

# SALE/LEASE

**\$4,995,000 / \$16.50/SF**

## WAREHOUSE / FLEX PROPERTY

4102 Harvard Place, Frederick, MD 21703



Fitzgerald Realty Group, Inc. ("FRG") as exclusive representatives of the owner, is proud to present a rare opportunity to acquire or lease a versatile flex/warehouse facility in one of Frederick's most accessible and strategically positioned industrial corridors. Located at 4102 Harvard Place, this  $\pm 20,000$ -square-foot building sits on  $\pm 3.35$  acres and offers a blend of  $12,000\pm$  SF of conditioned warehouse space and  $8,000\pm$  SF of built-out office.

The property is ideal for owner-users, investors, or tenants seeking a high-quality facility with substantial warehouse capacity, modern office amenities, and ample outdoor space. With easy access from Route 15 and proximity to I-270 and I-70, this site is well-positioned for biotech technology, logistics, distribution, or service-oriented operations in the fast-growing Frederick market.

*All information contained herein is deemed reliable, but not guaranteed.*

### QUICK FACTS

TYPE	Warehouse / Flex
SALE PRICE	\$4,995,000
LEASE	\$16.50 / SF / NNN
TOTAL SF	20,000 $\pm$ SF (12,000 $\pm$ SF warehouse, 8,000 $\pm$ SF office)
WAREHOUSE SF	12,000 $\pm$ SF (Air Conditioned)
OFFICE SF	5,000 $\pm$ first floor, 3,000 $\pm$ mezzanine
ZONING	LI (Limited Industrial, Frederick County)
LOT SIZE	3.35 $\pm$ Acres

### PROPERTY HIGHLIGHTS

**20,000 $\pm$  SF Freestanding Warehouse / Flex Building**

**3.35 $\pm$  Acre Lot with Ample Parking**

**12,000 $\pm$  SF, 24-Foot Clear, Air Conditioned Warehouse**

**8,000 $\pm$  SF Office (5,000 $\pm$  SF First Floor Office, 3,000 $\pm$  SF Mezzanine)**

**Connected to Fiber Optic**

**Prime Industrial Location on Frederick's South Side**

**Easy Access to Major Highways, Frederick and Northern Virginia**

**Close Proximity to I-270, I-70, and Route 15**

**Close Proximity to Major Life Science Manufacturing, Quantum Loophole Data Center Farm Nestled In Between Maryland's DNA Alley and Northern Virginia's Data Center Alley**



**Seamus Fitzgerald**  
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# PROPERTY FEATURES

## WAREHOUSE / FLEX PROPERTY

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- ✓ 24' CLEAR WAREHOUSE CEILING
- ✓ LOW VOLTAGE LIGHTING; POE
- ✓ WELL AND SEPTIC
- ✓ ALL LOW VOLTAGE WIRING (HAS BEEN DONE)
- ✓ FIBER TO THE BUILDING
- ✓ FIBER BACK BONE CONNECTING ALL OF THE IDF's
- ✓ SOLAR PANEL READY
- ✓ SECURE ACCESS; BLUETOOTH & FOB CREDENTIALS
- ✓ CAMERAS INSIDE & OUTSIDE OF THE BUILDING
- ✓ FIRE ALARM
- ✓ BUILDING ALARM CAN BE ARMED REMOTELY
- ✓ DOORS & LIGHTS CAN BE OPERATED REMOTELY
- ✓ BUILT IN 2021
- ✓ 3.35 ± AC LOT - ZONED LIGHT INDUSTRIAL
- ✓ 38 PARKING SPACES

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# EXECUTIVE SUMMARY

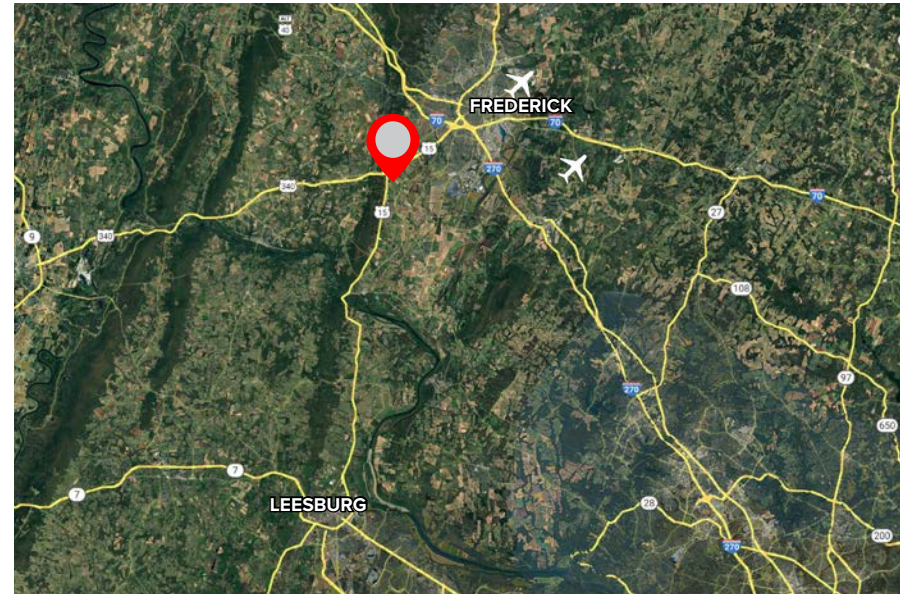
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Located within Frederick's well-established southside industrial zone, 4102 Harvard Place offers a prime position in a high-demand commercial corridor. This location provides seamless connectivity to major regional arteries including I-270, I-70, and US-15, enabling efficient access to Washington, D.C., Baltimore, and the broader Mid-Atlantic region.

