

LEASE

EAST STREET TRADING CENTER DOWNTOWN WAREHOUSE W/ OFFICE

801 N East Street, Frederick, MD 21701



Best Warehouse Value in Frederick | Convenient Downtown Location | M1 Zoning (Light Industrial City of Frederick)

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



Seamus Fitzgerald

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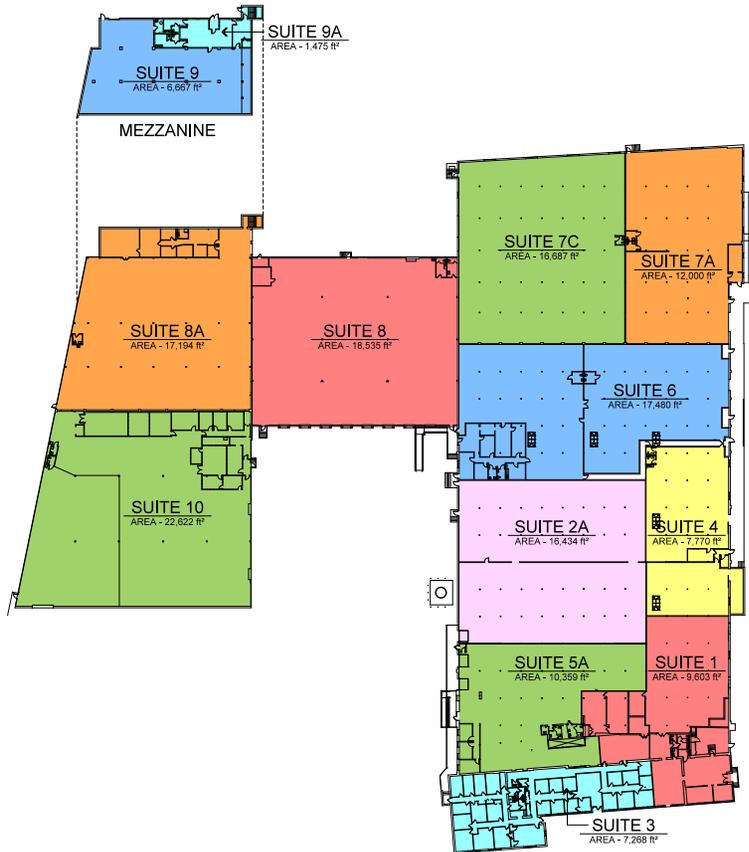
"Quality Real Estate Since 1976"

Fitzgerald Realty Group, Inc. | 8 E 2nd Street, Suite 101 | Frederick, MD 21701 | (301) 698-1080

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801 N East Street, Frederick, MD 21701



QUICK FACTS

| | |
|---------------|---|
| AVAILABILITY | Inquire |
| SPACE TYPE | Warehouse w/ Office |
| BUILDING SIZE | 166,000 ± SF |
| ZONING | M1 (Light Industrial City of Frederick) |



Ideal Downtown Frederick Location with Proximity to I-70, Fort Detrick, and Frederick Municipal Airport



Sprinklers Throughout Building



Flexible Zoning - Warehouse / Logistics, Contractors, Office, R&D, Light Manufacturing, Etc.



Opportunity to Lease in a Well-Established Industrial Corridor



On-Site Parking



Professionally Managed by Experienced Local Landlord

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to lease warehouse with office space in a premier Frederick location at an attractive rate. Located at 801 N East Street, the property is convenient to I-70, the city of Frederick, and Frederick Municipal Airport (2nd busiest airport in the State of Maryland).

