

For Lease

WAREHOUSE SPACE

329 E SECOND STREET | FREDERICK, MD 21701



**OFFERED AT:
\$15/SF + NNN**

FEATURES:

- nearly 8,000 square foot
- 1 private bath
- office/reception area
- private and street parking
- 1 drive in door
- 1 loading dock
- high ceilings perfect for storage or operational needs
- with its versatility, this property offers an excellent leasing opportunity for various business needs.

SPACE SIZE

8,000 SF

ZONING

DB

PARKING

Off Street



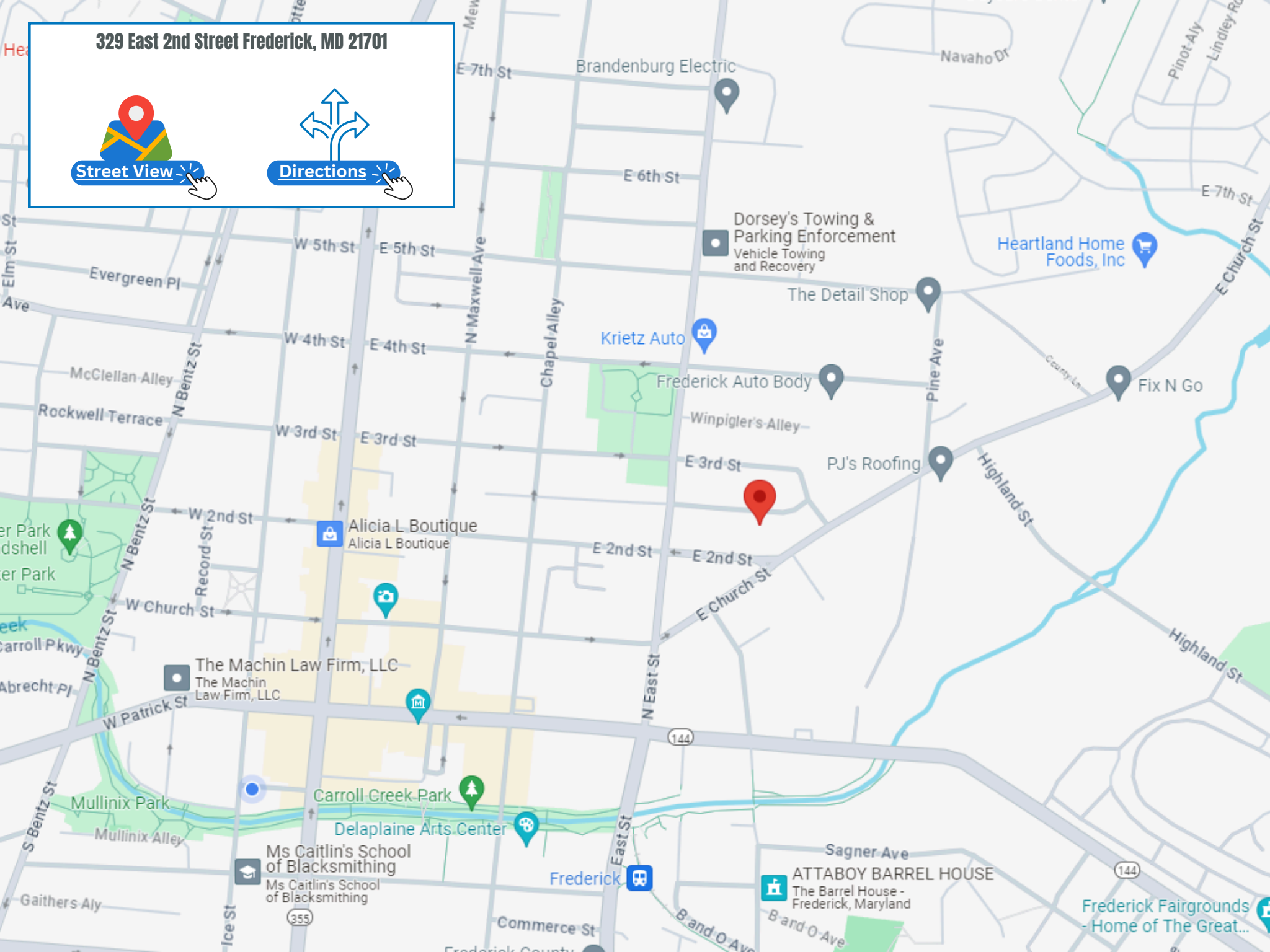


Floor Plan

Total scanned area: 7899 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FREDERICK CITY OVERVIEW



Frederick, Maryland, situated in Frederick County, is a historically significant city known for its advantageous location and modern amenities. Positioned at the crossroads of key highways, including I-70, I-270, and various U.S. routes, it holds strategic connectivity. This city is approximately 46 miles west of Baltimore, 50 miles north of Washington, D.C., and hosts a population of 78,171 as per the 2020 census.

Downtown Frederick, or the Frederick Historic District, is a bustling hub featuring a diverse array of over 200 retailers, restaurants, and antique shops lining its streets. Its culinary scene is rich and varied, offering Italian-American, Thai, Vietnamese, and Cuban cuisines, along with well-regarded dining establishments such as The Tasting Room and Olde Towne Tavern.

Beyond its vibrant retail and dining offerings, downtown Frederick is a thriving business center, housing about 600 enterprises that collectively employ nearly 5,000 people. Historic structures have been transformed to accommodate the growing technology sector, and contemporary office buildings near Carroll Creek Park underscore this trend. This unique blend of historical charm and contemporary development renders Frederick an appealing prospect for commercial real estate ventures, fostering an environment where businesses can flourish.

Route 40 West, known as the Golden Mile, stands as a testament to Frederick's many strengths. Hosting a plethora of local shops, eateries, and businesses operated by industrious residents, this route exemplifies the city's global influence. The Golden Mile not only offers access to Frederick's offerings but also leads to broader community experiences, showcasing the city's rich cultural diversity and opportunities.

