




FREDERICK
COMMERCIAL
REAL ESTATE

5216 RENN ROAD
Frederick, MD

SALE – 32,500 SF CLEAR-SPAN BUILDING ON 5.76 ACRES

EXECUTIVE SUMMARY

Frederick Commercial Real Estate is pleased to present 5216 Renn Road — a rare commercial real estate opportunity in one of Maryland's fastest-growing markets, in Frederick County. The 32,500 SF clear-span facility sits on 5.76 acres of flat, developable land with General Commercial zoning that supports a wide range of uses. Operating as a racquet club since 1975, the Sellers will deliver the building vacant of the business; offering the next owner exceptional

potential for repositioning, expansion, or immediate occupancy. The property's strategic location near the region's major transportation corridors of I-70, I-270, US-340, and US-15 provides seamless access to the Baltimore–Washington and Northern Virginia markets, making it an ideal choice for businesses seeking scalable space with strong regional connectivity.



Scan for marketing
video



AREA FOR POTENTIAL EXPANSION OR DEVELOPMENT



The image shows the interior of a large, clear-span building housing several tennis courts. The courts have blue playing surfaces and green outer areas. The ceiling is high with a complex network of white structural beams and numerous long, rectangular fluorescent light fixtures. Green safety netting is visible along the back wall. The overall atmosphere is bright and spacious.

PROPERTY OVERVIEW

Total Lot Size

5.76 Acres

Flat Developable Land

Total Building Size

32,500 SF Clear-Span Building

Zoned

General Commercial

Utilities

Well & Septic

Offering Price: **\$3,900,000/\$120 SF**

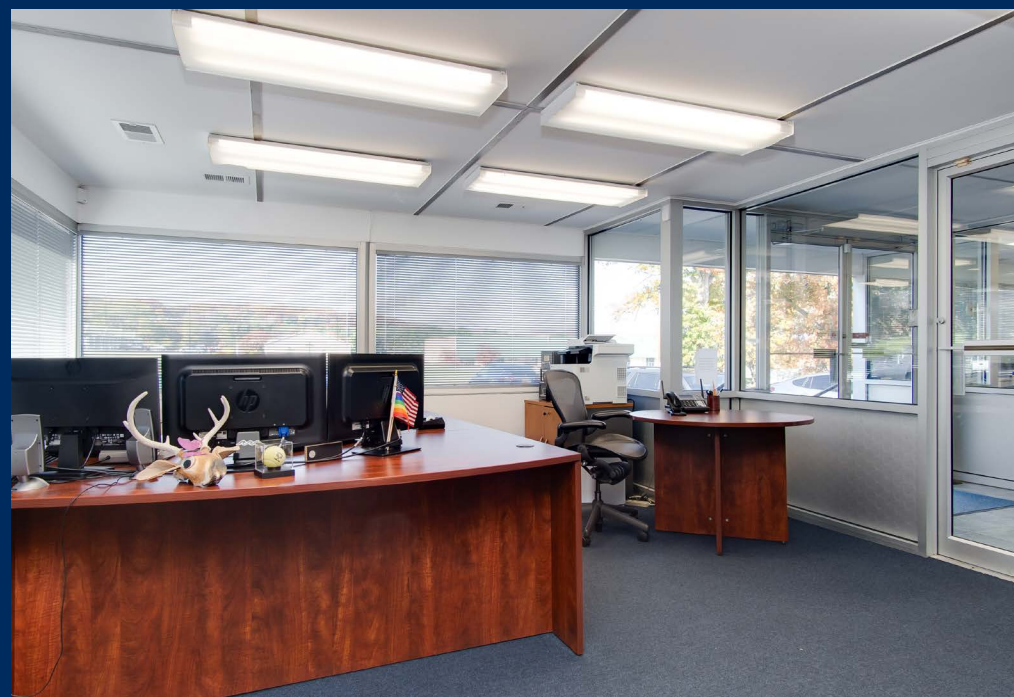
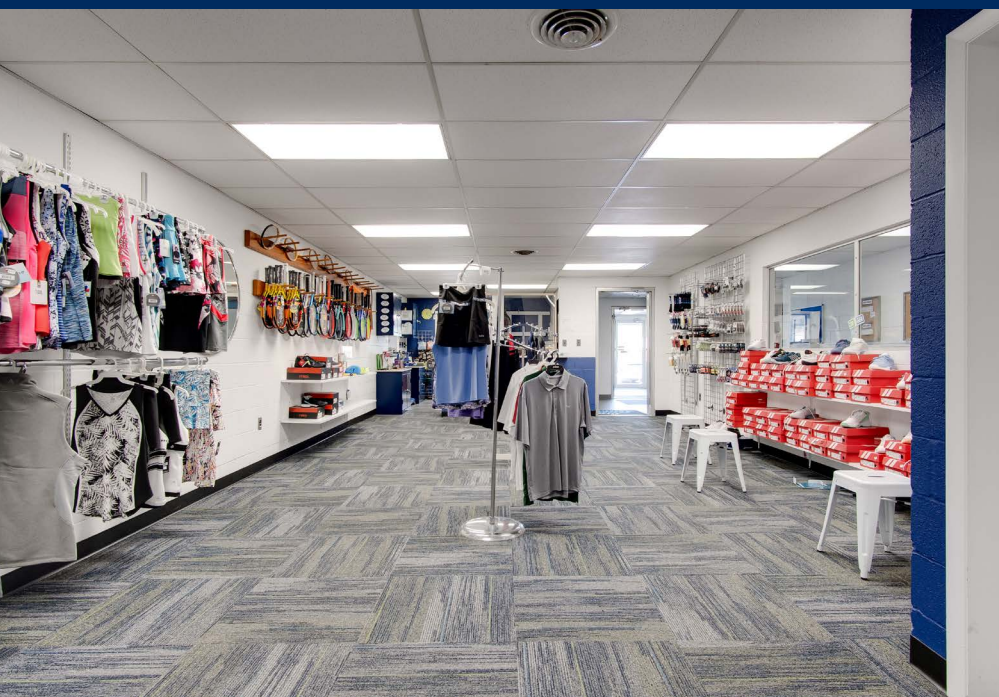
Note: The statements and figures contained herein, while not guaranteed, are secured from sources we believe are authoritative.

