



RELATIONSHIP  
DRIVEN  
REAL ESTATE

1517 TILCO  
DRIVE

## EXCLUSIVE OFFERING FROM CPG

### 1517 TILCO DRIVE

2.13 Acre Industrially Zoned Lot  
Permit Ready for 11,080 SF Flex Warehouse



1517 Tilco Drive  
Frederick, MD 21704



**1517 Tilco Drive is a permit ready, 2.13 Acre, M1 (industrial) zoned lot in the Industrial Center East development in Frederick, MD. The property has site plan approval for a 11,080 sf warehouse flex building featuring 9,600 sf of warehouse and a 1,140 sf office. The plan also shows a 4,000 sf covered outdoor storage area, 34 parking spaces and 10 trailer spaces with plenty of outdoor storage area.**

**The property is unique opportunity for a user/ investor to purchase a permit warehouse/ office in Frederick, Maryland, with quick access to I-70 in an established industrial park**



7272 Wisconsin Avenue, 10th Floor  
Bethesda, MD 20814



(301) 951 0154



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**BUSINESS TERMS**

<b>Sales Price</b>	<b>\$1,600,000.00</b>
<b>Study Period</b>	<b>45 Days</b>
<b>Terms</b>	<b>Cash at Closing</b>
<b>Deposit</b>	<b>Minimum Of 10% Of Purchase Price</b>
<b>Settlement</b>	<b>30 Days</b>

**All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.**



CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale 1517 Tilco Drive, Frederick, MD, the (“Property”). The Property is a 2.13 acre± M:1 (Industrial) zoned lot located in the existing Industrial Center East development. The Property is permit ready, with site plan approval for a 11,080 sf warehouse and covered storage area, associated parking, and plenty of outdoor storage area. The Property is within the City of Frederick and is served by public water and sewer. The Property is approved for a General Building Contractor w/ Outdoor Storage. The M:1 zoning permits a wide variety of industrial uses, please see page 3 of the OM for a more in depth list of approved uses.

Industrial Center East is the home to Capital Electric, Stulz Air Technology Systems, Rice Tire, Irwin Stone, Ferguson Plumbing Supply, and several other local, regional and national industrial tenants. The availability of industrially zoned land is shirking to nearly non-existent in the Frederick market, making this a rare opportunity to purchase a permit ready site in an established industrial park.



**2.13 ACRES  
INDUSTRIAL LAND**



**QUICK ACCESS  
TO I-70**



**OUTDOOR  
STORAGE**



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**Address:** 3955 Dartmouth Court, Frederick, MD 21703

**Tax ID.:** 02-252953

**Municipality:** City of Frederick

**Property Size:** 2.13 Acres±

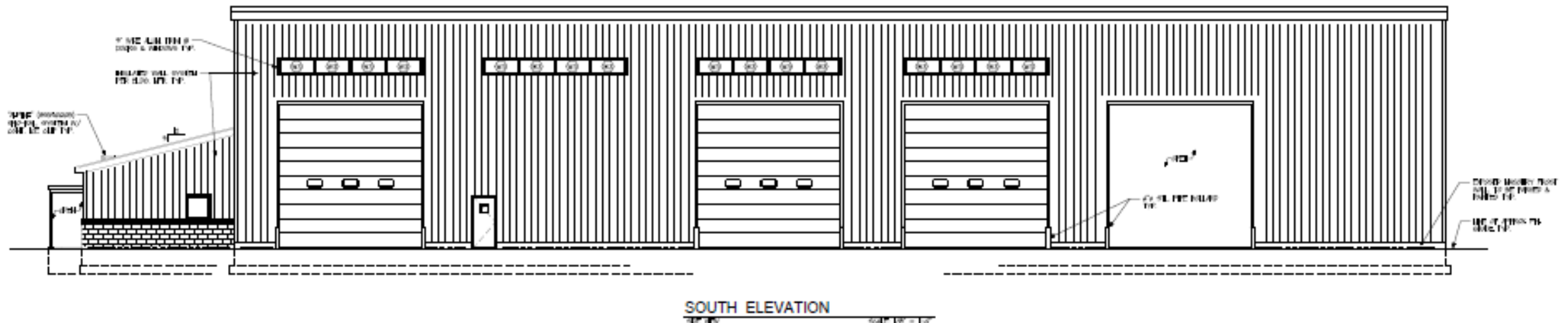
**Current Zoning:** M: Industrial

**Approved Use:** General Building Contractor w/ Outdoor Storage

**Permitted Uses:**

- Automobile Parts or Accessories
- Distribution Center
- Self Storage
- Storage Warehouse
- Storage Yards
- General Building Contractor
- Heating, Air Conditioning, Refrigeration

- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Car Wash
- Construction Equipment, Sales, Service & Rental
- Convenience Stores with Gas Sales
- Fertilizer Sales
- Financial Services
- Garden Center
- Industrial Equipment, Plumbing Supplies & Heavy Consumer Goods
- Mobile Homes, Trailers & RVs
- Motorcycles, ATV's, Sales & Repair
- Tires, Batteries, Mufflers
- Truck Sales/ Rentals





