



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

For Lease - Warehouse/ Office Condos

Suite 116B - 4,500 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](#)

Suite Available: Hartz Suite 116B – 4,500 SF

Large Open Warehouse Space with 1 Dock Door, 1 Drive-In Door, Doors have Electric Roll-Up Door, Three Phase Electric & Shared with one other Tenant Separate Mens and Womens Restrooms. Both Dock Door and Drive-In Door plus Restrooms are Common to both Suite 115 & 116

Updated Electric
(3 Phase Available)

Handicapped
Restroom

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green – 301-748-3321

Email: Nancy@ngreen.com

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

Mackintosh Commercial Brokerage

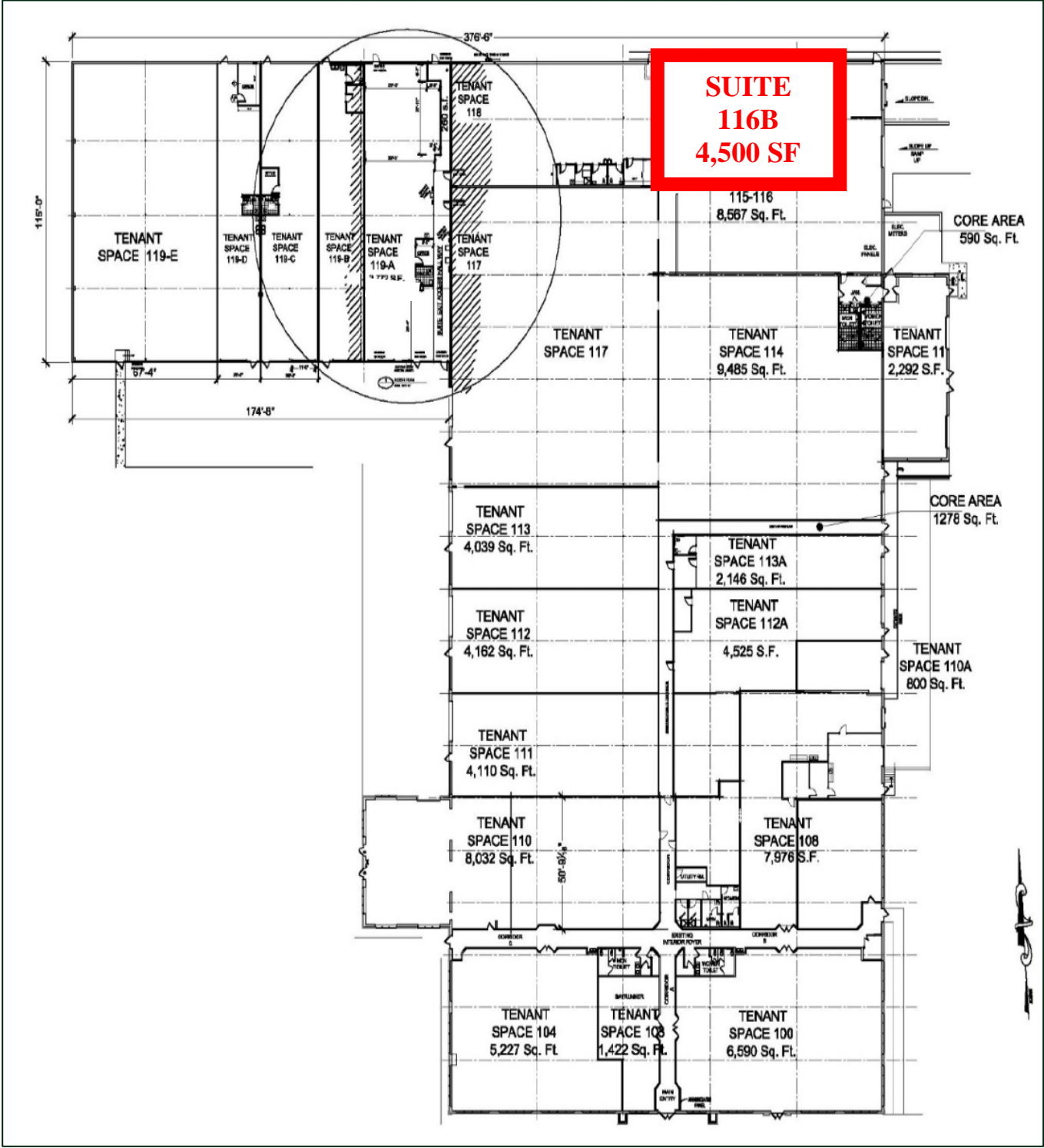
262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