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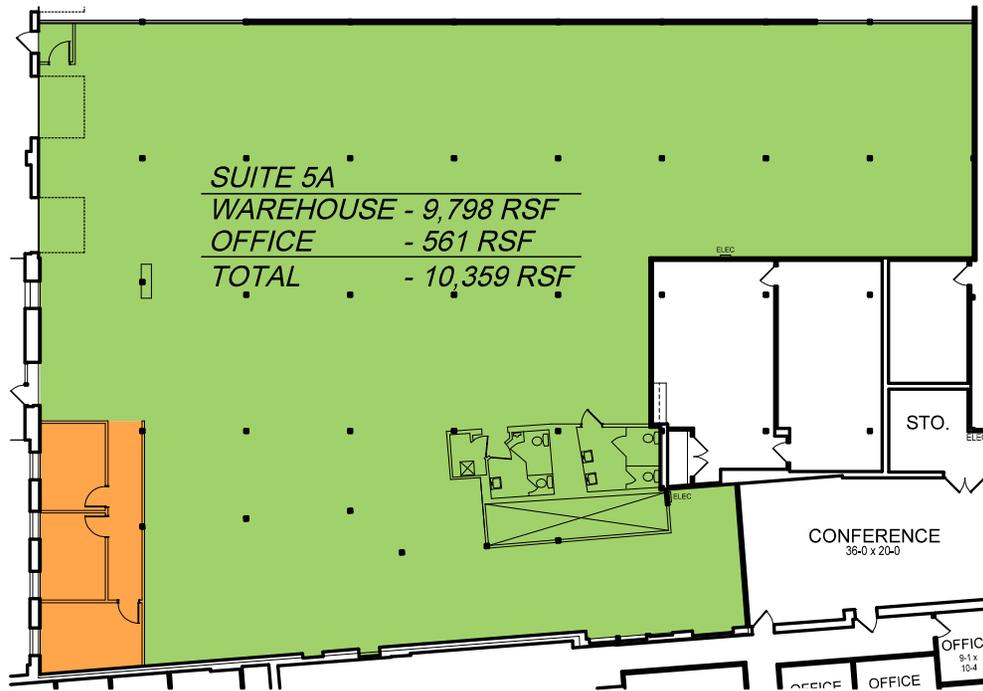
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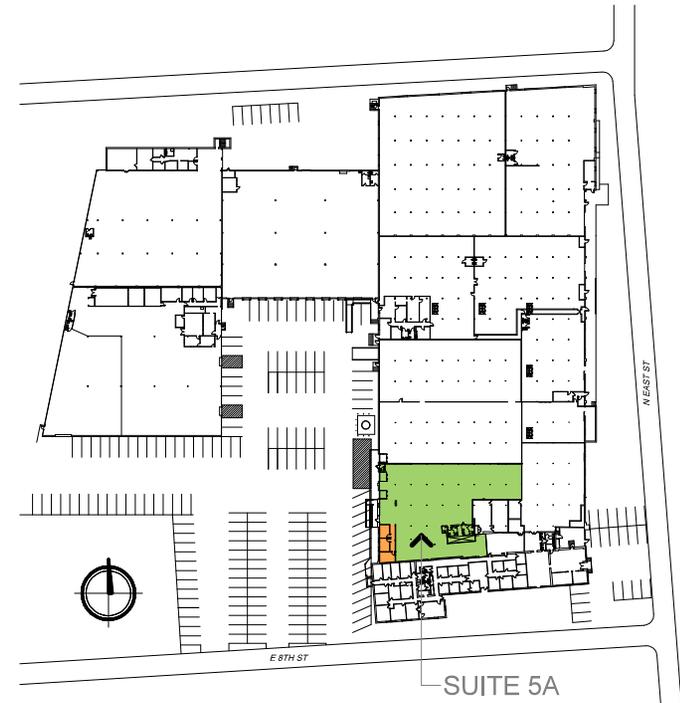
FLOOR PLAN SUITE 5A

EAST STREET TRADING CENTER DOWNTOWN WAREHOUSE W/ OFFICE

801 N East Street, Frederick, MD 21701



| | | |
|---|---------------------|------------------------|
|  | OFFICE / SHOWROOM - | 561 ft ² |
|  | WAREHOUSE - | 9,798 ft ² |
| TOTAL | | 10,359 ft ² |



