



(Includes OH Doors, Add Loading Dock for Approx. \$40,000)

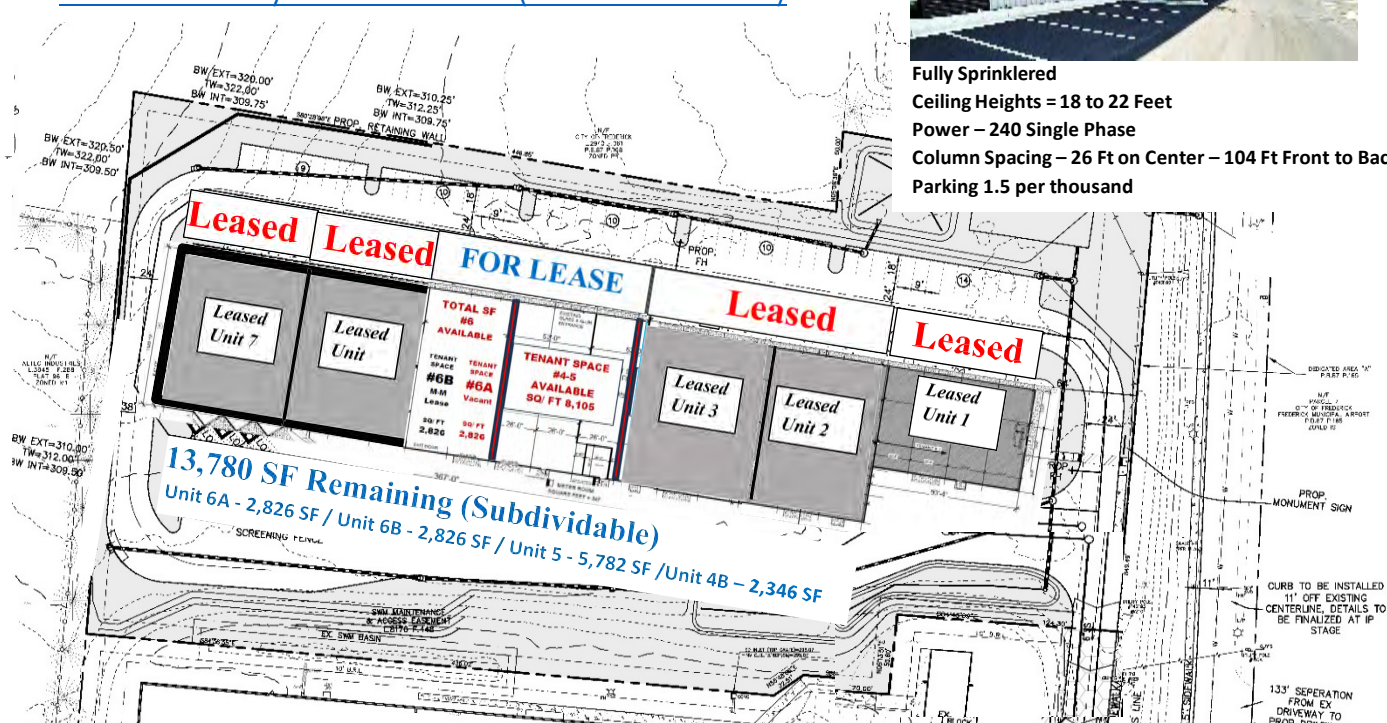
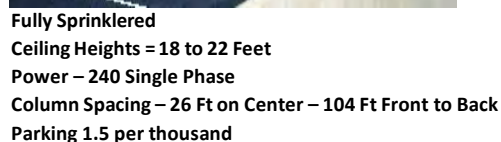
Lease - \$14 SF + NNN (\$3.20 SF)

Aviation Way Business Center

331 Aviation Way, Frederick, Maryland 21701

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

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



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 – Suite Square Footage & Pictures

