



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**For Lease - Warehouse/ Office Condos  
with 2 Docks and 1 Drive-In Door Suite  
114/115/116 = 17,267 SF @ \$12 PSF + NNN (\$3.55 PSF)**

## **Hartz Building Warehouse / Office**

1341 Hughes Ford Road, Frederick, Maryland 21701



**The Hartz Building is located Adjacent to Frederick Airport and contains a mixed use of Warehouse and Office Space. Suites are available with Drive-In or Dock Doors. Join other Tenants: Rehab2 Perform, X Factor Fitness, Dragon Distillery, That Auto Shop, and Bay Runner Shuttle.**

[Click Here for Inside Video of Suite 114](#)

[Click Here for Inside Video of Suite 115/116](#)

**Two Large Open Warehouse Spaces with 2 Dock Doors, 1 Drive-In Door, Doors have Electric Roll-Up Door, Three Phase Electric & Separate Men's and Women's Restrooms.**

**Updated Electric  
(3 Phase Available)**

**Handicapped  
Restroom**

FOR ADDITIONAL INFORMATION CONTACT:

**Nancy Green – 301-748-3321**

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

Website: <http://www.ngreen.com>

**Mackintosh Commercial Brokerage**

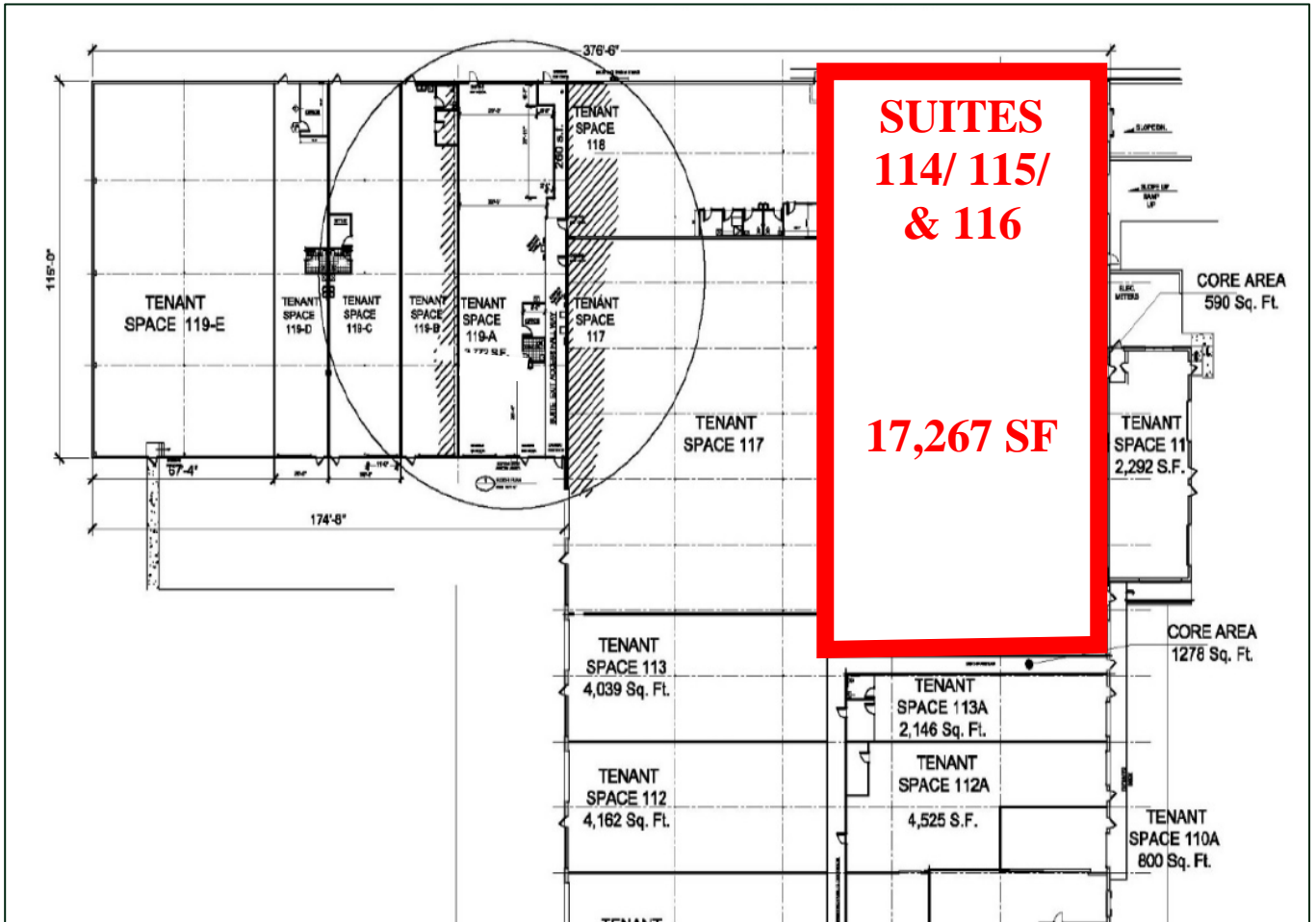
262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax #: 1240-489-7932