A wide-angle photograph of an indoor tennis facility. The facility features a high, clear-span roof with a white, ribbed structure and several long, rectangular fluorescent light fixtures hanging from it. The floor is a green artificial turf, and the tennis courts are marked with blue lines. A dark green safety net runs along the back and sides of the courts. In the background, there are some orange chairs and a small table.

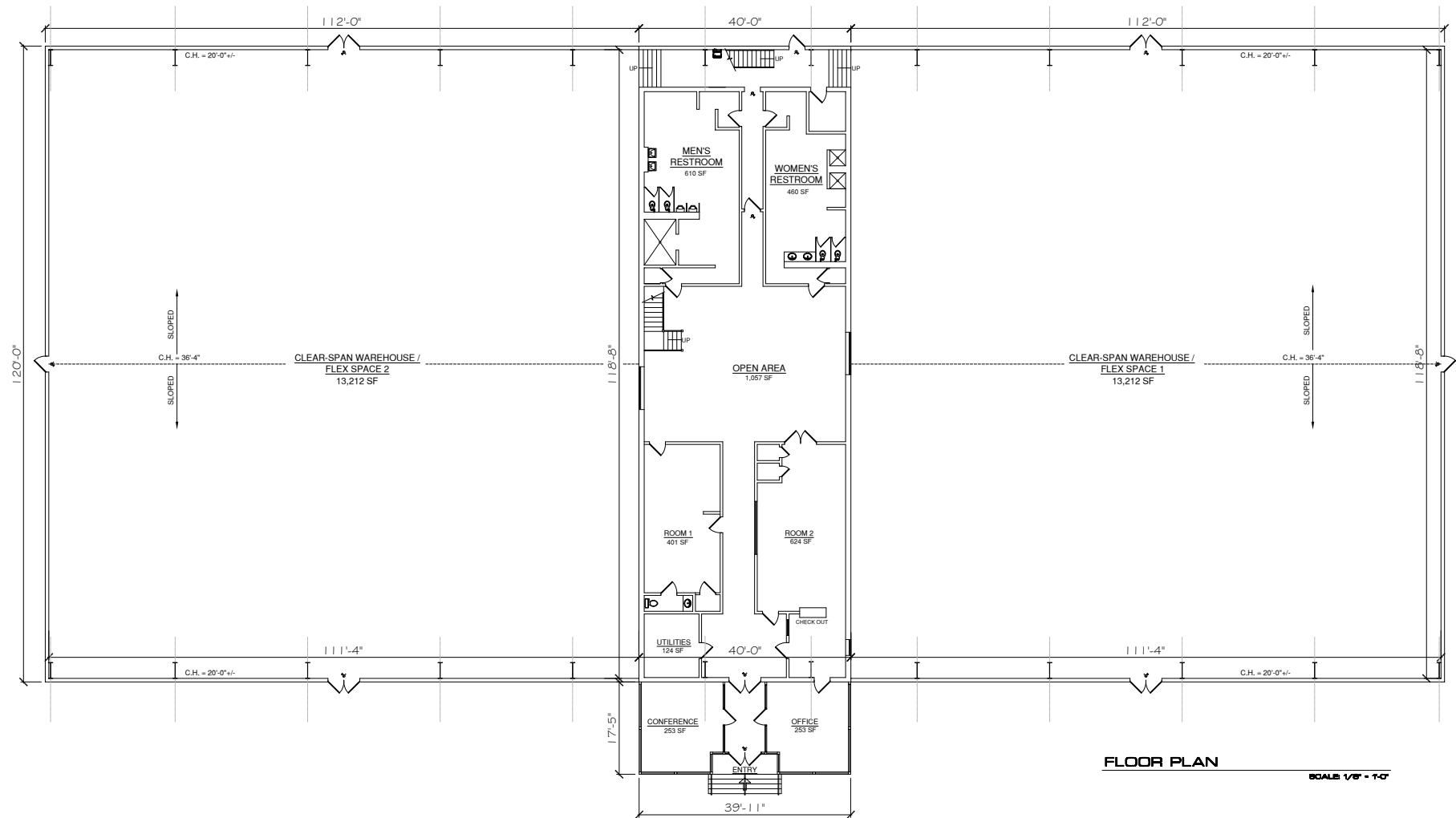
BUILDING FEATURES

This property combines scale, flexibility, and expansion capability rarely found in today's Frederick industrial market. Key features include:

- **32,500 SF clear-span construction**
- **Ceiling height:** 36' clear; 20' at sidewalls
- **Heavy electrical capacity:** 480 AMP / 3-phase power
- **Fully retrofitted LED lighting**
- **Large open interior footprint** suitable for warehouse, manufacturing, recreational, automotive, or flex adaptation
- **Ample exterior space** for loading zones, storage, and circulation
- **Well:** 50 GPM (630 max GPD) & **Septic:** 2,000 gallons
- **55 Striped Parking Spaces**
- **Metal Roof**
- **Renovated** between 2019-2024
- **350' road frontage along US 180**