The surrounding area is home to a strong mix of national and regional industrial users, including logistics, manufacturing, and service-based operations. With continued growth in both residential and commercial development throughout Frederick County, the property benefits from a deep labor pool and an increasingly diverse local economy. The immediate vicinity also features retail centers, dining options, and support services, making this a convenient and functional location for a wide variety of businesses.

Whether for distribution, flex manufacturing, or a corporate service facility, 4102 Harvard Place delivers the infrastructure, access, and flexibility that today's industrial users demand.



**CONVENIENT LOCATION:** Within Stanford Industrial Park with easy access to Route 15, I-270, I-70, downtown Frederick and Virginia



**CLOSE TO:** Major Life Science Manufacturing powerhouses, Quantum Loophole and service oriented industrial companies serving Central & Western Maryland & Northern Virginia



**OUTSIDE STORAGE:** Free standing site



**DRIVE-IN WAREHOUSE:** 5,000 SF - 12,000 SF



**COMBINED WAREHOUSE/OFFICE:** 12,000 SF - 20,000 SF



**ZONING:** Limited Industrial (LI), Frederick County

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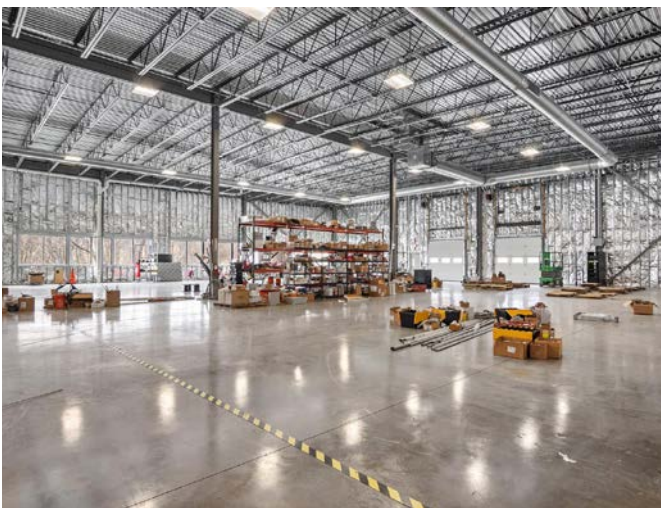
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# PHOTOS

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"Quality Real Estate Since 1976"