## SITE PLAN SUMMARY

**Site Plan Approved:** September 6, 2022

**Building Size:** 11,080 SF

**Building Dimensions:** 80' x 140'

**Office Space:** 1,480 SF

**Warehouse:** 9,600 SF

**Covered Storage:** 4,000 SF

**Parking:**

- 34 Vehicle Spaces
- 10, 35' Trailer Spaces
- 1, 70' Loading Space

**Water & Sewer:**

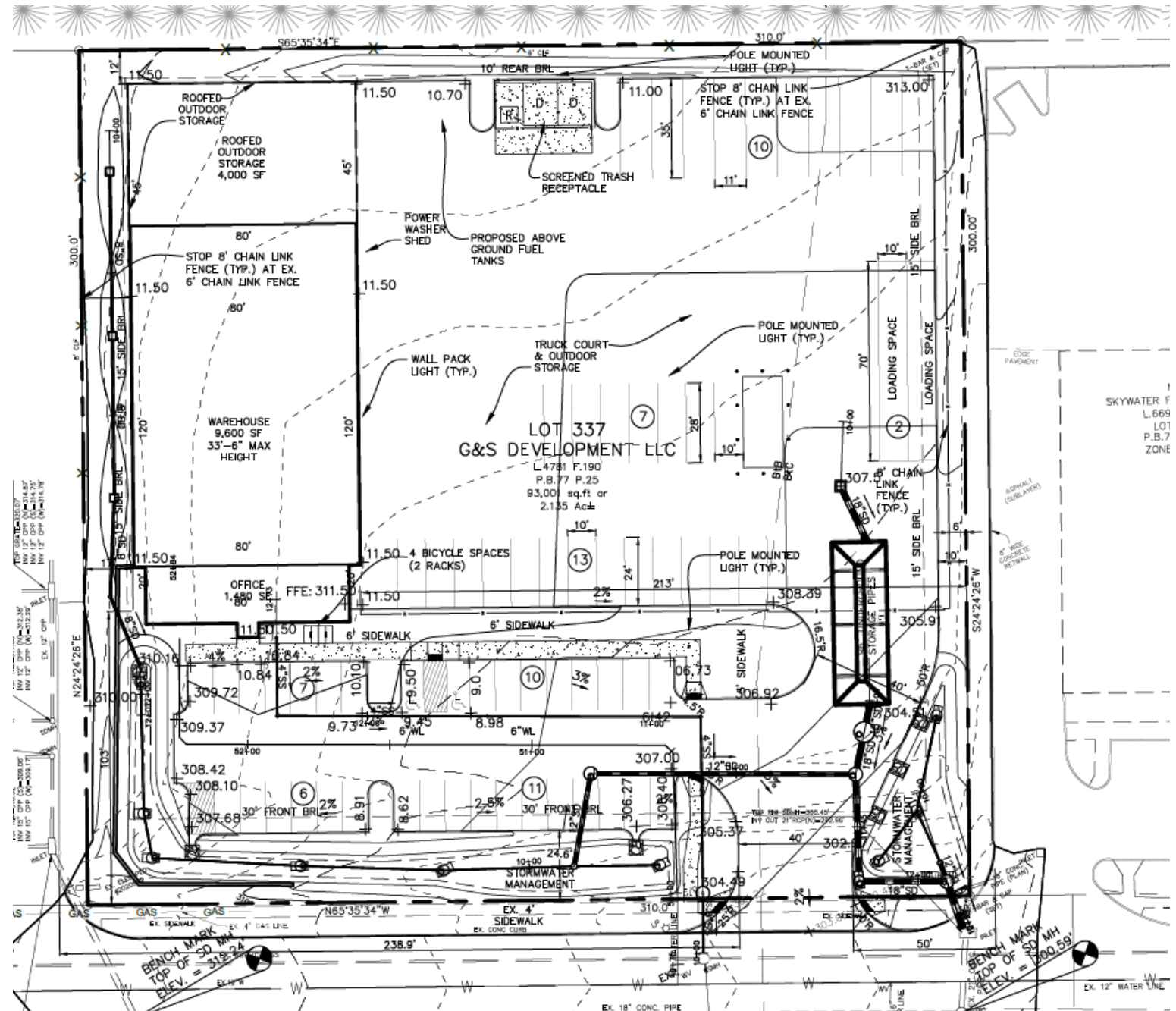
- Water provided by City of Frederick
- Sewer provided by City of Frederick

**Lighting**

- Per approved plans

**Storm Water Management**

- Quantity is provided by existing Industrial Center East SWM facility
- Quality will be provided per the approved Plans







