



FREDERICK AIRPORT PARK

1620 & 1640 BOWMANS FARM ROAD, FREDERICK, MD



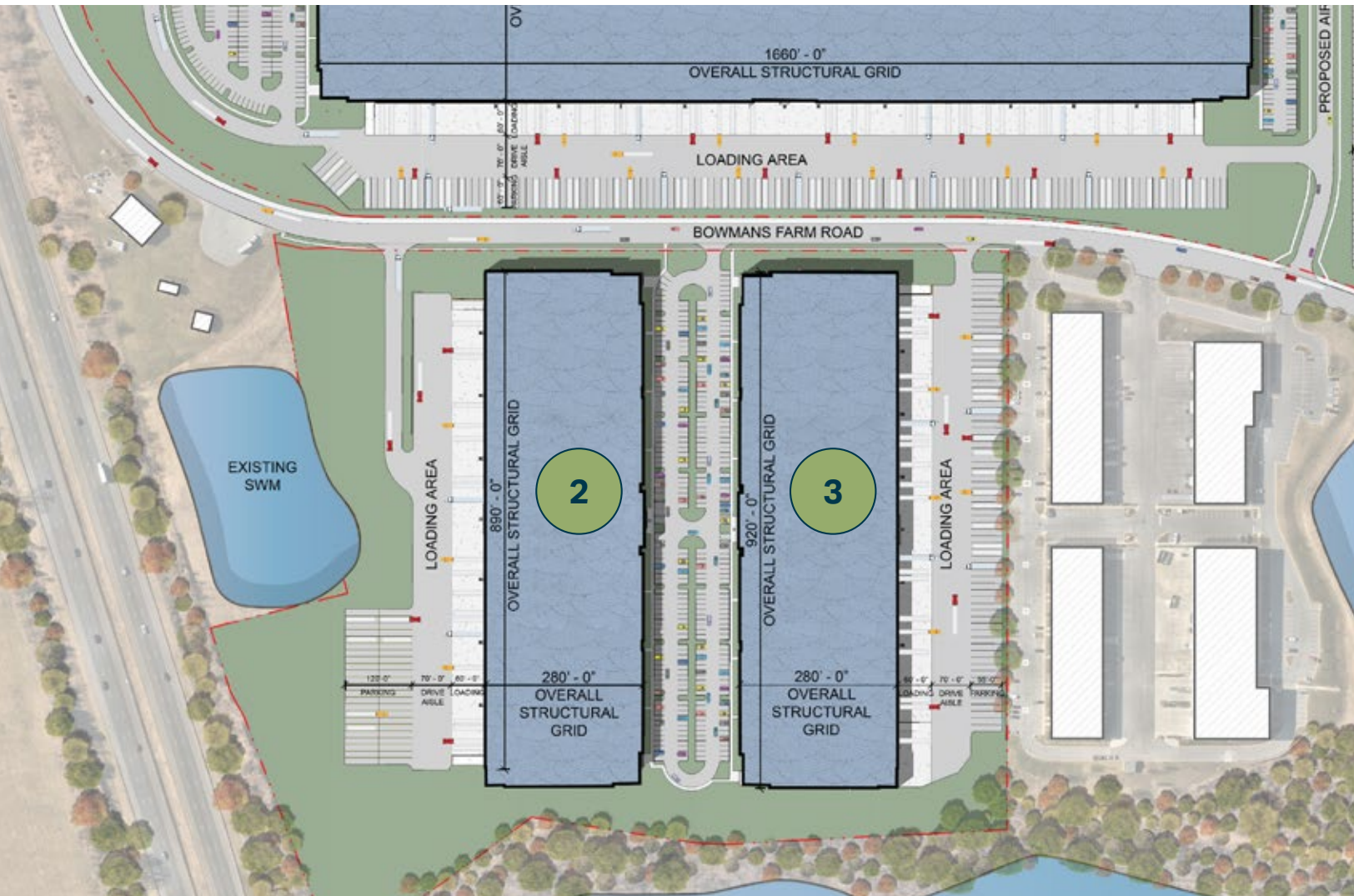
WATCH VIDEO



TWO BRAND NEW SPEC BUILDINGS TOTALING 509,365 SF



FREDERICK AIRPORT PARK



BUILDING 2

250,510 SF
 CLEAR HEIGHT = 36'-0"
 162 PARKING SPACES
 46 TRAILER PARKING

BUILDING 3

258,855 SF
 CLEAR HEIGHT = 36'-0"
 163 PARKING SPACES
 67 TRAILER PARKING

Phase 1 consists of buildings 2 and 3, which are part of this class A 118-acre, 1.7M SF development opportunity located directly on Interstate-70. Also adjacent to the Frederick Municipal Airport, it is centered in a dynamic growth market and has top tier transportation and labor in every direction.