FLOOR PLANS

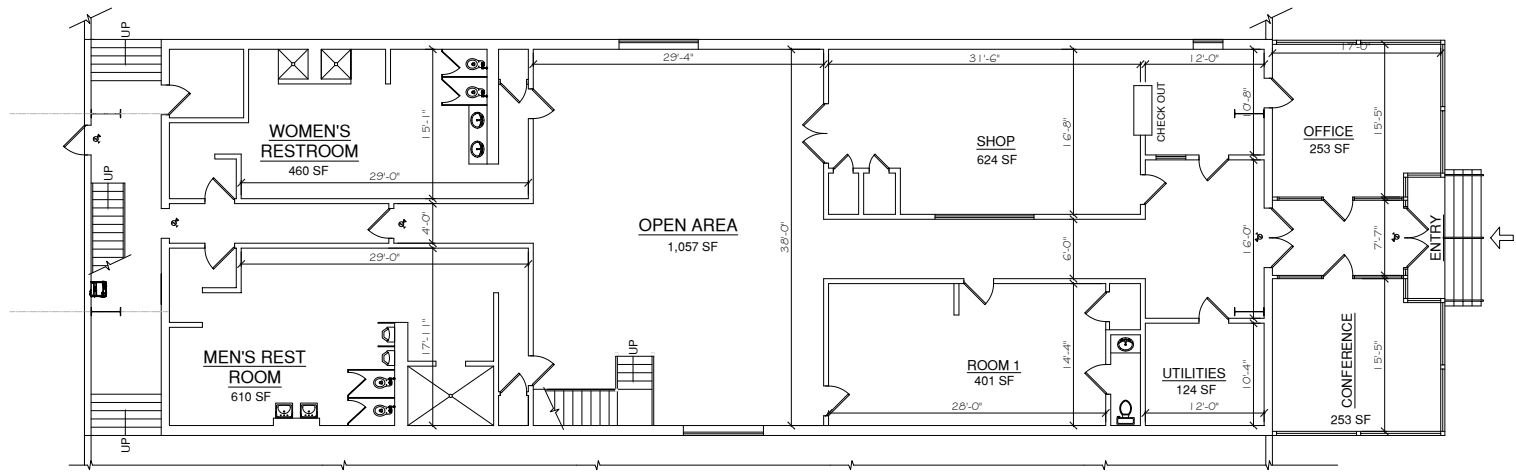


12-8-25
BY CADDWORKS, INC.

5216 RENN ROAD
FREDERICK, MD

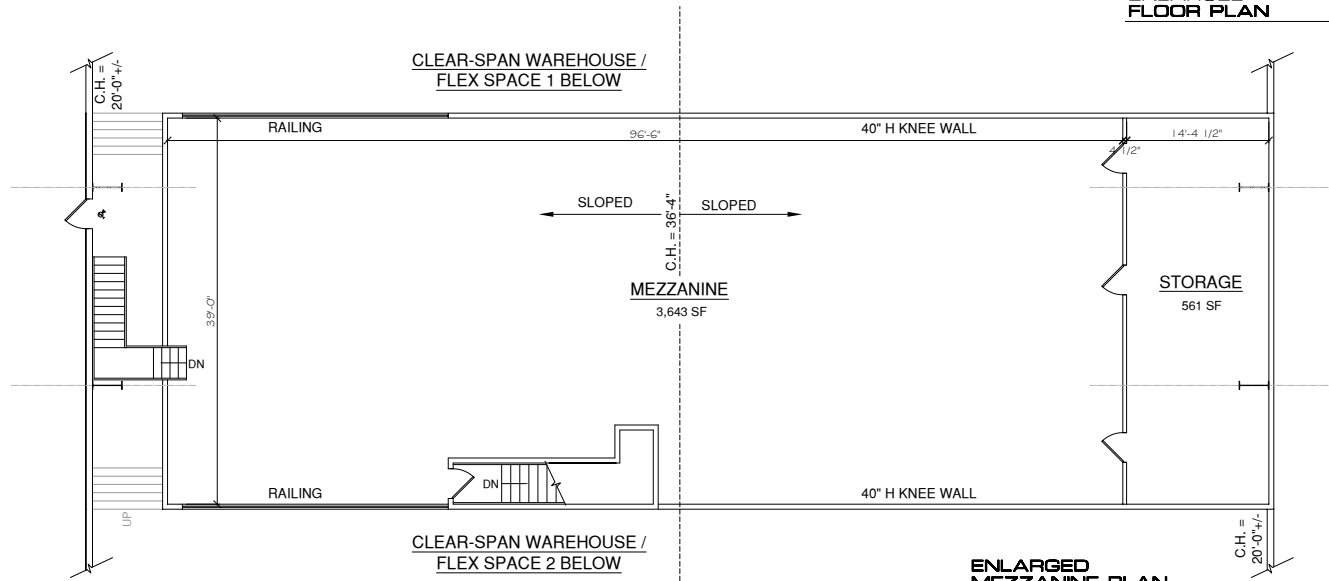
*CH = Ceiling Height

FLOOR PLANS



ENLARGED FLOOR PLAN

SCALE 3/16" = 1'-0"



ENLARGED MEZZANINE PLAN

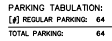
SCALE 3/16" = 1'-0"

12-2-25
BY CADDWORKS, INC.