# Hartz Building - Suite 114/115/116

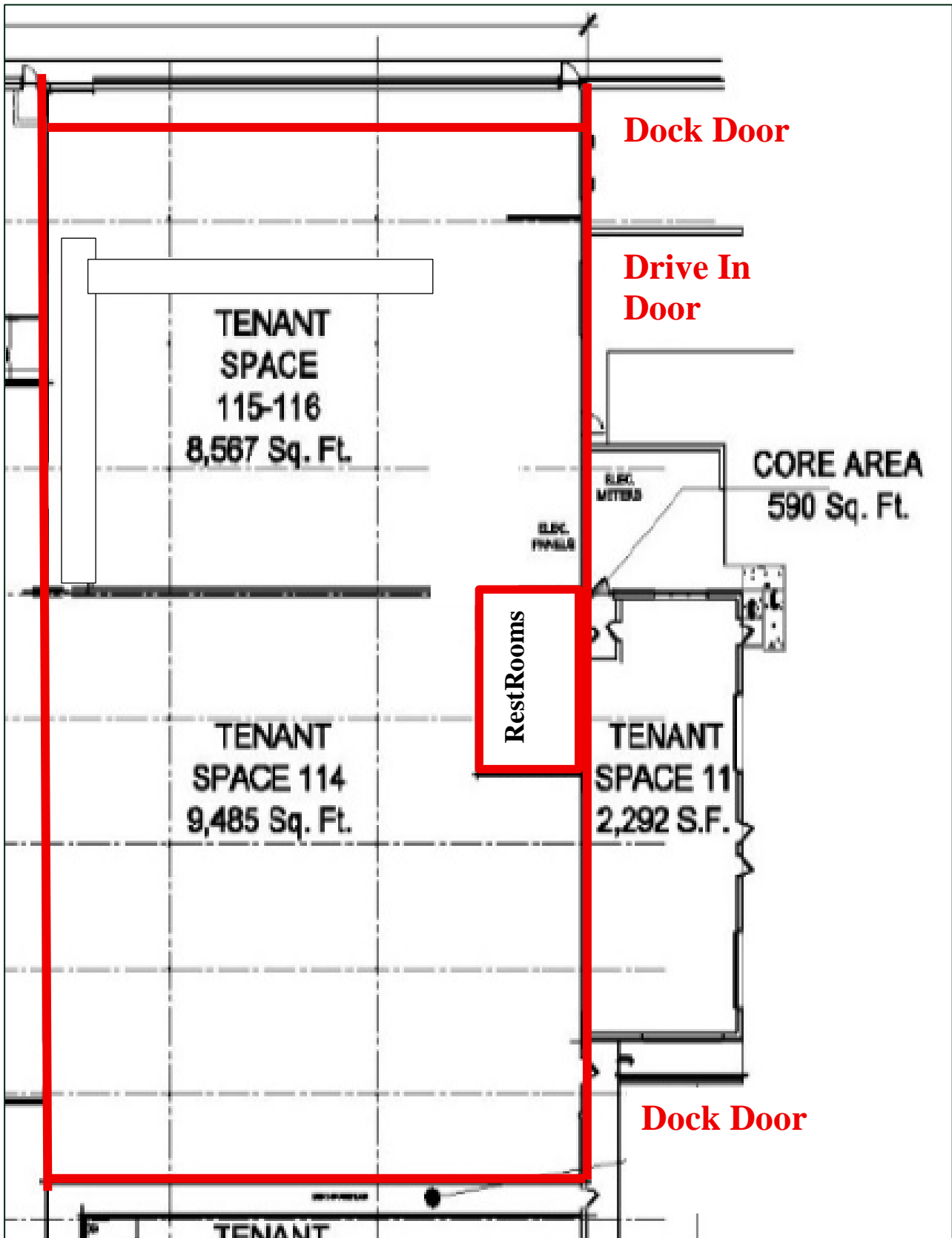


## Hartz 114-115-116

17,267 SF				
Lease Year	Price Per SF	Base Monthly Rent	Monthly NNN (\$3.55 SF Annually, Subject to Annual Adjustments)	Total Monthly Rent
8/1/2025 to 7/31/2026	\$12.00	\$17,267.00	\$2,598.01	\$19,865.01
8/1/2026 to 7/31/2027	\$12.60	\$18,130.35	\$2,598.01	\$20,728.36
8/1/2027 to 7/31/2028	\$13.23	\$19,036.87	\$2,598.01	\$21,634.88
8/1/2028 to 7/31/2029	\$13.89	\$19,988.71	\$2,598.01	\$22,586.72
8/1/2029 to 7/31/2030	\$14.59	\$20,988.15	\$2,598.01	\$23,586.15