FREDERICK AIRPORT PARK

RAILROAD TERMINALS

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- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard

PORTS & HUBS

Ports & Hubs		Drive Time	Miles
1	Port of Baltimore	58 Mins	48 Miles
2	Seagirt Marine Terminal	58 Mins	51 Miles
3	Dundalk Marine Terminal	1 Hr	52 Miles
4	Port of Chester	1 Hrs 57 Mins	119 Miles
5	Port of Wilmington, DE	1 Hr 58 Mins	118 Miles
6	Port of Philadelphia	2 Hrs 41 Mins	151 Miles
7	Port of Philadelphia (Packer Ave)	2 Hrs 41 Mins	147 Miles
8	Penn Terminal	2 Hrs 17 Mins	133 Miles

PROPERTY

	BUILDING 2	BUILDING 3
TOTAL BUILDING SF	250,510	258,855
SPEC OFFICE SF	2,362	2,645
TOTAL SPEC OFFICE %	.94%	1.02%
ZONING	M1 - Light Industrial	M1 - Light Industrial
SITE AREA	35.00 Acres	35.00 Acres
FAR	0.16	0.17
CLEAR HEIGHT	36'	36'
LOADING CONFIGURATION	Rear-Loading	Rear-Loading
BUILDING DIMENSIONS	Depth: 280' Width: 890'	Depth: 280' Width: 920'
COLUMN SPACING (TYPICAL)	55' x 56'	55' x 56'
SPEED BAY DEPTH	60'	60'
DOCK EQUIPMENT	Dock bumpers, z-guards, and dock pits at all dock positions; mechanical levelers and dock seals installed at 50% of dock positions	Dock bumpers, z-guards, and dock pits at all dock positions; mechanical levelers and dock seals installed at 50% of dock positions
LOADING RATIO	5,428 RSF / DOOR	5,491 RSF / DOOR
SITE AREA		
TRUCK COURT DEPTH	135' + 55" trailer parking for opposable drops	135' + 55" trailer parking for opposable drops
TRAILER PARKING	46	67
CAR PARKING	162	163
SLAB		
THICKNESS	7"	7"
ROOF		
ROOF MEMBRANE	60 mil TPO	60 mil TPO
ROOF INSULATION	R-30	R-30
ROOF WARRANTY	20 Year NDL Warranty	20 Year NDL Warranty

PROPERTY

BUILDING 2

BUILDING 3

LIGHTING

LED at 30 FC @ 36" AFF on open warehouse with min 15' whips

LED at 30 FC @ 36" AFF on open warehouse with min 15' whips

POWER

3,000-Amp 480/277V 3-Phase

3,000-Amp 480/277V 3-Phase

FIRE PROTECTION

ESFR (With Electric Fire Pump)

ESFR (With Electric Fire Pump)

