

**LEASE**  
**\$12/SF/YR (NNN)**

# 53,000 SF HIGH BAY WAREHOUSE W/ OFFICE

200 Monroe Ave Unit 4, Frederick, MD 21701

**OUTSTANDING VALUE**



## QUICK FACTS

AVAILABILITY	Up to 53,000 SF w/ office
SPACE TYPE	High Bay Industrial (24' Clear)
LEASE RATE	\$12/SF/YR (NNN)
ZONING	M1 (Light Industrial, City of Frederick)
LOADING	7 Dock Doors
LEASE TERM	Negotiable
DATE AVAILABLE	Immediately



Compelling Value for High Bay Industrial Space



Main Service: 1600 Amp 480/277 3-phase

Sub panel step down from Main Service to 208/120 3-phase

Additional Service: 400 amp 480/277 3-phase



Warehouse is partially air conditioned



Easy access to I-70 and I-270



Established industrial park near airport

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to lease high bay warehouse space in a premier Frederick location at an attractive rate. Located at 200 Monroe in the Airport Industrial Park, the property is convenient to I-70/I-270, the city of Frederick, and Frederick Municipal Airport (2nd busiest airport in the State of Maryland), The space features up to 53,000 SF of partially conditioned high bay warehouse w/ office, significant electric power, and 7 loading docks.

*All information contained herein is deemed reliable, but not guaranteed.*



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# PHOTOS

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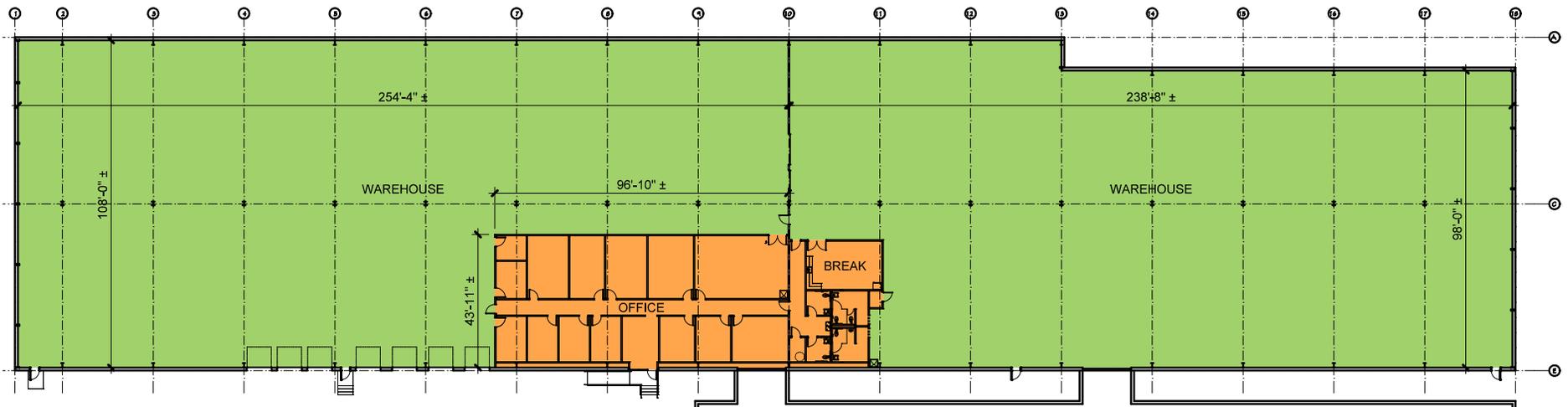
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# FLOOR PLAN

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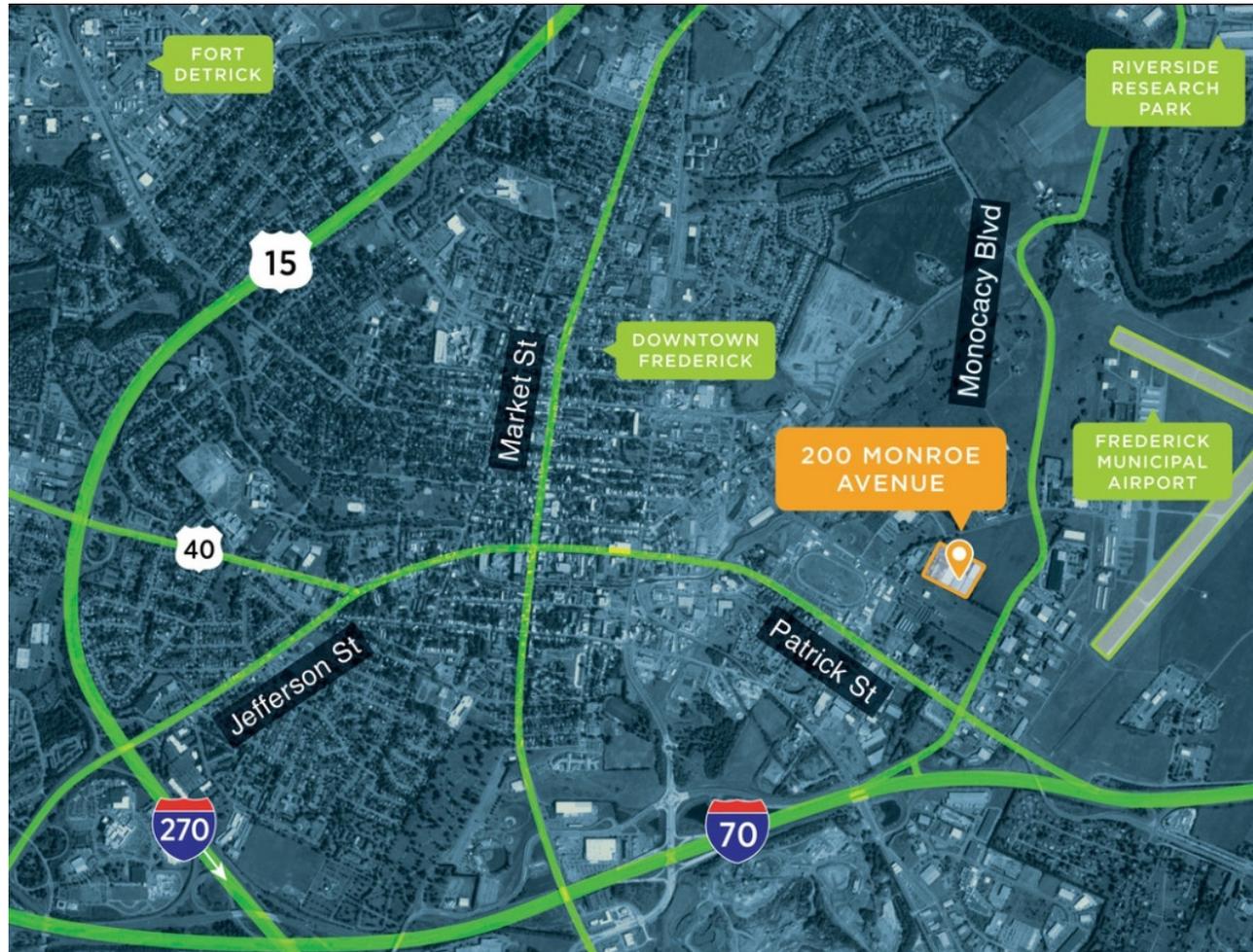
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# MAP

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