

**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**SALE – 13,780 SF @ \$2,756,000**  
**(Includes OH Doors, Add Loading Dock for Approx. \$40,000)**  
**Lease - \$14 SF + NNN (\$3.20 SF)**

# Aviation Way Business Center

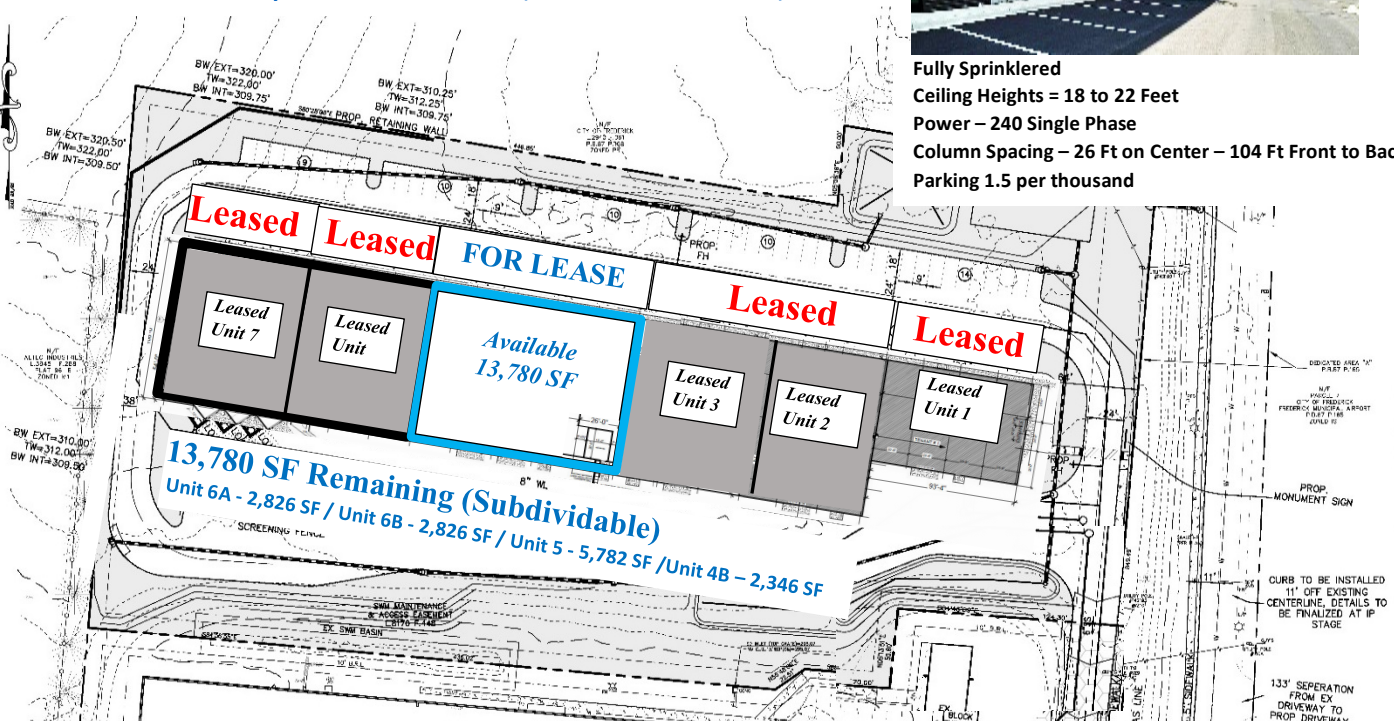
331 Aviation Way, Frederick, Maryland 21701

[Aviation Way Outside Video \(Click for Video\)](#)

[Aviation Way Inside Video \(Click for Video\)](#)



Fully Sprinklered  
Ceiling Heights = 18 to 22 Feet  
Power – 240 Single Phase  
Column Spacing – 26 Ft on Center – 104 Ft Front to Back  
Parking 1.5 per thousand



The Hartz Phase II Development is located Adjacent to Frederick Airport and is named 331 Aviation Way Business Center. The Site totals 4.66 Acres is Zoned M1 (Light Industrial) and located in the (AO) Airport Overlay Zone. Future Development shows Access both from Aviation Way and Monocacy Blvd.

Located Directly Across from Frederick Municipal Airport in Frederick's HUB Zone

All information deemed reliable but not guaranteed.

