

FOR SALE OR LEASE
4102 Harvard Place
Frederick, MD 21703



**Free Standing, Light Industrial Property
Available with Outdoor Storage**

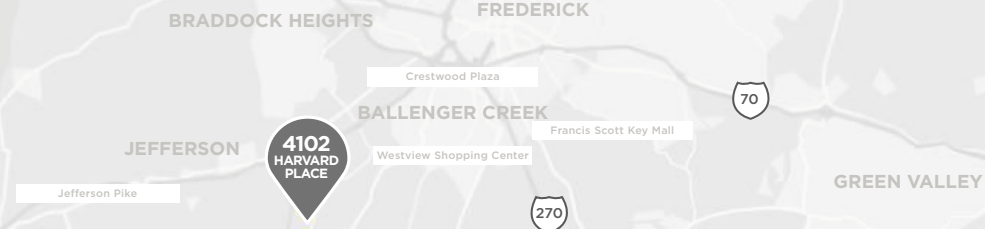


Peter Rosan
Executive Managing Director
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

**Brand New, High Technology
Flex Property
12,000 - 20,000 SF**

PROPERTY HIGHLIGHTS



NEARBY AMENITIES

WESTVIEW SHOPPING CENTER

Marriott
Starbucks
Chipotle
Five Guys
PNC Bank
Regal Theater

CRESTWOOD PLAZA

Food Lion
Walgreens
Azteca Mexican
ACNB Bank

FRANCIS SCOTT KEY MALL

Macy's
JCPenney
Red Robin
Wawa
Home Depot
Chick-Fil-A
Barnes & Noble
Shell

JEFFERSON PIKE

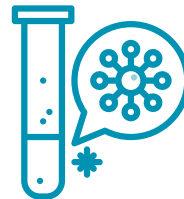
Dunkin Donuts
Watson's Carry Out
Jefferson Crown

Brand new flex, high-tech property for warehouse, office, medical, lab, educational & religious use



CONVENIENT LOCATION

WITHIN STANFORD INDUSTRIAL PARK WITH EASY ACCESS TO ROUTE 15, I-270, I-70, DOWNTOWN FREDERICK & VIRGINIA



CLOSE TO

MAJOR LIFE SCIENCE MANUFACTURING POWERHOUSES, QUANTUM LOOPHOLE AND SERVICES ORIENTED INDUSTRIAL COMPANIES SERVING CENTRAL & WESTERN MARYLAND



OUTSIDE STORAGE

FREE STANDING SITE



DRIVE-IN WAREHOUSE SPACE

5,000 SF - 12,000 SF



COMBINED WAREHOUSE/OFFICE SPACE

12,000 SF - 20,000 SF



ZONING

LIMITED INDUSTRIAL (LI)

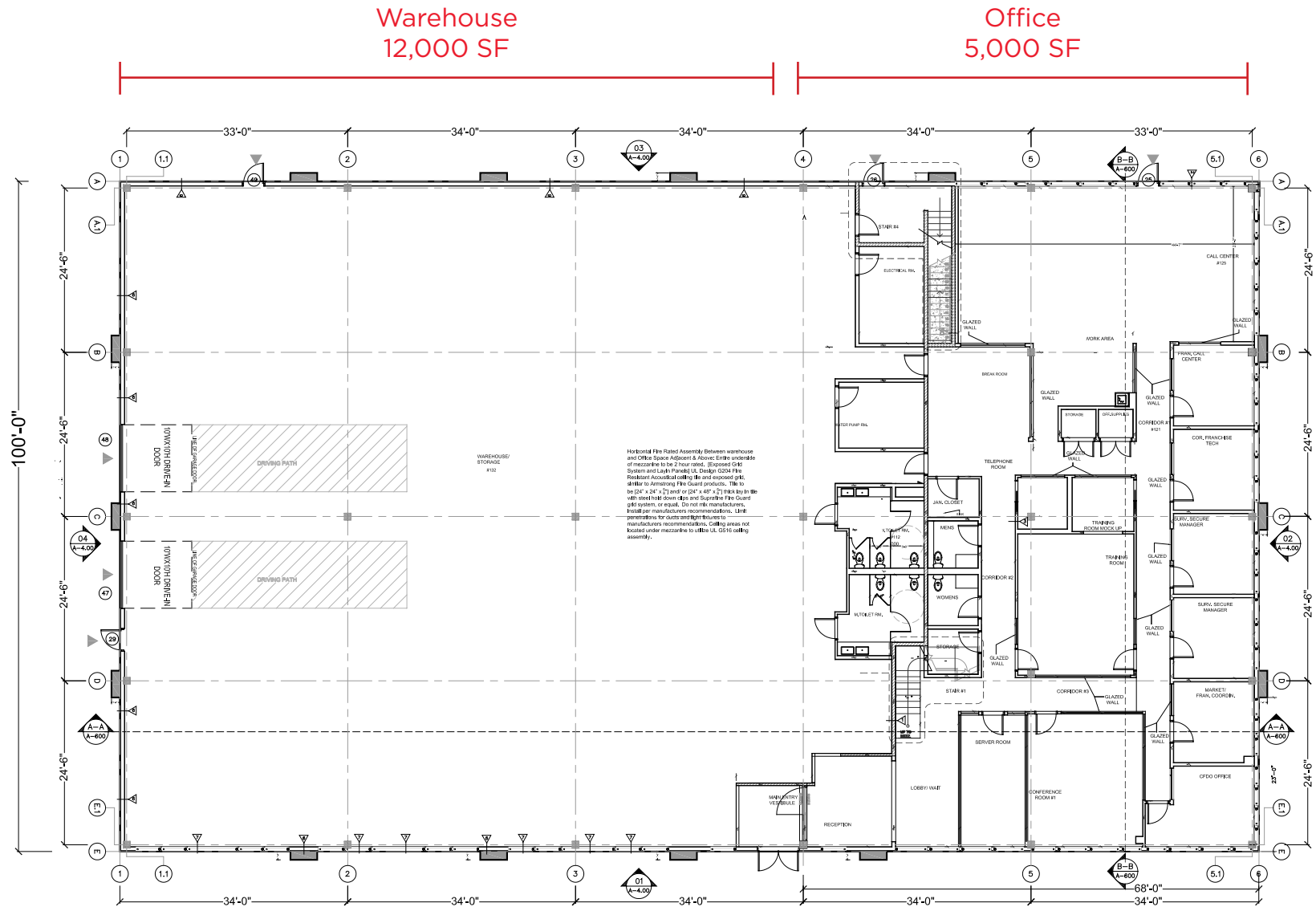
PROPERTY FEATURES



PROPERTY FEATURES

- 24' CLEAR WAREHOUSE CEILING
- LOW VOLTAGE LIGHTING; POE
- WELL AND SEPTIC
- ALL LOW VOLTAGE WIRING (HAS BEEN DONE)
- FIBER TO THE BUILDING
- FIBER BACK BONE CONNECTING ALL OF THE IDF'S
- GARAGE DOOR OPENERS
- SOLAR PANEL READY
- SECURE ACCESS; BLUETOOTH & FOB CREDENTIALS
- CAMERAS INSIDE & OUTSIDE OF THE BUILDING WITH BUILT-IN ANALYTICS
- FIRE ALARM
- BUILDING ALARM CAN BE ARMED REMOTELY
- DOORS AND LIGHTS CAN BE LOCKED & UNLOCKED REMOTELY
- BUILT IN 2021
- 3.35 ACRES - ZONED LIGHT INDUSTRIAL
- 38 PARKING SPACES

PROPERTY FLOOR PLANS



Ground Floor