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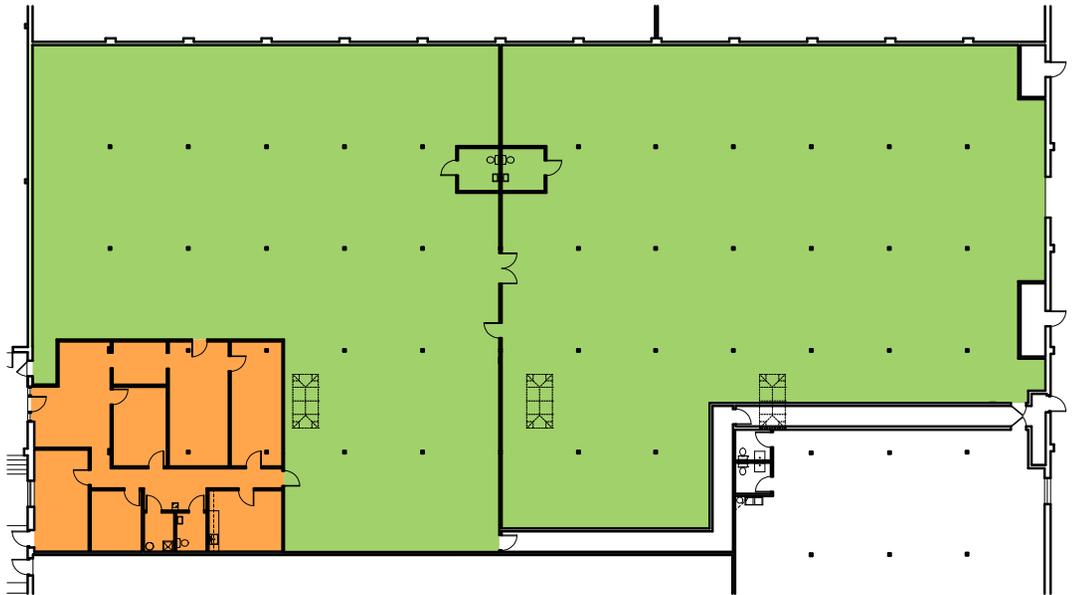
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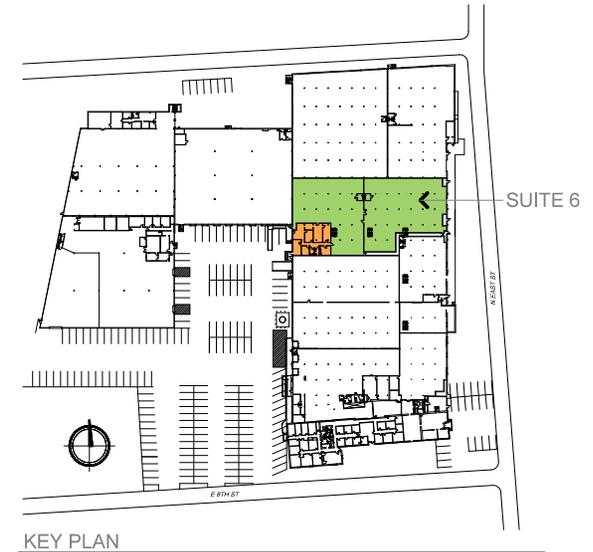
FLOOR PLAN SUITE 6

EAST STREET TRADING CENTER DOWNTOWN WAREHOUSE W/ OFFICE

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| | | |
|---|-----------|--------------------------|
|  | OFFICE | - 1,990 ft ² |
|  | WAREHOUSE | - 15,490 ft ² |
| TOTAL | | - 17,480 ft ² |