5216 RENN ROAD
FREDERICK, MD

*CH = Ceiling Height

PLAT



| | |
|-------|------------------------|
| CONC. | CONCRETE |
| C/O | CLEANOUT |
| CLF | CHAIN LINK FENCE |
| HP | HEAT PUMP |
| MH | MANHOLE |
| PED | PEDESTAL |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| U | UTILITY POLE |
| ☆ | LIGHT POLE |
| — | OVERHEAD UTILITY LINES |

Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

[illegible]

| Use Classification | Minimum Lot Area (Acres) | Lot Width | Front Yard | Side Yard | Rear Yard | Height |
|--------------------------------|-----------------------------|--------------|---------------|--------------|--------------|--------|
| Household residences | 5 acres | 300 | 40 | 50 | 50 | 30' |
| Temporarily existing | | | | | | |
| Natural resources | 25,000 | 100 | 25 | 15 | 40 | 60' |
| Commercial use | 12,000 | 100 | 25 | 8 | 25 | 60' |
| Shopping centers | 25,000 | 100 | 25 | 8 | 25 | 60' |
| Wholesaling and processing | 25,000 | 100 | 25 | 8 | 25 | 60' |
| Automobile and related service | 12,000 | 100 | 25 | 8 | 25 | 60' |
| Animal care and services | 12,000 | 100 | 25 | 8 | 25 | 60' |
| Governmental institutions | 25,000 | 100 | 25 | 8 | 25 | 60' |
| Open space uses | None | - | - | - | - | - |
| Institutional | 12,000 | 200 | 40 | 40 | 40 | 30' |
| Overseas and public utility | 12,000 | 200 | 40 | 40 | 40 | 30' |
| Non governmental utility | 12,000 | 200 | 40 | 40 | 40 | 30' |
| Self-storage units | 25,000 | 100 | 25 | 10 | 25 | 60' |

1. THERE MUST BE A GRANTY FLOW OF SEWAGE TO SEPTIC AREA.
2. NO BUILDINGS, DRIVES, OR WELLS WITHIN SEWAGE RESERVATION AREA.
3. U.G. ELECTRIC DISTRIBUTION AND EASEMENT THEREFORE IN ACCORDANCE WITH P.E. REQUIREMENTS.
4. A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL REAR, FRONT, AND SIDE LOT LINES.
5. VEHICULAR ACCESS IS DENIED TO MD. ROUTE 180.

| ITEM # | LIBER/FOLIO | EASEMENT TYPE | AFFECT | PLOTTED |
|---------|-----------------------|---------------------------------|---------|---------------------------------------|
| ITEM 7 | Plat Book 11, Page 55 | Matters of Record Plat (B.R.L.) | AFFECTS | PLOTTED |
| ITEM 8 | Liber 968, Folio 411 | Potomac Edison Co. Right of Way | AFFECTS | No - Inadequate Information to Locate |
| ITEM 8 | Liber 1363, Folio 682 | Potomac Edison Co. Right of Way | AFFECTS | No - Inadequate Information to Locate |
| ITEM 9 | Plat Book 11, Page 55 | Matters of Record Plat (Note) | AFFECTS | PLOTTED |
| ITEM 10 | Plat Book 11, Page 55 | Matters of Record Plat (Note) | AFFECTS | PLOTTED |
| ITEM 11 | Plat Book 11, Page 55 | Matters of Record Plat (Note) | AFFECTS | PLOTTED |

To TUSCARORA RACQUET CLUB, INC., a Maryland corporation, NEXCURT HOLDINGS, LLC, a Maryland limited liability company and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on October 1, 2025.

| | |
|------|---|
| DATE | DAVID THOMAS BEARD REGISTERED PROPERTY LINE SURVEYOR MD. REGISTRATION #576, EXPIRES 03/23/27 FOR HARRIS SMARICA & ASSOCIATES, INC. MD. REGISTRATION #24 |
|------|---|

OWNER:
TUSCARORA RACQUET CLUB, INC
5216 RENN RD.
FREDERICK, MARYLAND 21703
301-473-5050

Planners/Engineers/Surveyors
125 South Carroll Street, Frederick, MD
301-662-4488 / FAX 301-662-49

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

TUSCARORA TENNIS CLUB

5216 RENN ROAD
BALLENGER ELECTION DISTRICT No. 23
FREDERICK COUNTY, MARYLAND

1"=50'

DRAWN

DRAWN
BY: SWL

CHECKED
BY: JNCM

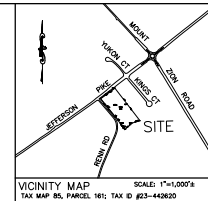
DATE:

DATE: OCTOBER, 202

SHEET: 1
OF: 1

PROJECT: 7540

| |
|------|
| 7540 |
| |

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LOCATION LOCATION LOCATION

5216 Renn Road is positioned within Frederick's highly accessible southwest corridor, considered the "last mile" to the regional highway system. Perfect for businesses that want quick and easy access to their customer base or want their customers to have convenient access to them. Located just outside Frederick City limits, the property benefits from lower County tax rates while retaining close access to the City's amenities, workforce, and business infrastructure. This location offers convenient access to three international airports within an hours drive of each other.