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**

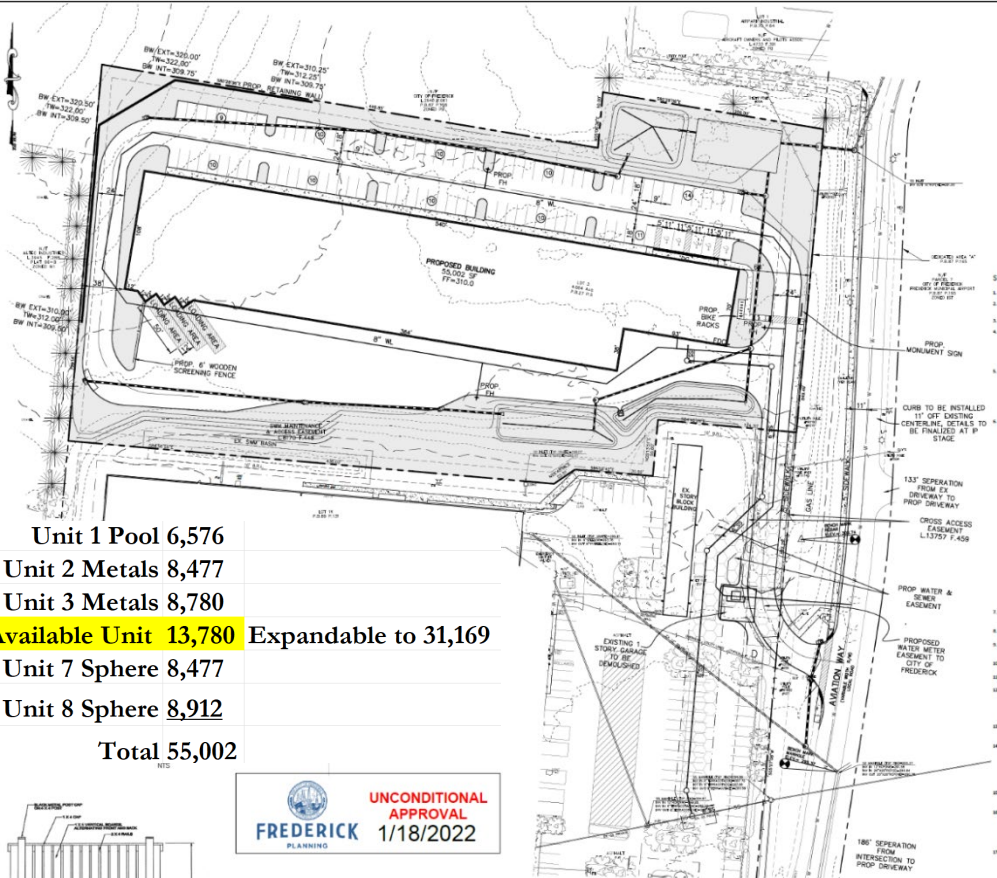
262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

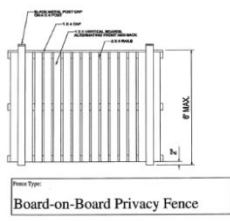
Fax #: 1240-489-7932

# 331 Aviation Way – Approved Plan & Pictures



Unit 1 Pool	6,576
Unit 2 Metals	8,477
Unit 3 Metals	8,780
<b>Available Unit</b>	<b>13,780</b>
Expandable to 31,169	
Unit 7 Sphere	8,477
Unit 8 Sphere	8,912
<b>Total</b>	<b>55,002</b>

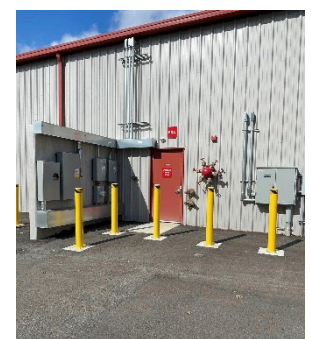
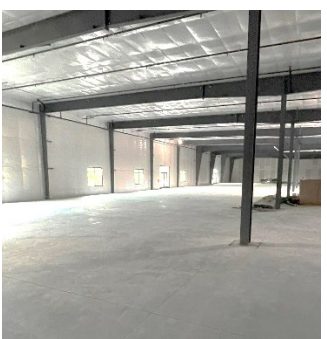
**UNCONDITIONAL APPROVAL**  
**FREDERICK PLANNING** 1/18/2022



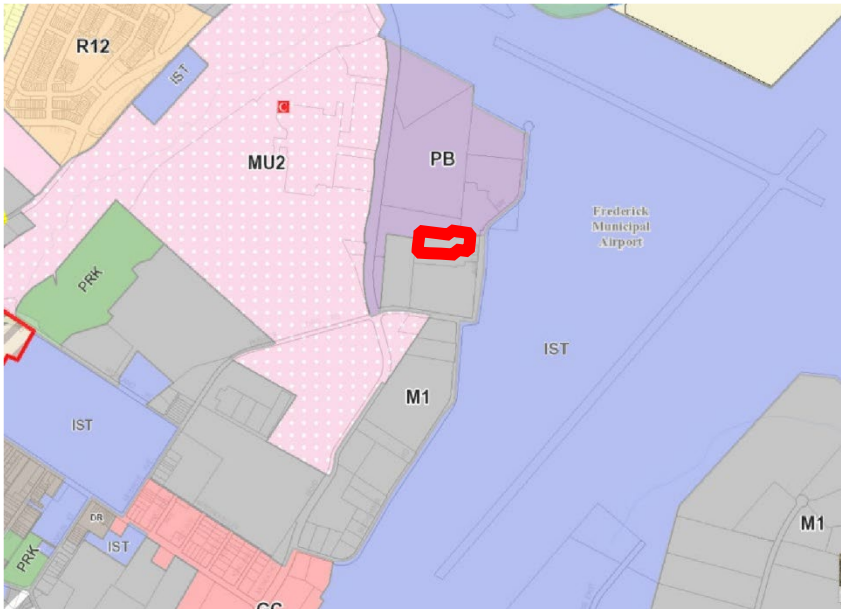
**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE SURVEY AND PLANS HEREON IN CONNECTION WITH THIS PROJECT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I HAVE REVIEWED THE PLANS AND AM SURE THAT THEY ACCURATELY REPRESENT THE SURVEY AND THE INFORMATION ON WHICH THE SURVEY WAS BASED. I HAVE ALSO REVIEWED THE PLANS AND AM SURE THAT THEY ACCURATELY REPRESENT THE SURVEY AND THE INFORMATION ON WHICH THE SURVEY WAS BASED. I HAVE ALSO REVIEWED THE PLANS AND AM SURE THAT THEY ACCURATELY REPRESENT THE SURVEY AND THE INFORMATION ON WHICH THE SURVEY WAS BASED.

