

FOR LEASE

\$9.90/SF NNN

4570 Mack Avenue, Frederick, Maryland 21703



Great Warehouse and Office Space

This 9,600 SF building is a combination of office space in the front and 14' - 16' high ceiling warehouse space in the rear. Great Frederick County location just off MD-85, Buckeystown Pike, near Westview Promenade with quick and easy access to I-70 and I-270 ramps. Move in ready.

Property Details

- Private Parking Lot with 30 Spaces
- Fenced-In Back Lot
- (3) 12' and (3) 10' High Bay Doors
- 3 Phase Electric

PRESENTING

Location: 4570 Mack Avenue, Frederick, MD 21703

Legal: Tax Map 0086, Parcel 0207

Zoning: Frederick County: LI—The Limited Industrial District is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Building Size: Approx. 9,600 SF

Land Size: Approx. 0.87 Acres

Utilities: Gas, Electric, Public Water & Sewer

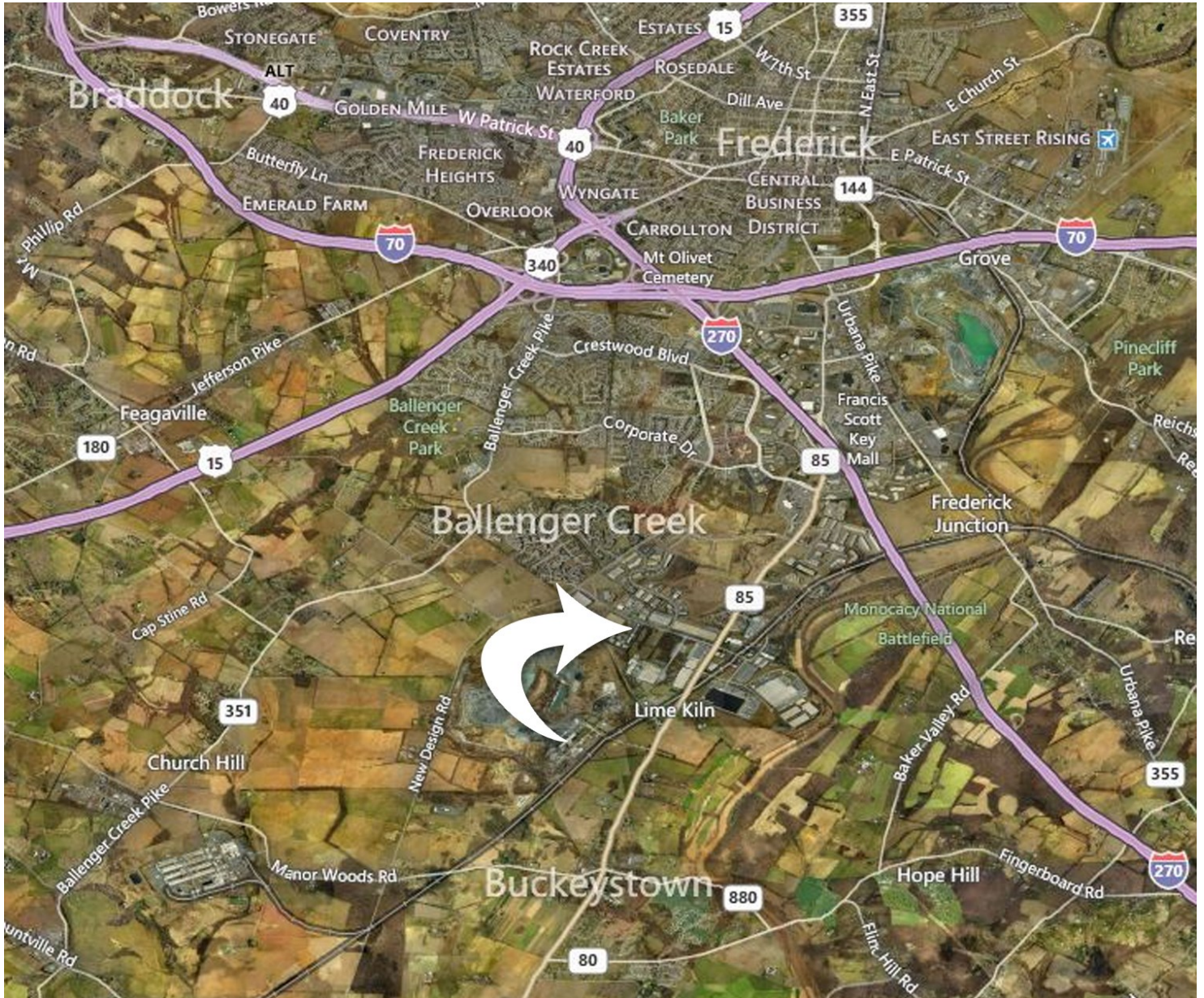
Contact: Rocky Mackintosh
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macroltd.com