DRIVING DISTANCE TO HIGHWAYS & AIRPORTS

DISTANCE TO HWY

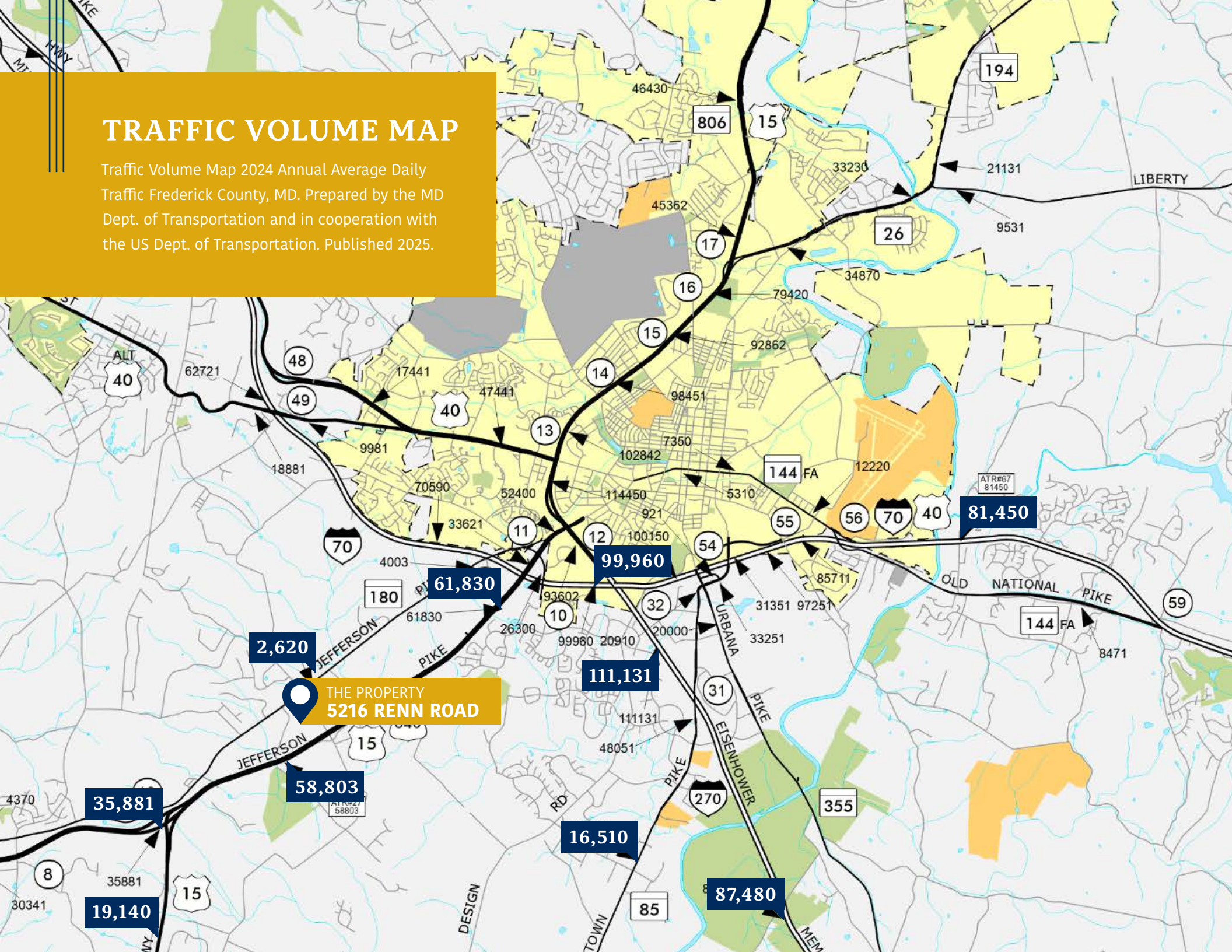
- **US-340:** 0.8 miles
- **US-15:** 0.8 miles
- **I-70:** 3 miles
- **I-270:** 3 miles
- **Capital Beltway I-495:** 38 miles
- **Baltimore Beltway I-695:** 42 miles