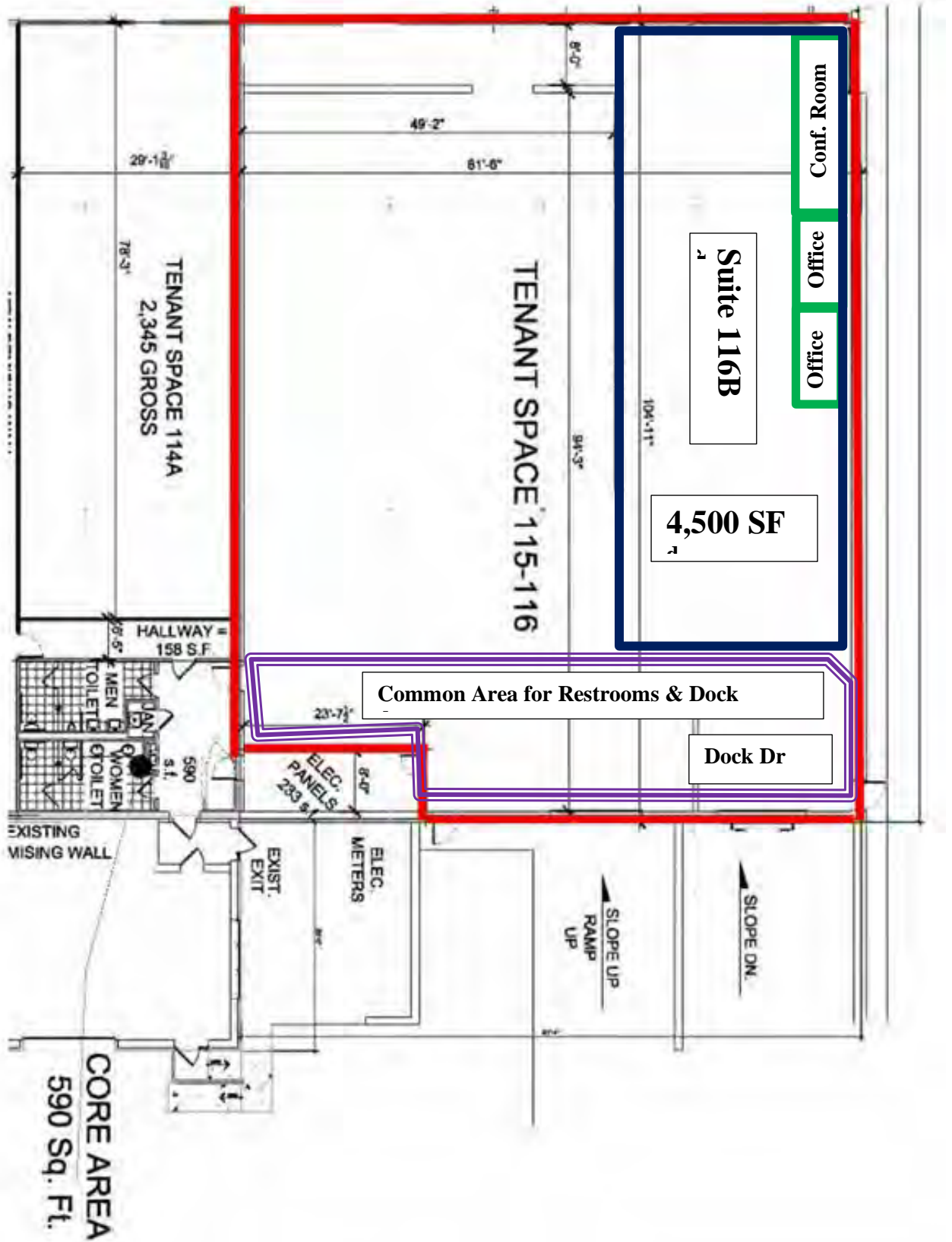
Fax #: 1240-489-7932

Hartz Building - Suite 115/116



All information deemed reliable but not guaranteed.

HARTZ SUITE 116B (4,500 SF) FLOORPLAN



Hartz Building – Pictures



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

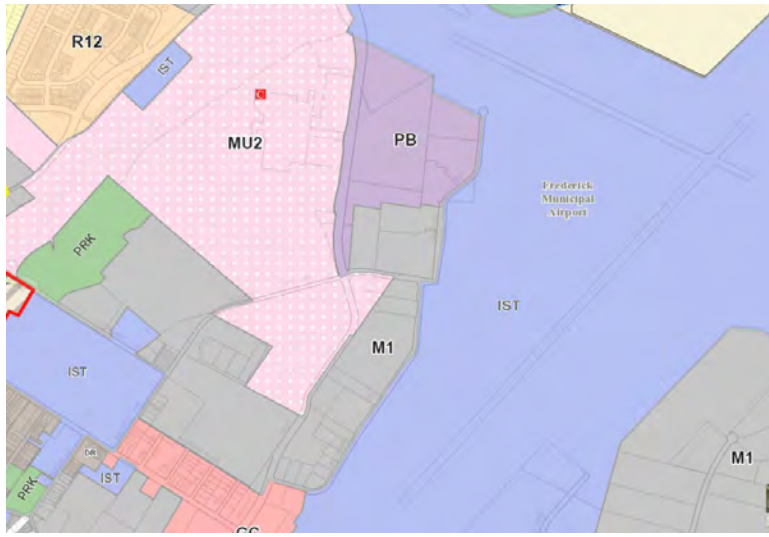


View of Inside Break Room



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..