*All information deemed reliable but not guaranteed.*

# HARTZ SUITE 114/115/116 - FLOORPLAN (17,267 SF)



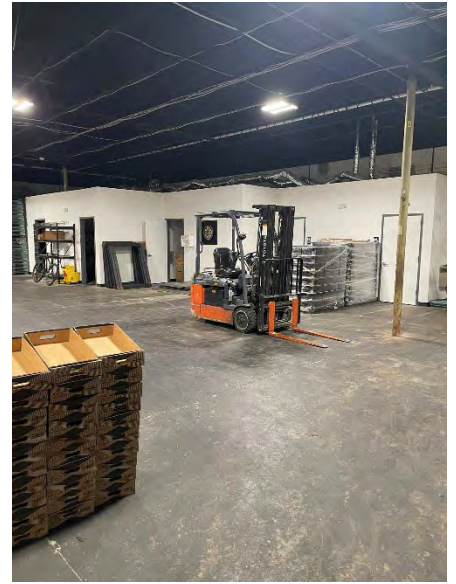
# Hartz Building – Pictures – Suite 114



**View of Dock Door**



**Inside View of Dock Door**



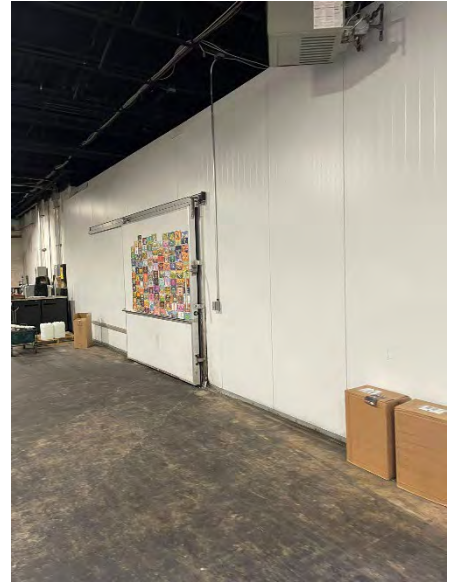
**Inside View of Offices**



**View of Inside South Side**



**Inside View of North Side**



**Inside View of Cooler Room**

*All information deemed reliable but not guaranteed.*