DISTANCE TO AIRPORTS

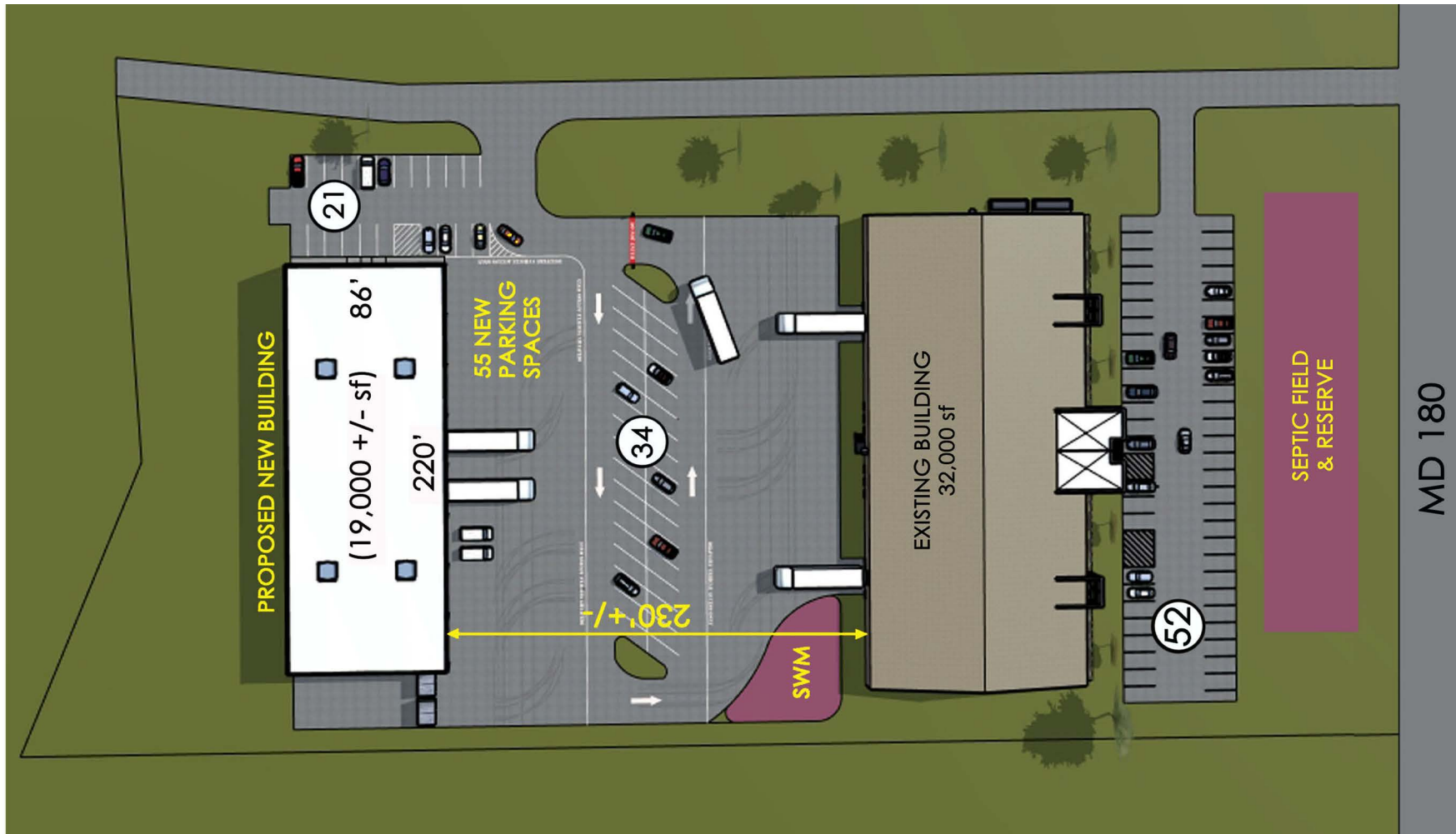
- **Dulles International Airport:** 37 miles
- **Ronald Reagan Washington National Airport :** 52 miles
- **Baltimore/Washington International Airport::** 55 miles

TRAFFIC VOLUME MAP

Traffic Volume Map 2024 Annual Average Daily Traffic Frederick County, MD. Prepared by the MD Dept. of Transportation and in cooperation with the US Dept. of Transportation. Published 2025.



CONCEPT DRAWINGS



Aerial views of upgraded existing building and proposed new building.

- **Loading docks**
- **107 Parking Spaces** (55 New Spaces/52 Existing)
- **51,000 SF Combined Building Space**

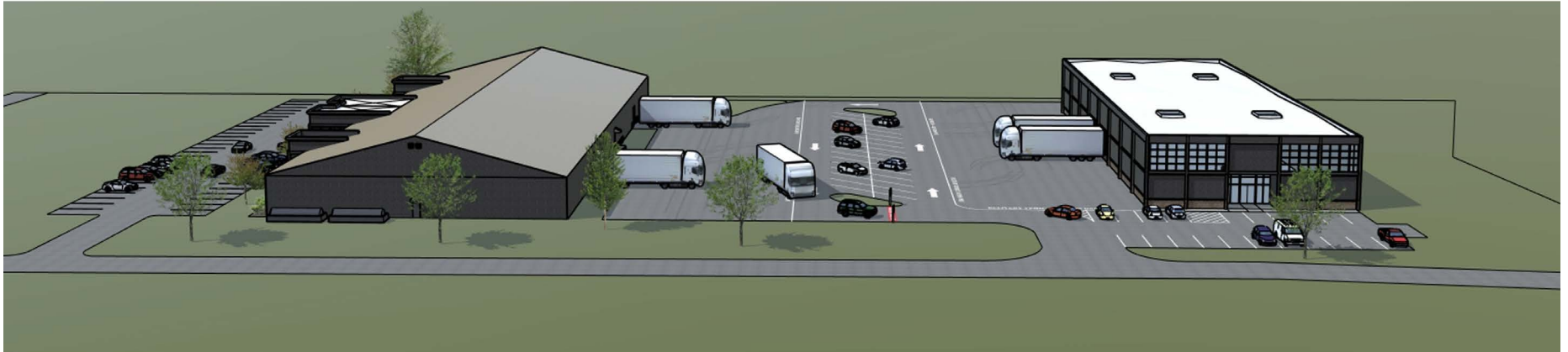
CONCEPT DRAWINGS



Proposed upgrade to existing building.
Front view.



CONCEPT DRAWINGS



Proposed upgrade to existing building.
Side view, parking and loading dock areas.

DEMOGRAPHICS

| | WITHIN 3 MI. | WITHIN 5 MI. | WITHIN 10 MI. |
|-----------------------------|--------------|--------------|---------------|
| 2024 Population | 37,847 | 6,466 | 218,038 |
| 2029 Population Projection | 42,925 | 109,322 | 248,017 |
| 2024 Households | 13,720 | 36,295 | 80,295 |
| 2029 Households Projection | 80,295 | 41,309 | 91,704 |
| Average Household Income | \$117,341 | \$110,537 | \$126,152 |
| Median Household Income | \$99,780 | \$87,798 | \$103,521 |
| Median Age | 37 | 37 | 39 |
| Bachelor's Degree Or Higher | 38% | 37% | 42% |

DEMOGRAPHICS WITHIN 10 MI.