Jan 18, 2022

**NOTES:**  
 01. OWNER'S & CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS FROM ALL AFFECTED AGENCIES IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.  
 02. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.  
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# Airport Way Business Center Zoning



## Frederick City Zoning – Light Industrial (M1)

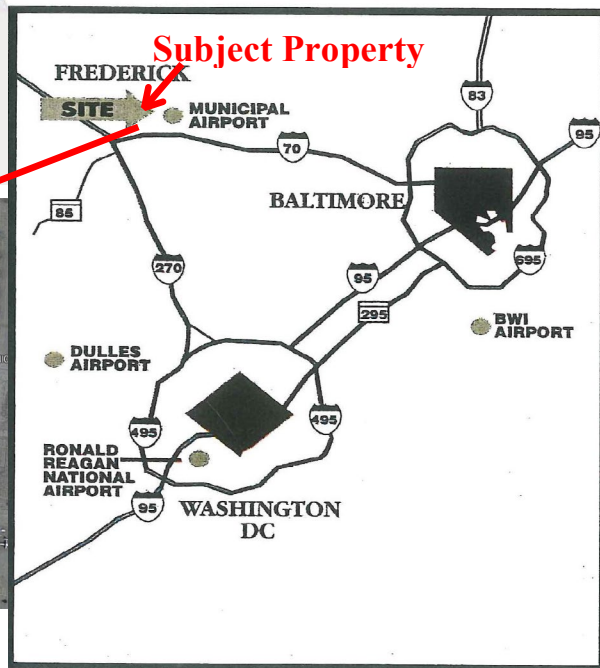
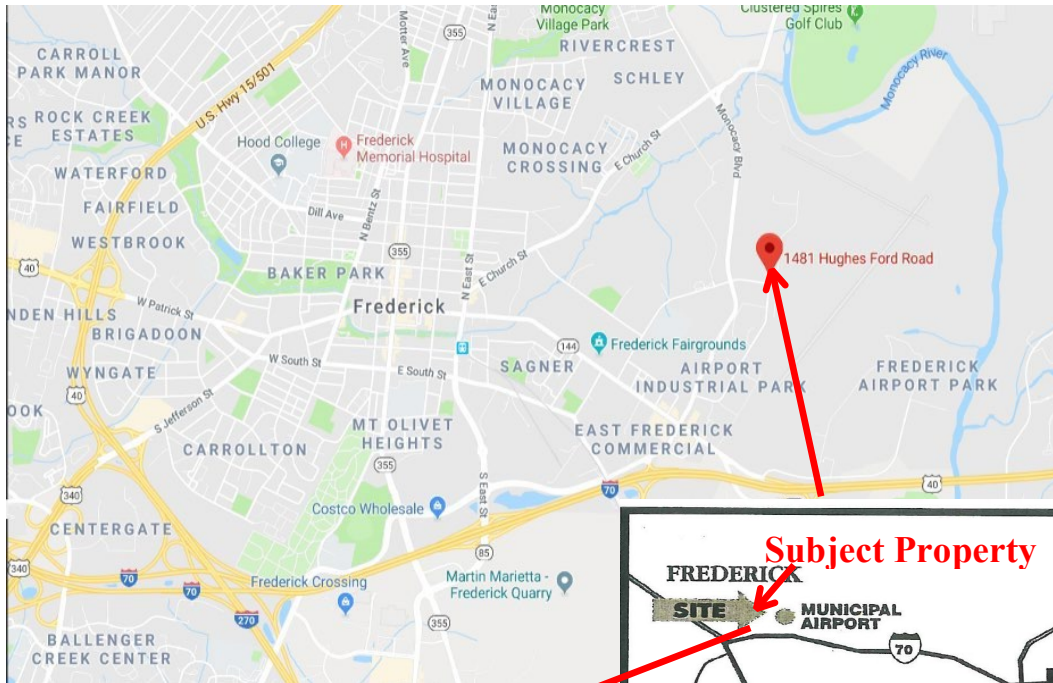
*The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate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

## Aviation Way Business Center - 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. Use Parking Lot Closet to the Airport Side. Drive up Hill to Lot.



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