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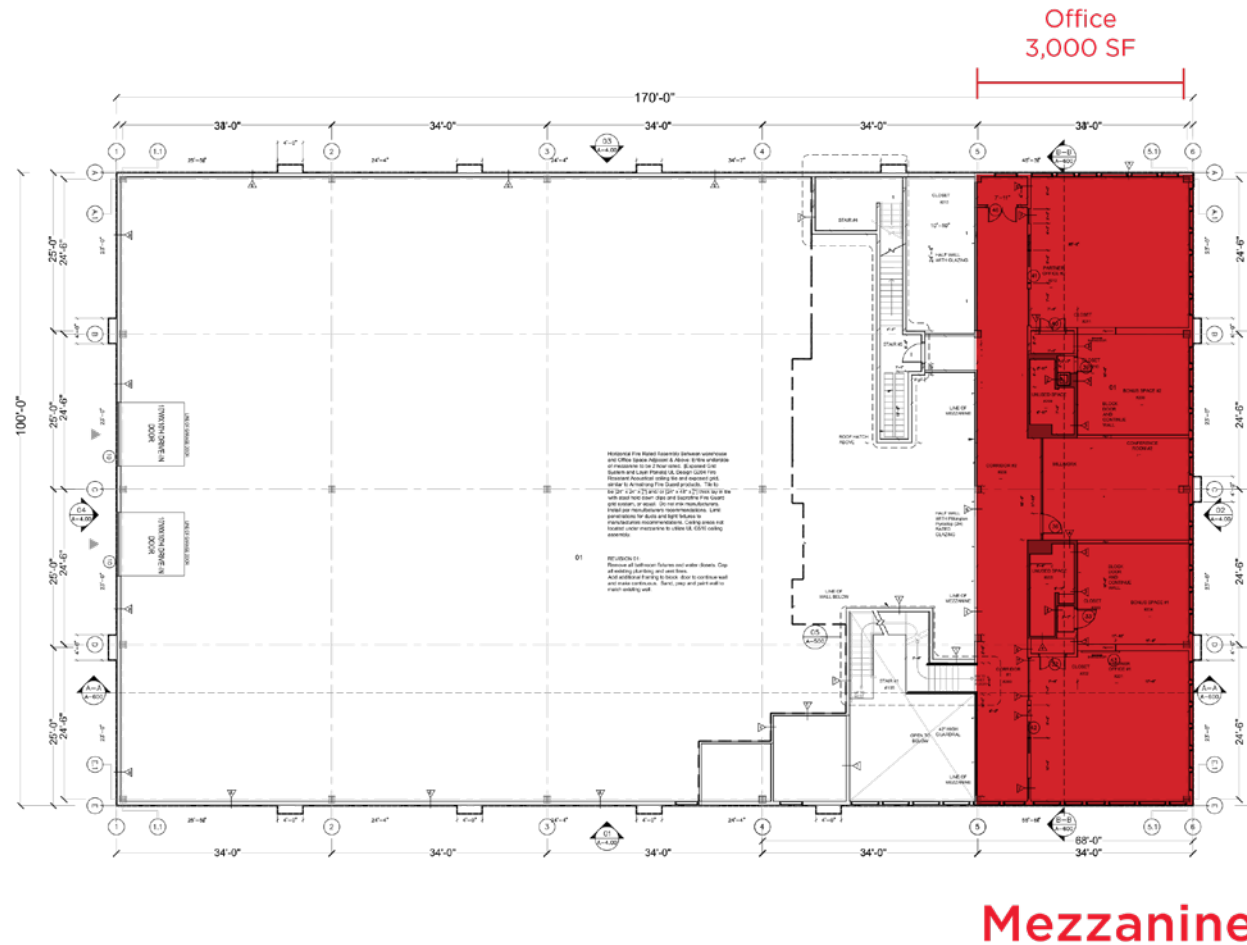
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# FLOOR PLAN

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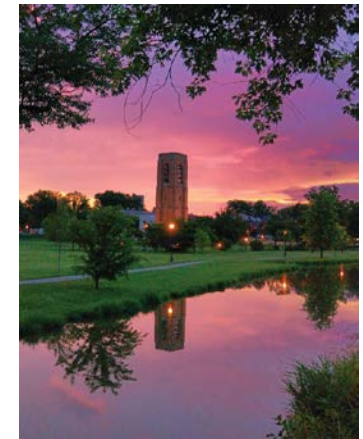
# MARKET OVERVIEW

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Frederick, Maryland, is a vibrant and historic city located in the heart of the state, offering a rich blend of small-town charm and modern amenities. Known for its well-preserved 18th and 19th-century architecture, Frederick is a picturesque destination that draws both tourists and residents alike. The city's bustling downtown area is home to a variety of locally-owned shops, art galleries, and restaurants, making it a hotspot for dining, shopping, and entertainment. With its strategic location near major highways like I-70 and I-270, Frederick provides easy access to Washington, D.C., and Baltimore, making it an attractive destination for commuters and visitors alike.

Frederick's growing population and economic vitality create a prime opportunity for restaurant owners. The area boasts a diverse and dynamic community, with a strong local economy supported by industries such as biotechnology, manufacturing, and education. Additionally, Frederick is home to several universities and research institutions, further bolstering the local economy and providing a steady flow of patrons. With its thriving food scene, including a mix of established eateries and new culinary ventures, Frederick offers a welcoming environment for restaurateurs to tap into a food-loving customer base while enjoying the benefits of a community-focused, historic city.



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# DEMOGRAPHICS

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2024 Summary	1 MILE	3 MILE	5 MILE
Population	339	6,989	47,136
Households	107	2,621	17,425
Families	83	1,983	12,044
Average HH Size	3.17	2.65	2.68
Owner Occupied Housing Units	99	2,321	13,264
Renter Occupied Housing Units	8	300	4,161
Median Age	48.1	42.6	38.0
Median HH Income	\$152,814	\$138,389	\$113,977
Average HH Income	\$176,913	\$166,754	\$141,375
2029 Summary	1 MILE	3 MILE	5 MILE
Population	365	7,266	49,548
Households	116	2,745	18,442
Families	90	2,070	12,697
Average HH Size	3.15	2.64	2.66
Owner Occupied Housing Units	108	2,458	14,360
Renter Occupied Housing Units	8	287	4,082
Median Age	49.2	43.4	39.0
Median HH Income	\$163,510	\$155,002	\$124,037
Average HH Income	\$200,335	\$189,970	\$159,653



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