POPULATION

218,038

in 2024



248,017

2029 projection

HOUSEHOLDS

80,295

in 2024



91,704

2029 projection

INCOME

\$126,152

Average
Household Income

\$103,521

Median
Household Income

FREDERICK INDUSTRIAL CAPITAL MARKET SUMMARY REPORT

Source: Costar.com

“Frederick County’s industrial landscape comprises a mix of modern distribution centers, mid-sized warehouses, and flex properties, located near transportation corridors connecting the Washington, D.C. metro with regional and national markets. The area’s industrial stock is owned by private investors, institutions, and local developers such as Matan and St. John Properties. The submarket’s appeal stems from its robust infrastructure, access to skilled labor, and proximity to both urban and rural demand drivers, making it a favored destination for logistics and manufacturing.

Transaction activity involves a diverse mix of players. Private capital was responsible for about half of the buying activity over the past five years, while institutional capital accounted for about 20%. Owner-users made up roughly 10%. Out-of-market investors own the majority of existing assets, but local investors and users contribute to a balanced landscape. Most transactions involve warehouses under 100,000 square feet, and

sales frequently consist of both vintage assets and newer developments. In the past 12 months in Frederick County, sales volume has tallied \$131 million which represented 810,000 SF of inventory, compared to the five-year average of \$64.1 million. The cyclical peak for quarterly sales volume was \$53 million during 21Q4, and the last completed quarter totaled \$85.7 million.

Transaction pricing averaged \$167/SF in the past 12 months versus the five-year average of \$132/SF. While average transaction pricing is affected by asset mix, the market price, a modeled estimate of current values across all industrial assets in Frederick County, offers a smoothed and complementary price trend. In the past 12 months, the industrial market price averaged \$158/SF. This compares to the five-year average of \$133/SF. By comparison, the transactional and market price averages for the Washington metro were \$220/SF and \$240/SF in the past year.”

| ASSET VALUE | 12 MO SALES VOLUME | MARKET CAP RATE | MKT SALE PRICE/SF CHG (YOY) |
|-------------|--------------------|-----------------|-----------------------------|
| \$4.2B | \$130.9M | 7.3% | 14.2% |

| 12 MO SALES VOLUME | TOTAL | LOWEST | HIGHEST |
|--------------------|----------|--------|---------|
| Transactions | 13 | - | - |
| Sales Volume | \$130.9M | \$800K | \$46.8M |
| Properties Sold | 13 | - | - |
| Transacted SF | 781.9K | 6.4K | 216K |
| Average SF | 60.1K | 6.4K | 216K |

| 12 MO SALES PRICE | TOTAL | LOWEST | HIGHEST | MARKET |
|----------------------|---------|--------|---------|--------|
| Cap Rate | 7.8% | 7.8% | 7.8% | 7.3% |
| Sale Price/SF | \$167 | \$52 | \$354 | \$157 |
| Sale Price | \$10.1M | \$800K | \$46.8M | - |
| Sale vs Asking Price | -3.90% | -5.9% | -2.9% | - |
| % Leased at Sale | 78.8% | 0% | 100% | - |

Source: Costar.com as of 12/2025

FREDERICK INDUSTRIAL SUBMARKET SUMMARY REPORT

Source: Costar.com as of 12/2025

“Frederick County has around 24.2 million square feet of industrial space, of which 13.9 million square feet is logistics space. Approximately 1.4 million square feet of space is currently under construction, representing a 5.7% expansion of inventory. The overall vacancy rate is 7.8%. The vacancy rate in logistics is currently 6.5%, flex is 13.3%, and specialized is 0.0%.

The outlook for the submarket overall is generally positive. Risks include disruptions in the logistics market, uncertainty surrounding potential tariffs, and businesses related to home sales.”

Rent growth peaked in mid-2022 and is currently 5.2% compared to 5.2% in the region. The overall average rent is \$15.00 per square foot, and it varies from \$14.20 per square foot on average for logistics space to \$16.30 per square foot on average for flex space.

| CURRENT QUARTER | RBA | VACANCY RATE | MARKET ASKING RENT | AVAILABILITY RATE | NET ABSORPTION SF | DELIVERIES SF | UNDER CONSTRUCTION |
|---------------------------|------------|--------------------|--------------------|-------------------|-------------------|---------------|--------------------|
| Logistics | 13,911,487 | 6.5% | \$14.23 | 15.7% | 50,096 | 0 | 1,294,004 |
| Specialized Industrial | 2,838,876 | 0% | \$16.04 | 0.2% | 0 | 0 | 0 |
| Flex | 7,426,013 | 13.3% | \$16.30 | 16.1% | (17,442) | 60,240 | 93,280 |
| Submarket | 24,176,376 | 7.8% | \$15.04 | 14.1% | 32,652 | 60,240 | 1,387,284 |
| ANNUAL TRENDS | 12 MONTH | HISTORICAL AVERAGE | FORECAST AVERAGE | PEAK | WHEN | TROUGH | WHEN |
| Vacancy | 0.2% (YOY) | 8.8% | 8.8% | 17.0% | 2010 Q2 | 2.0% | 1999 Q1 |
| Net Absorption SF | (4.1K) | 398,680 | 430,589 | 2,006,403 | 1996 Q4 | (825,008) | 2019 Q3 |
| Deliveries SF | 60.2K | 453,211 | 559,392 | 1,862,574 | 1997 Q3 | 0 | 2025 Q3 |
| Market Asking Rent Growth | 5.2% | 3.9% | 3.4% | 10.5% | 2022 Q3 | -3.3% | 2009 Q4 |
| Sales Volume | \$131M | \$27.6M | N/A | \$141.7M | 2025 Q3 | \$0 | 2004 Q2 |