Unit 1 Serenity Swimming Pool 6,576

Unit 2 Monument Metals 8,780

Unit 3 & 4 Patial Monument Metals 8,500

Unit 4-5 Available (Not Divisible) 8,105

Unit 6 Available 5,652

Unit 7 Sphere E-Commerce 8,477

Unit 8 Sphere E-Commerce 8,912

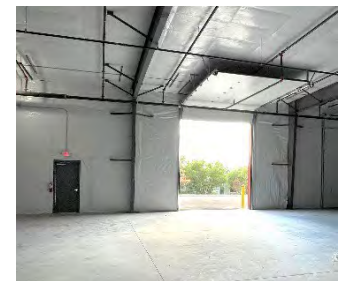
Total SF in Center 55,002

13,757 Total Contiguous SF Vacant Units 4-6

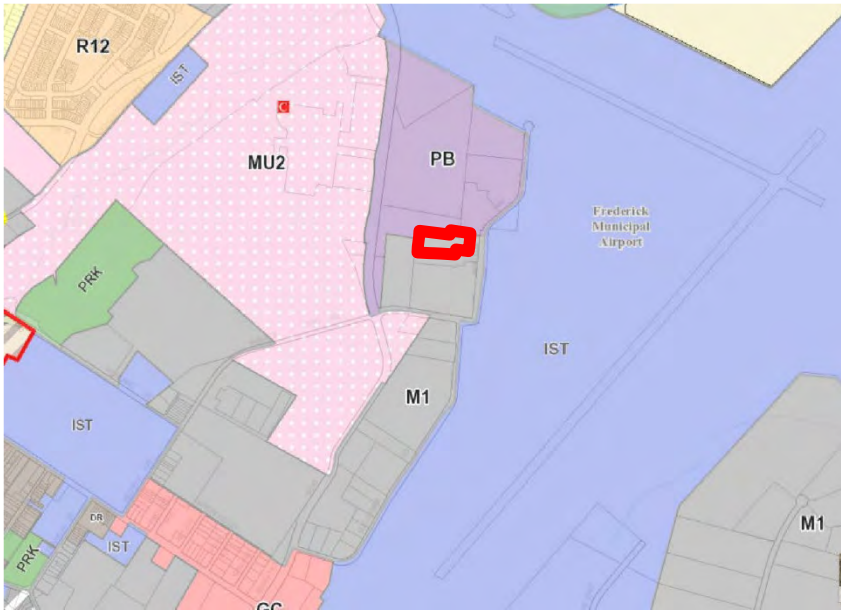
Note: 1/2 Unit on Month to Month Lease

Space may be Coming Available as Sublet

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Airport Way Business Center Zoning



Frederick City Zoning – Light Industrial (M1)

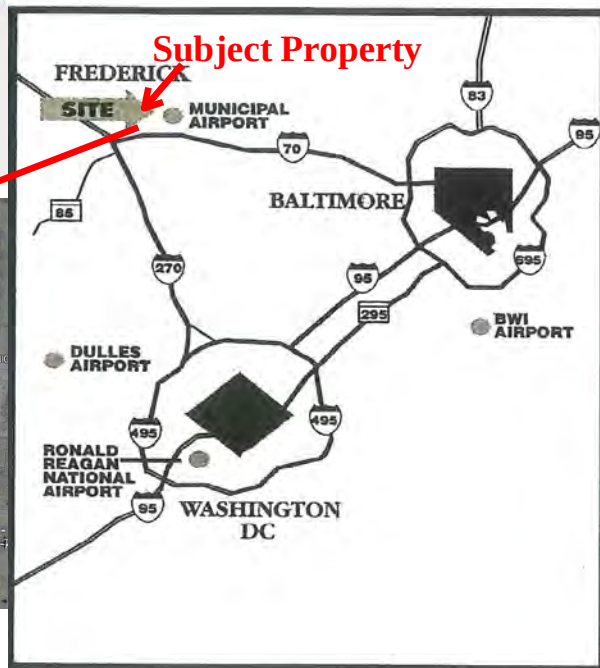
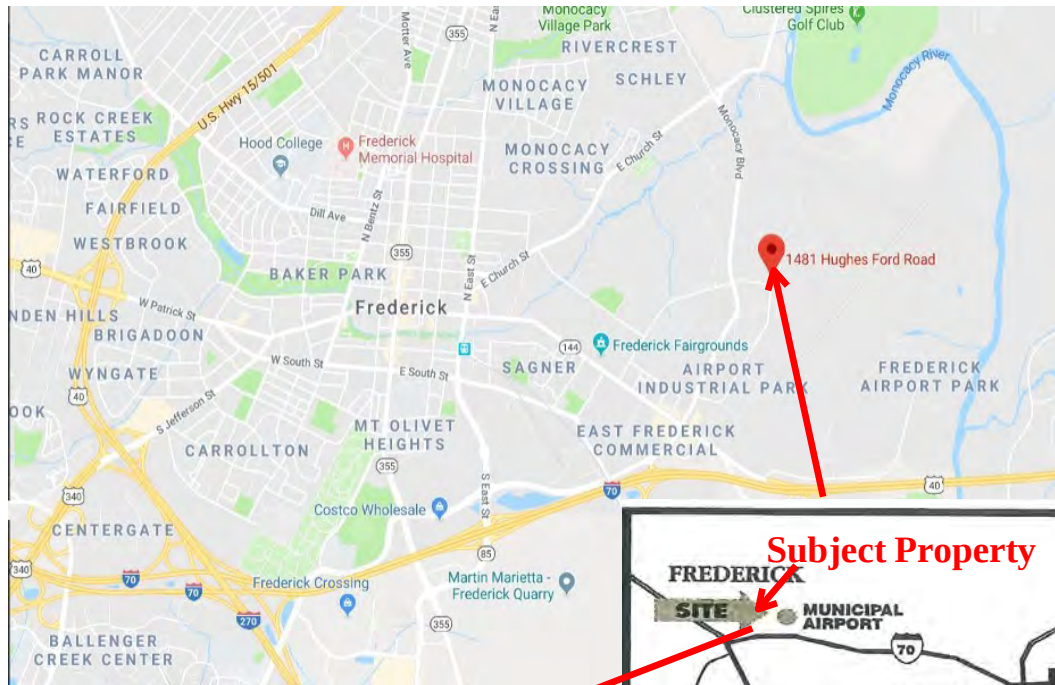
The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate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