1517 TILCO  
DRIVE

TILCO DRIVE





E. SOUTH STREET

MARYLAND  
144

INTERSTATE  
70

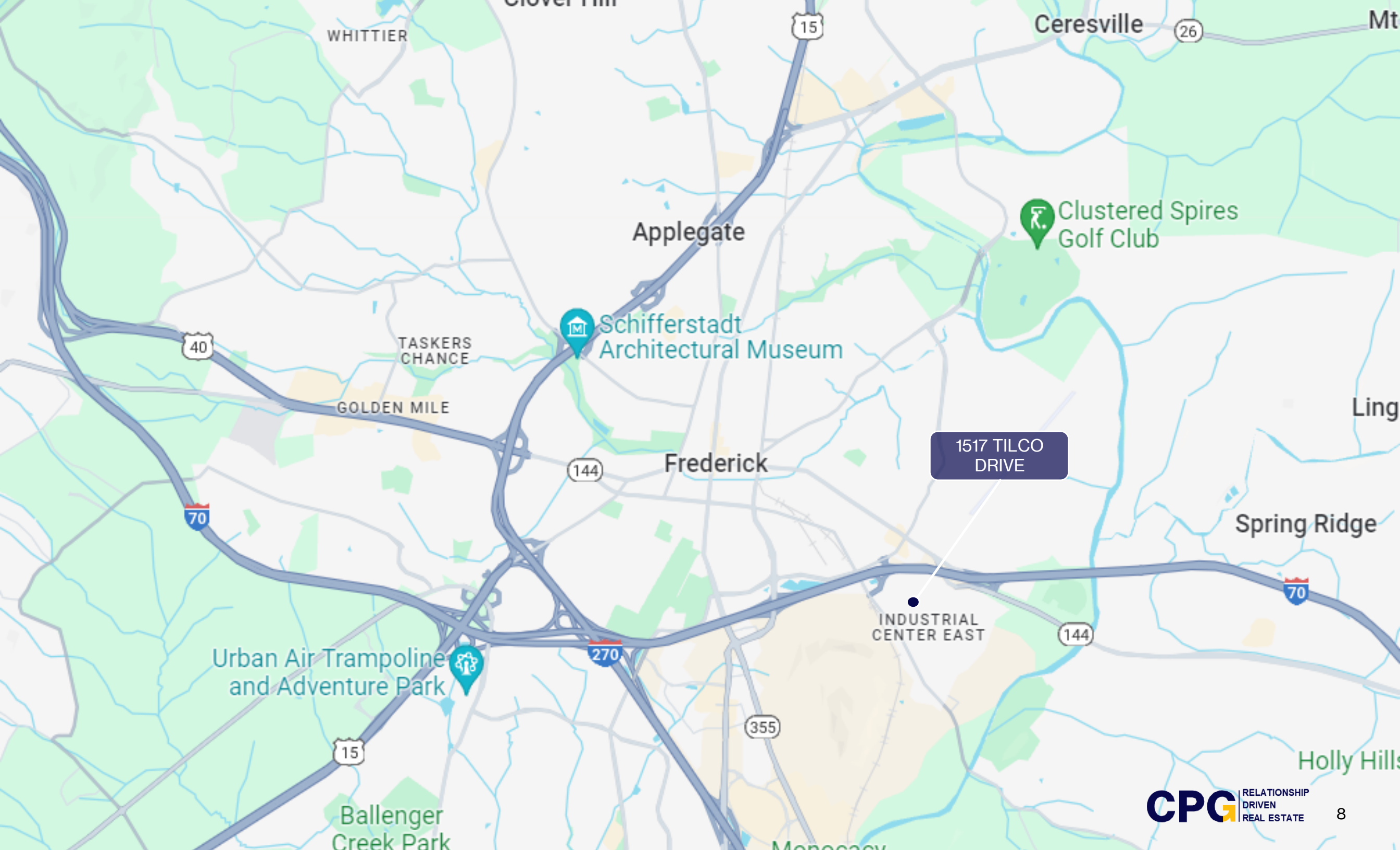
INTERSTATE  
70

MARYLAND  
144

REICHS FORD ROAD

1517 TILCO  
DRIVE





1517 TILCO  
DRIVE

INDUSTRIAL  
CENTER EAST





RELATIONSHIP  
DRIVEN  
REAL ESTATE

## Market Data

Frederick, Maryland, has consistently been ranked nationally as one of the top 25 places to live by Livability.com, as a preferred workforce and business destination in the Baltimore-Washington Region. The City of Frederick is the second largest city in Maryland and has a population growth rate of over 5%. Frederick is within an hour drive to Washington DC, Baltimore, and Northern Virginia (Dulles Airport). Frederick boasts a skilled workforce, fast track permitting, no County Business Personal Property Tax, Inventory Tax Exemptions, Frederick County New Jobs Tax Credit, Frederick County Industrial Business Tax Credit and several other tax credit opportunities for doing business in Frederick, Maryland.

# FREDERICK COUNTY BUSINESS

**287,079**

Population

**104,000+**

Workers

**7,700+**

Businesses

**5.7%**

Population Growth 2020 – 2022

**130+**

Life Science Companies

**\$106,129**

2021 Median Income





**ANDREW BROWN**

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**PLEASE CONTACT CPG FOR MORE INFORMATION**

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