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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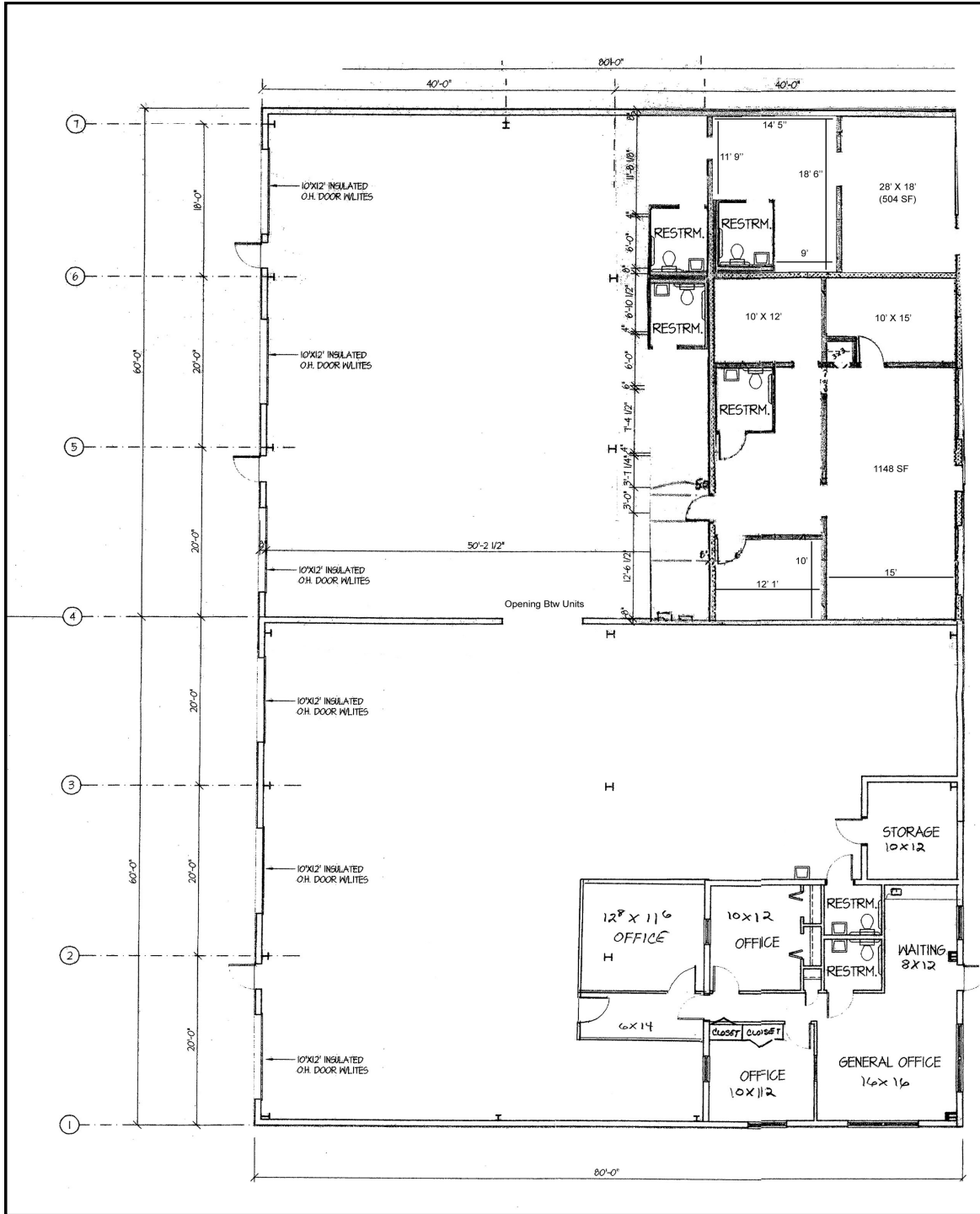
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FLOOR PLAN