Source: Costar.com as of 12/2025

COMPARABLE SALES DATA



5294 Agro Dr
FREDERICK, MD 21703

| | |
|----------------------|-------------|
| SOLD | 9/5/2025 |
| SALE PRICE | \$4,000,000 |
| PRICE PER SF | \$235.29 |
| BUILDING SIZE | 17,000 SF |
| LAND AREA | 6 Acres |
| PARCEL ID | 01-021265 |



704 N East St
FREDERICK, MD 21701

| | |
|----------------------|-------------|
| SOLD | 7/29/2025 |
| SALE PRICE | \$1,610,000 |
| PRICE PER SF | \$216.86 |
| BUILDING SIZE | 41,382 SF |
| LAND AREA | 0.95 Acres |
| PARCEL ID | 02-141493 |



9750 Doctor Perry Rd
IJAMSVILLE, MD 21754

| | |
|----------------------|-------------|
| SOLD | 4/28/2025 |
| SALE PRICE | \$1,803,050 |
| PRICE PER SF | \$216.19 |
| BUILDING SIZE | 146,614 SF |
| LAND AREA | 3.37 Acres |
| PARCEL ID | 07-256590 |



4607 Wedgewood Blvd
FREDERICK, MD 21703

| | |
|----------------------|-------------|
| SOLD | 10/17/2024 |
| SALE PRICE | \$8,305,000 |
| PRICE PER SF | \$148.96 |
| BUILDING SIZE | 243,936 SF |
| LAND AREA | 5.60 Acres |
| PARCEL ID | 01-026763 |



4590 Mack Ave
FREDERICK, MD 21703

| | |
|----------------------|------------|
| SOLD | 8/20/2024 |
| SALE PRICE | \$875,000 |
| PRICE PER SF | \$257.28 |
| BUILDING SIZE | 40,510 SF |
| LAND AREA | 0.93 Acres |
| PARCEL ID | 01-017322 |



1200 N Maple Ave
BRUNSWICK, MD 21716

| | |
|----------------------|-------------|
| SOLD | 6/20/2024 |
| SALE PRICE | \$1,400,000 |
| PRICE PER SF | \$97.70 |
| BUILDING SIZE | 109,771 SF |
| LAND AREA | 2.52 Acres |
| PARCEL ID | 25-469658 |

COMPARABLE SALES DATA



4519 Mack Ave
FREDERICK, MD 21703

| | |
|----------------------|-------------|
| SOLD | 5/31/2024 |
| SALE PRICE | \$1,600,000 |
| PRICE PER SF | \$94.76 |
| BUILDING SIZE | 49,658 SF |
| LAND AREA | 1.14 Acres |
| PARCEL ID | 01-017373 |



6907 Baltimore National Pike
FREDERICK, MD 21701

| | |
|----------------------|-------------|
| SOLD | 5/20/2024 |
| SALE PRICE | \$2,000,000 |
| PRICE PER SF | \$102.04 |
| BUILDING SIZE | 75,359 SF |
| LAND AREA | 1.73 Acres |
| PARCEL ID | 02-216698 |



5719 Industry Ln
FREDERICK, MD 21704

| | |
|----------------------|-------------|
| SOLD | 3/6/2024 |
| SALE PRICE | \$5,286,985 |
| PRICE PER SF | \$151.06 |
| BUILDING SIZE | 84,506 SF |
| LAND AREA | 1.94 Acres |
| PARCEL ID | 28-538782 |



229 Bucheimer Rd
FREDERICK, MD 21701

| | |
|----------------------|-------------|
| SOLD | 2/29/2024 |
| SALE PRICE | \$1,250,000 |
| PRICE PER SF | \$178.57 |
| BUILDING SIZE | 56,628 SF |
| LAND AREA | 1.30 Acres |
| PARCEL ID | 02-149125 |



4107 Harvard Pl
FREDERICK, MD 21703

| | |
|----------------------|-------------|
| SOLD | 12/29/2023 |
| SALE PRICE | \$2,000,000 |
| PRICE PER SF | \$121.07 |
| BUILDING SIZE | 98,010 SF |
| LAND AREA | 2.25 Acres |
| PARCEL ID | 01-025546 |

OUR TEAM



CHRIS KLINE, JR.
President/Broker of Record

CKline@FredCommercial.com
(301) 401-4106

CHRIS KLINE, JR. is the Broker of Record and founded the company in January of 2019.

Chris is a native of Frederick County, Maryland and the ninth generation of the Kline family to live in and start a business in the community. Chris possesses aptitudes that allow him to see the big picture, to comprehend his clients' vision and to understand his role, as he navigates complex and sensitive deals. He describes himself and his outlook as three-dimensional, approaching his work and his clients from all sides, in an effort to deliver the best service.



SHELLEY SULLIVAN
Sales and Leasing Associate

SSullivan@FredCommercial.com
(240) 691-2545



FREDERICK COMMERCIAL REAL ESTATE
is a third party brokerage firm representing Sellers, Landlords, Buyers and Tenants in the Frederick County and Frederick City markets.

We specialize in all commercial sectors of the real estate market, with an emphasis on Industrial, Retail, Office, Multifamily and adaptive reuses of historic properties and/or properties where a change of use is necessary. Frederick Commercial Real Estate is built on a foundation of deep ties to Frederick, successive and successful family businesses, and a commitment to Frederick's business, civic and political communities.

Frederick-Commercial.com
(240) 457-4802