UTILITY PROVIDERS

SEWER

Frederick County

Frederick County

WATER

City of Frederick

City of Frederick

POWER

First Energy/ Potomac Edison

First Energy/ Potomac Edison

GAS

Washington Gas

Washington Gas

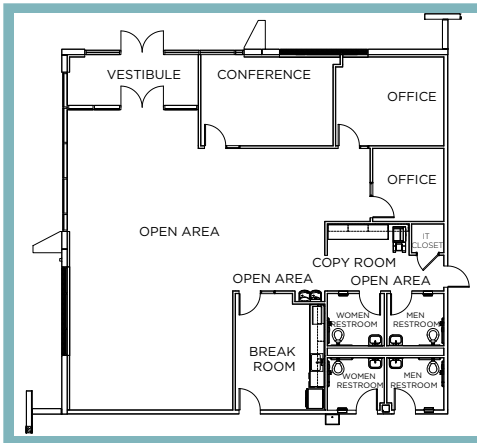
TELECOM

Comcast or Verizon

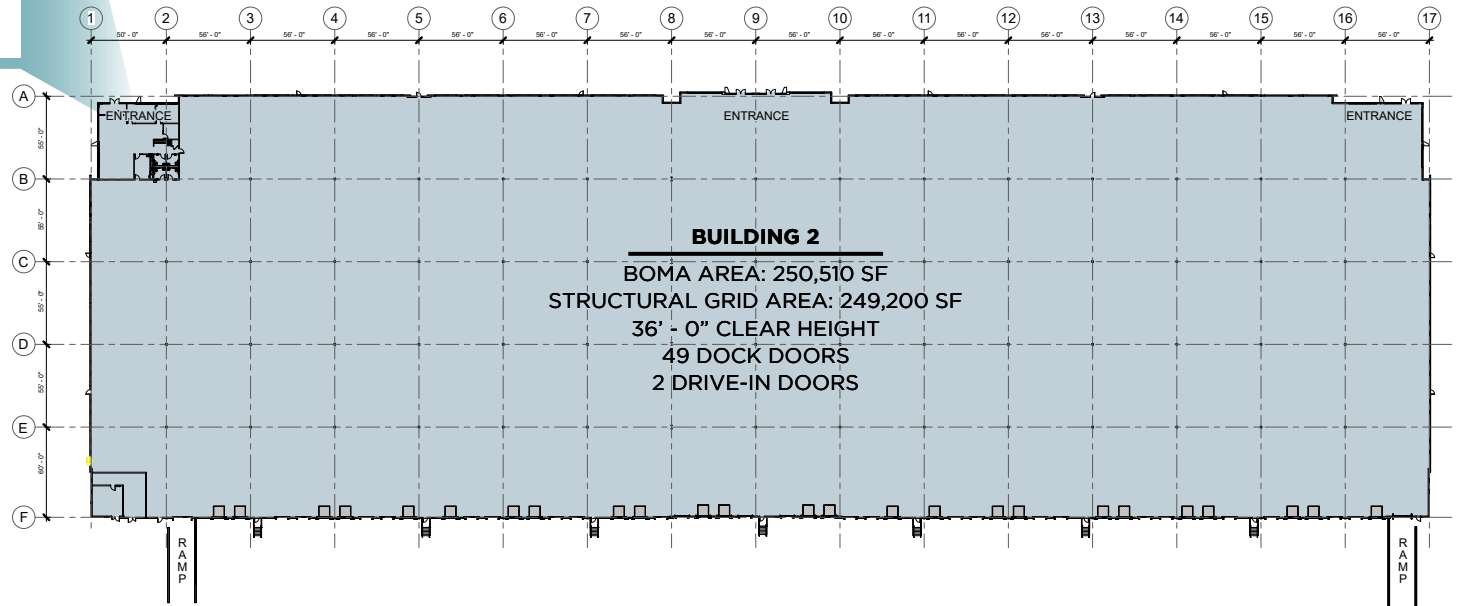
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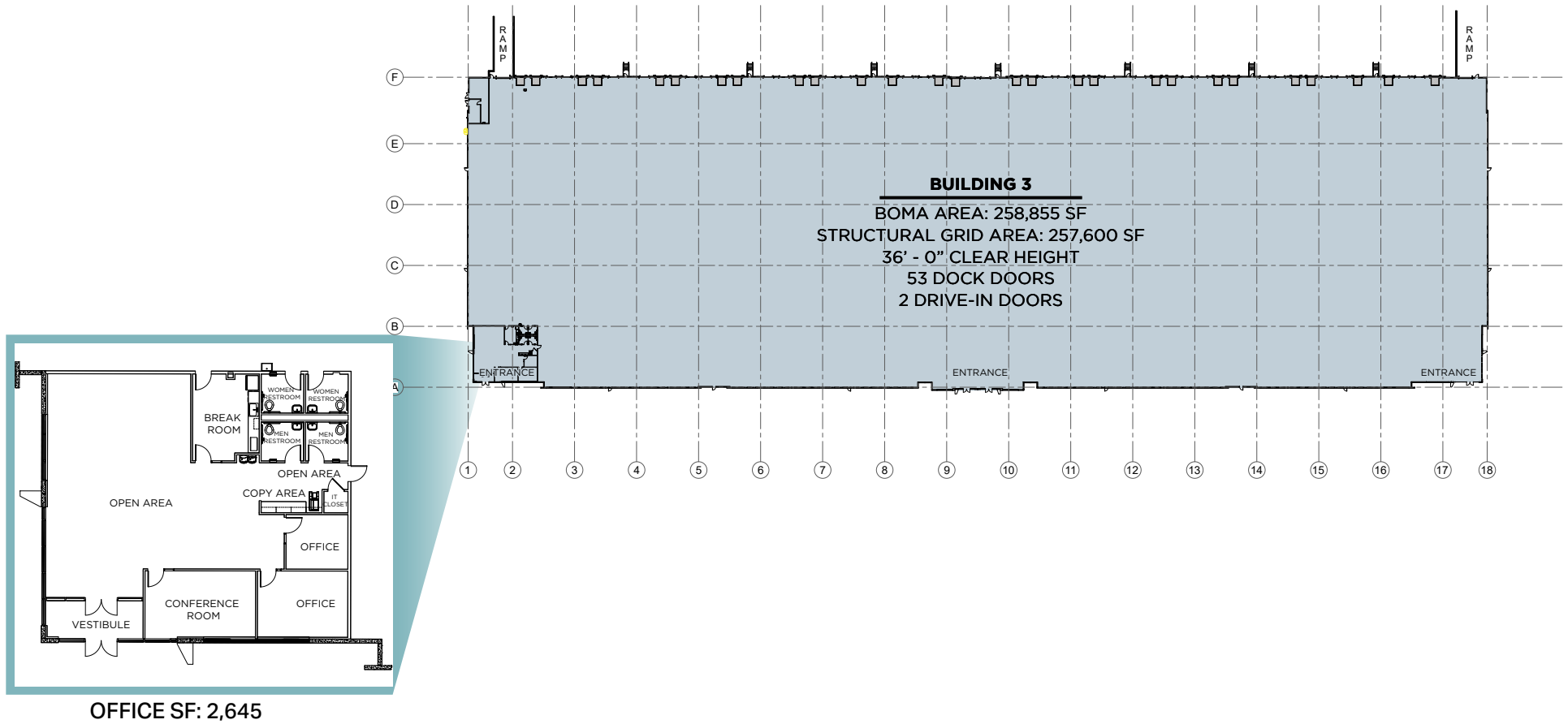
FREDERICK AIRPORT PARK



OFFICE SF: 2,362



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