# Hartz Building – Pictures 115/116



**View of Drive In Door**



**View of Dock Door**



**View of Inside Storage**



**View of Inside to Rear**



**View of Inside Power**



**View of Inside Drive-In Door**

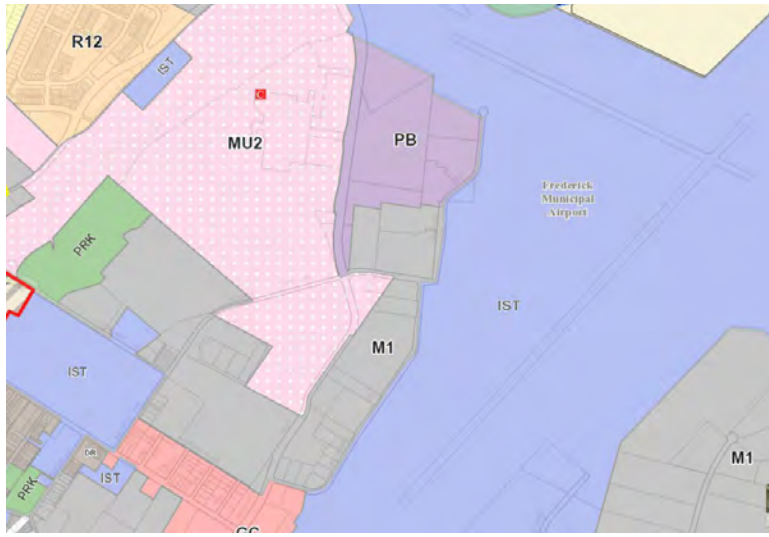


**View of Inside Break Room**



**View of Inside Office**

# Hartz Building – Zoning



## Frederick City

### Zoning – Light Industrial (M1)

*The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone..*

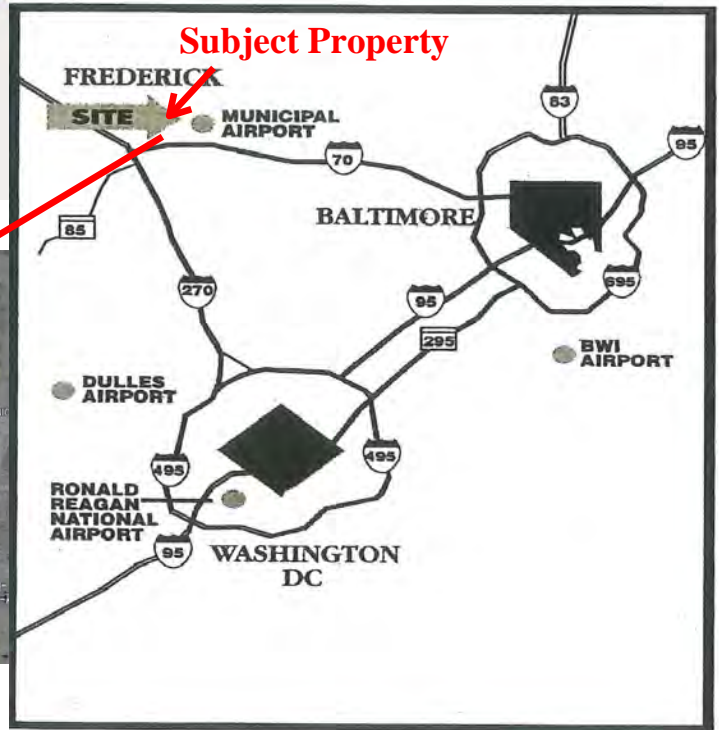
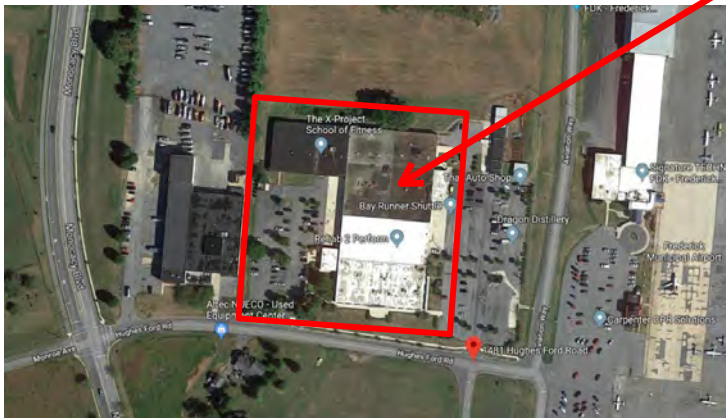
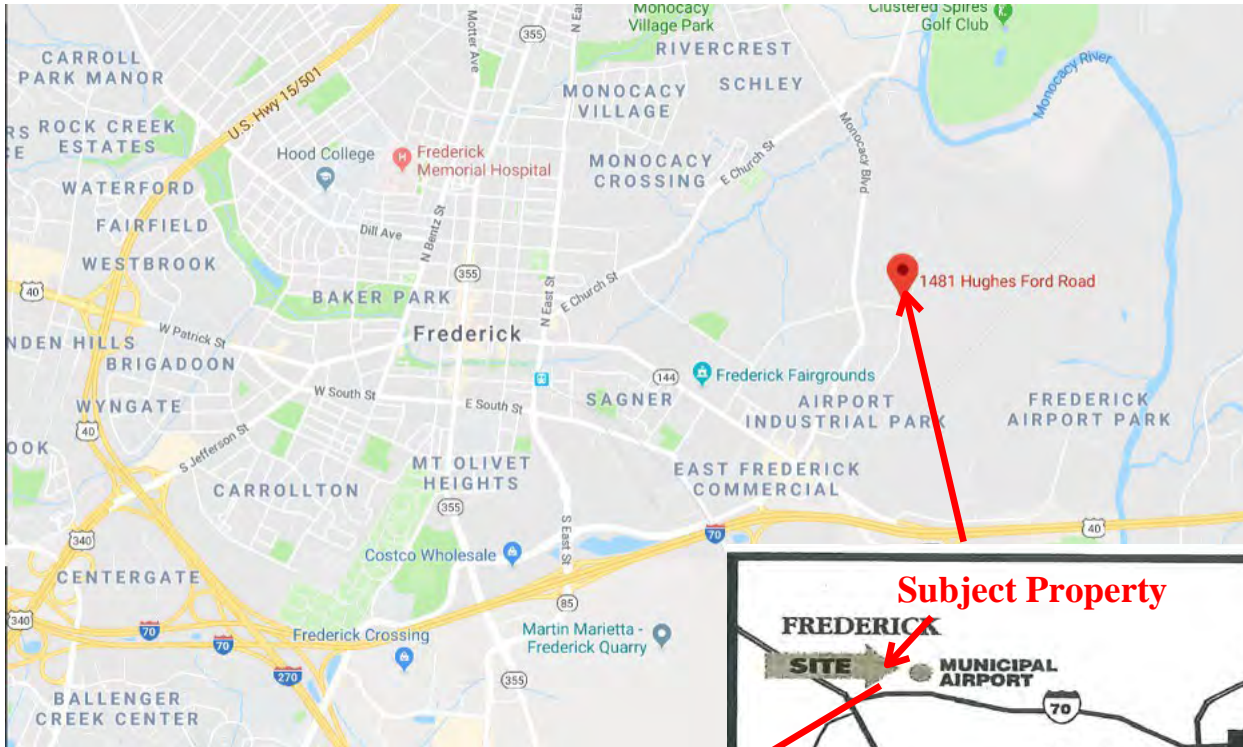
#### P = Some Permitted Uses