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DEMOGRAPHICS

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2021 Projection	3,924		81,779		192,409	
2016 Estimate	3,713		78,329		184,087	
2010 Census	3,206		72,713		170,762	
Growth 2016 - 2021	5.68%		4.40%		4.52%	
Growth 2010 - 2016	15.81%		7.72%		7.80%	
2016 Population by Hispanic Origin						
2016 Population	3,713		78,329		184,087	
White	2,590	69.75%	56,648	72.32%	144,650	78.58%
Black	609	16.40%	12,874	16.44%	21,882	11.89%
Am. Indian & Alaskan	18	0.48%	575	0.73%	969	0.53%
Asian	307	8.27%	5,354	6.84%	10,578	5.75%
Hawaiian & Pacific Island	9	0.24%	116	0.15%	227	0.12%
Other	180	4.85%	2,761	3.52%	5,781	3.14%
U.S. Armed Forces	8		115		665	
Households						
2021 Projection	1,320		31,166		70,738	
2016 Estimate	1,246		29,852		67,653	
2010 Census	1,069		27,795		62,765	
Growth 2016 - 2021	5.94%		4.40%		4.56%	
Growth 2010 - 2016	16.56%		7.40%		7.79%	
Owner Occupied	922	74.00%	18,299	61.30%	49,691	73.45%
Renter Occupied	324	26.00%	11,553	38.70%	17,962	26.55%
2016 Households by HH Income						
Income: <\$25,000	106	8.51%	3,874	12.98%	6,962	10.29%
Income: \$25,000 - \$50,000	176	14.14%	6,310	21.14%	11,339	16.76%
Income: \$50,000 - \$75,000	169	13.57%	5,438	18.22%	10,943	16.18%
Income: \$75,000 - \$100,000	260	20.88%	4,279	14.33%	10,146	15.00%
Income: \$100,000 - \$125,000	301	24.18%	3,353	11.23%	8,729	12.90%
Income: \$125,000 - \$150,000	89	7.15%	2,110	7.07%	6,655	9.84%
Income: \$150,000 - \$200,000	81	6.51%	2,535	8.49%	6,661	9.85%
Income: \$200,000+	63	5.06%	1,952	6.54%	6,216	9.19%
2016 Avg Household Income	\$97,493		\$90,925		\$104,571	
2016 Med Household Income	\$91,490		\$71,709		\$86,288	

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TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 English Muffin Way	Navistar Dr	0.02 SE	2015	1,242	MPSI	.26
2 Lime Kiln Rd	New Design Rd	0.03 NW	2015	521	MPSI	.30
3 English Muffin Way	Buckeystown Pike	0.15 SE	2015	7,761	MPSI	.32
4 Buckeystown Pike	English Muffin Way	0.08 SW	2015	13,061	MPSI	.49
5 English Muffin Way	Buckeystown Pike	0.09 NW	2015	1,016	MPSI	.55
6 Lime Kiln Rd	Buckeystown Pike	0.13 SE	2015	386	MPSI	.63
7 New Design Rd	Elmer Derr Rd	0.08 SW	2015	3,977	MPSI	.70
8 New Design Rd	Elmer Derr Rd	0.12 NE	2015	1,165	MPSI	.83
9 Marcies Choice Ln	Buckeystown Pike	0.04 NW	2015	798	MPSI	.86

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Frederick County Zoning – Limited Industrial District (LI)

The Limited Industrial District (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Airports, Public
- Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private and/or Commercial Use
- Child Care Center/Nursery School
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric Substation
- Borrow Pit Operations
- Recycling Pickup and Distribution Centers
- And more...

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