



# BUILD-TO-SUIT WAREHOUSE W/ IOS

4870 WINCHESTER BOULEVARD | FREDERICK, MARYLAND 21703

FOR  
LEASE



**PERMIT-  
READY FOR  
FAST DELIVERY  
AFTER LEASE  
EXECUTION**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3.09 acres  $\pm$  total
- Permitted plans for 10,000 SF  $\pm$  and up to 1 acre  $\pm$  of outdoor storage
- Ideal for equipment rental, outdoor storage, contractors yards, and industrial users
- Site plan and building can be modified to suit
- Situated within Stanford Industrial Park
- Well and septic
- Experienced developer with strong track record and in-house construction team
- Easy access to Route 15, I-70 and I-270

LOT SIZE:

3.09 ACRES  $\pm$

BUILDING SIZE:

10,000 SF  $\pm$  (PROPOSED)

IOS:

1.00 ACRE  $\pm$

ZONING:

LI (LIGHT INDUSTRIAL)

RENTAL RATE:

NEGOTIABLE



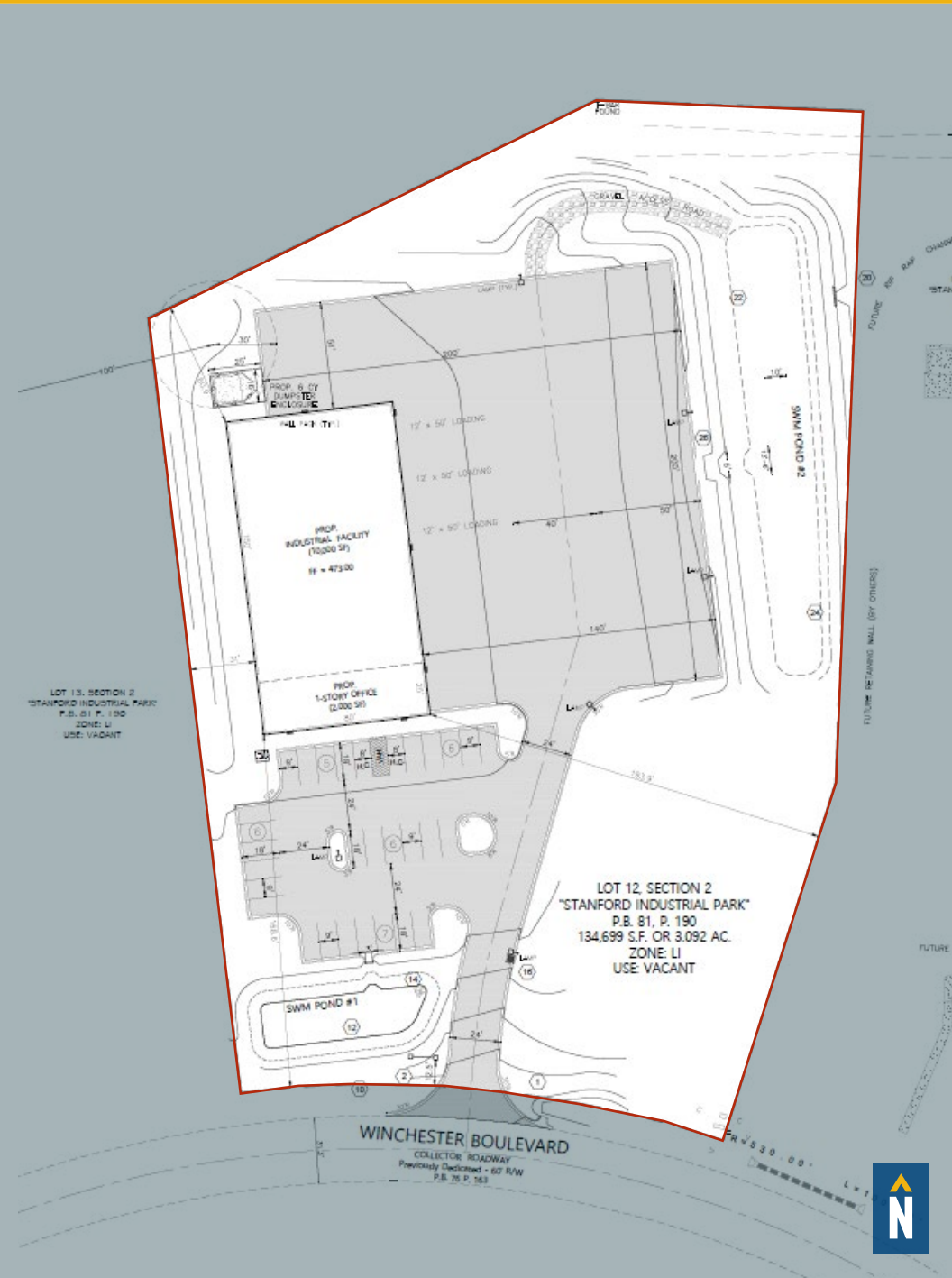
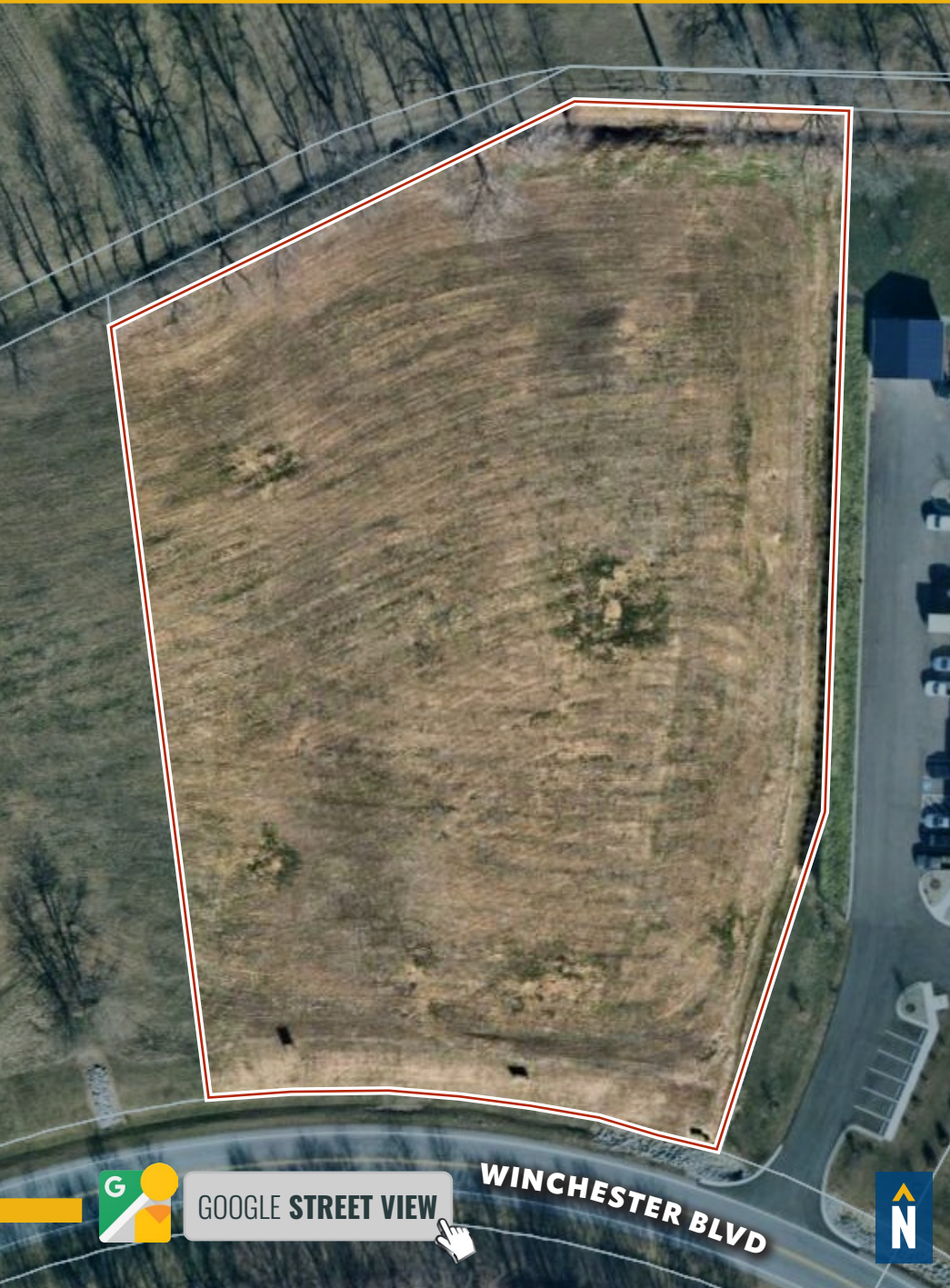
RENDERING



CONCEPTUAL



# AERIAL / PROPOSED SITE PLAN





# TRADE AREA

## DRIVING DISTANCE TO:

**15** 1.3 MILES  
2 MIN. DRIVE

**INTERSTATE 70** 7.4 MILES  
8 MIN. DRIVE

**INTERSTATE 270** 8.1 MILES  
9 MIN. DRIVE

**BWI** BALTIMORE-WASHINGTON  
INTERNATIONAL  
AIRPORT 57.6 MILES  
50 MIN. DRIVE

**REAGAN NATIONAL** 56.3 MILES  
1 HR. 3 MIN. DRIVE

**BALTIMORE, MD** 57.9 MILES  
55 MIN.

**WASHINGTON, DC** 50.8 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 160.0 MILES  
2 HRS. 30 MIN.

**RICHMOND, VA** 155.0 MILES  
2 HRS. 35 MIN.





# FOR MORE INFO **CONTACT:**



**BRYAN HERR**

*VICE PRESIDENT*

**443.875.7505**

**BHERR@mackenziecommercial.com**



**OLIVER FRYER**

*VICE PRESIDENT*

**443.597.5711**

**OFRYER@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-974-9336**

**410 Severn Avenue**

**Annapolis, MD 21403**

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.