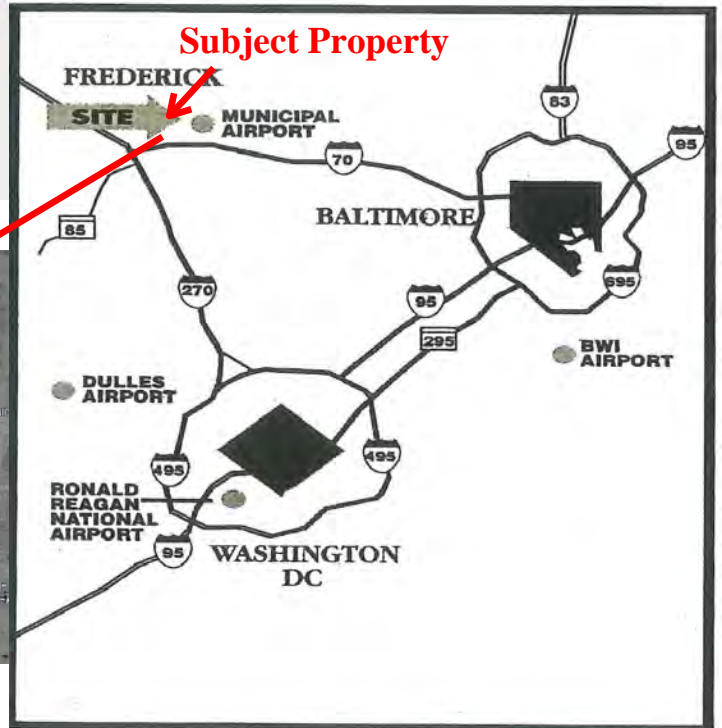
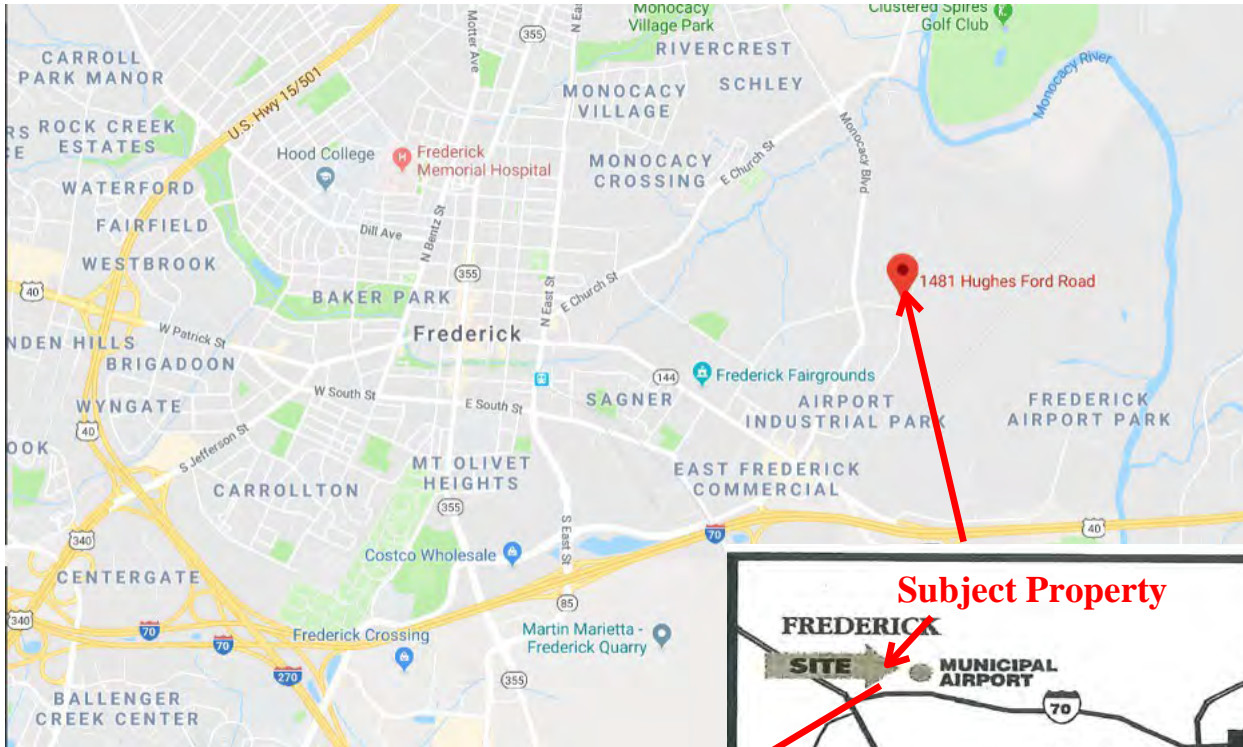
P = Some Permitted Uses

- 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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