FOR SALE OR LEASE 4102 Harvard Place

Frederick, MD 21703



Free Standing, Light Industrial Property Available with Outdoor Storage

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4102

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

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NEARBY AMENITIES PROPERTY WESTVIEW SHOPPING CENTER Marriott Starbucks HIGHLIGHTS PNC Ban Regal Theater CRESTWOOD PLAZA Azteca Mexican ACNB Bank FREDERICK **BRADDOCK HEIGHTS** FRANCIS SCOTT KEY MALL Macy's JCPenney (70) **BALLENGER CREEK** 4102 (270) Shell JEFFERSON PIKE

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



CONVENIENT LOCATION

WITHIN STANFORD INDUSTRIAL PARK WITH EASY ACESS 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





ZONING LIMITED INDUSTRIAL (LI)

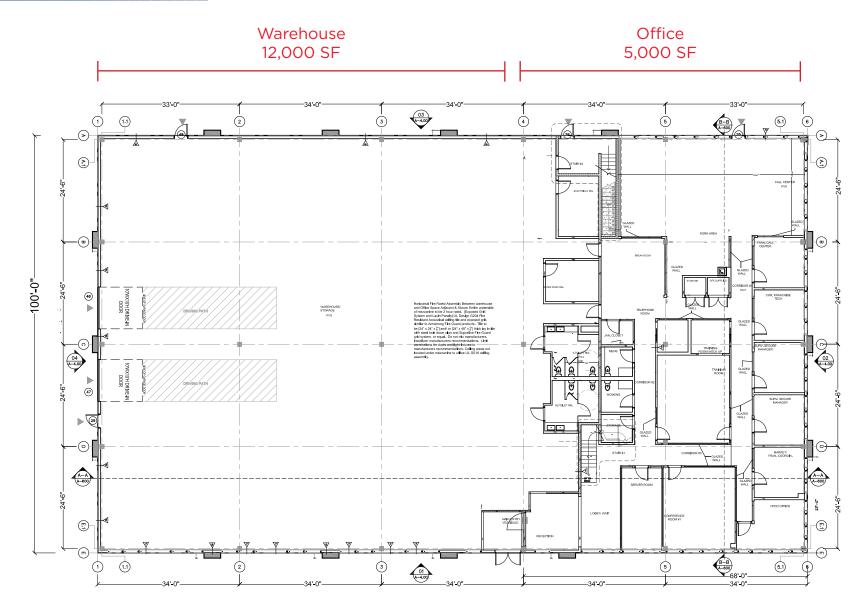


PROPERTY FEATURES

- 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

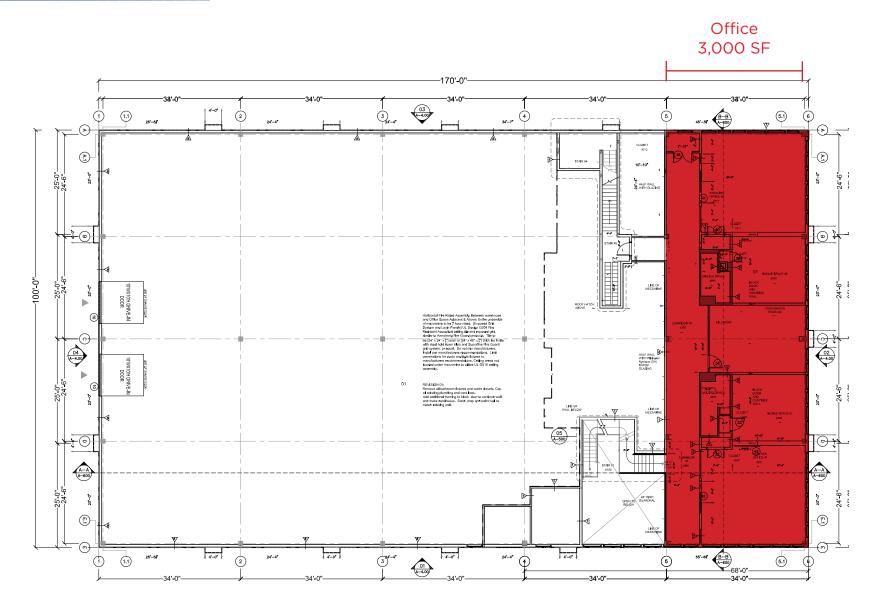
- CAMERAS INSIDE & OUTSIDE OF THE
 BUILDING WITH BUILT-IN ANALYTICS
- FIRE ALARM
- BUILDING ALARM CAN BE ARMED REMOTELY
- DOORS AND LIGHTS CAN BE LOCKED &
 UNLOCKED REMOTELY
- BUILT IN 2021
- 3.35 ACRES ZONED LIGHT INDUSTRIAL
- 38 PARKING SPACES

PROPERTY FLOOR PLANS



Ground Floor

PROPERTY FLOOR PLANS



Mezzanine