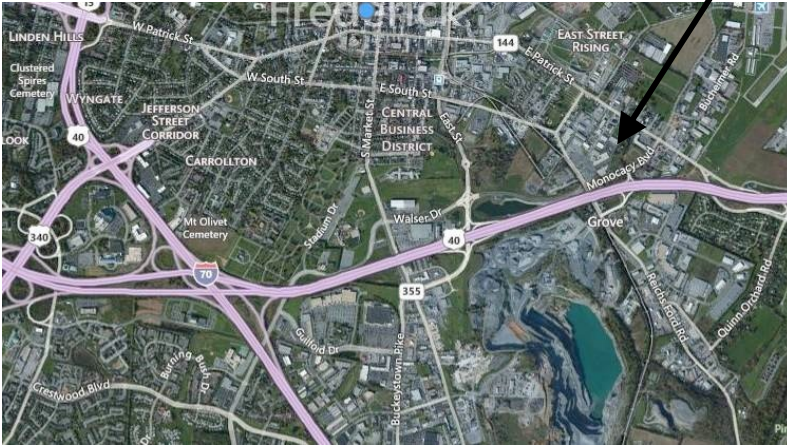
Permitted Uses:

Hotel, Motel, & Tourist Court
Animal Care Services (Including grooming and boarding)
Automobile Filling Station
Automotive Sales and Service
Boat and Marine Supplies
Broadcast, Recording Studio
Building Supplies Lumber
Appliance Repair
Carpenter, Cabinet Maker
Electrician
General Building Contractor
Heating, Air Conditioning, Refrigeration
Locksmith
Plumber
Pipe Fitter, Construction Equipment Fabricator
Roofer
Sheet Metal Shop
Sign Contractor
Utility Contractor
Window, Glass, Mirror
Building Tradesmen Not Otherwise Listed
Business Machines/Business Service Centers Car Wash
Construction Equipment, Sales, Service & Rental
Convenience Stores, with gas sales
Electrical Systems Service
Farmers Markets
Financial Services (Bank, Savings and Loan, Credit Union office)
Industrial equipment
Mobile Homes, Trailers, Recreational Vehicles
Motorcycles, ATV's, Sales and Repair
Offices, Business & Professional

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 2nd Building on Left. Building 97 is the 3rd Building further up on the Right.

Subject Property



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