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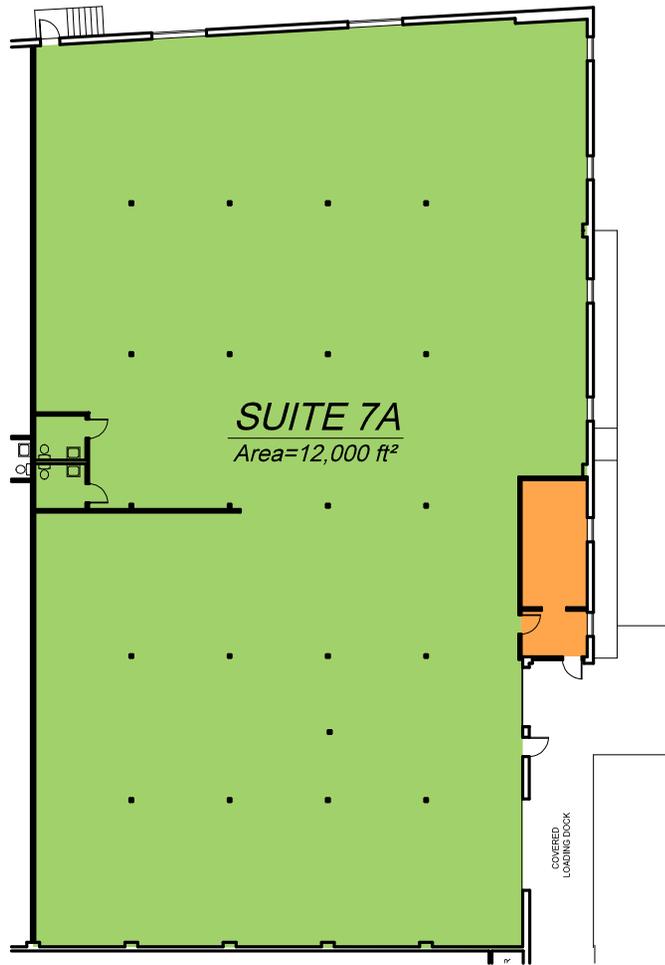
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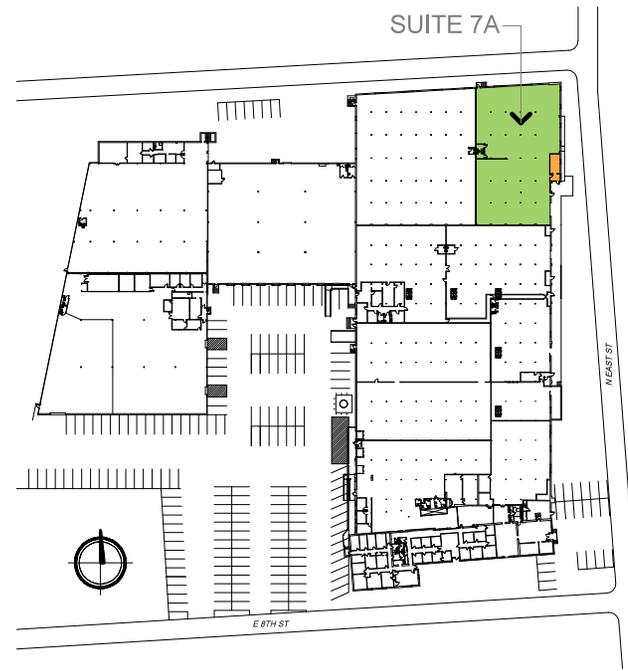
FLOOR PLAN SUITE 7A

EAST STREET TRADING CENTER DOWNTOWN WAREHOUSE W/ OFFICE

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| | | |
|---|---------------------|--------------------------|
|  | OFFICE / SHOWROOM - | 296 ft ² |
|  | WAREHOUSE - | 11,704 ft ² |
| TOTAL | | - 12,000 ft ² |