- Offices, Business & Professional
- Janitorial Services
- Vehicle Services, Auto Repair Shop Vehicle Services, Truck (1-ton+) Service and Repair Shop
- Truck Sales & Rental (Over 1 ton)
- Animal Care Services (Including Grooming and Boarding) and Commercial kennel
- Automotive Service and Sales
- Vehicle Storage Yards (RVs, etc.) and Storage Yards
- Broadcast and Recording Studio
- Appliance Repair
- Carpenter / Cabinet Maker
- General Building Contractor
- Electrician
- Locksmith
- Plumber
- Roofer
- Sign Contractors and Utility Contractors and Building Tradesman (not otherwise listed)
- Construction Equipment (Sales, Service, and Rental)
- Farm Supplies & Hardware (including landscape, and garden supply sales)
- Farmers Market
- Fertilizer Sales
- Garden center, including sales of trees, shrubs, garden supplies and Fertilizer Sales
- Industrial equipment, plumbing supplies and other heavy consumer goods not otherwise listed, sales and service, with outdoor storage.
- Mobile Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Taxidermy
- Tires, Batteries, Mufflers

*All information deemed reliable but not guaranteed.*

## Hartz Building Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on I-70 E. Take Exit 55 toward South St/Fairgrounds. Turn Right onto East South Street. Turn Right at the first cross street onto Monocacy. Turn Right onto Hughes Ford Road to Property on Left at 1481 Hughes Ford Road.



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