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NEIGHBORHOOD AERIAL

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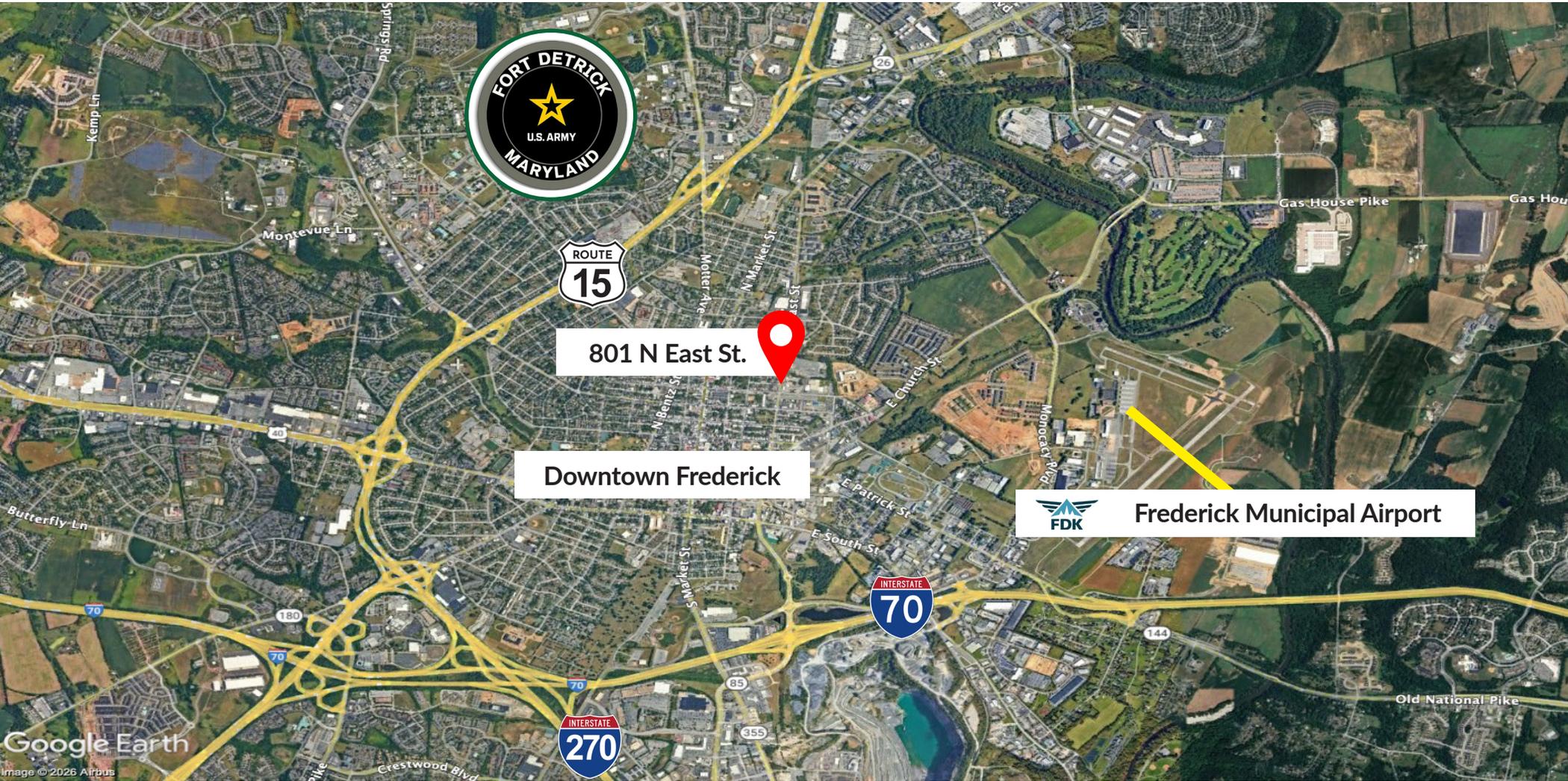
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MARKET AERIAL

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