

EXCLUSIVE OFFER
FROM VCRE.CO

PRIME
DEVELOPMENT
OPPORTUNITY

49.84± ACRES

OFFERED AT
\$8,000,000

PROPERTY ADDRESS

9920 DR Perry Road, Ijamsville, MD, 21754.

PROPERTY SIZE

±49.84 Acres Prime Industrial Development Land

CONVENIENT LOCATION

Quick access to I-70, I-270 & Rt 355

LOCATION

Located within the I-270/MD 355 corridor in Ijamsville, MD.

ZONING

(ORI) Office Research Industrial

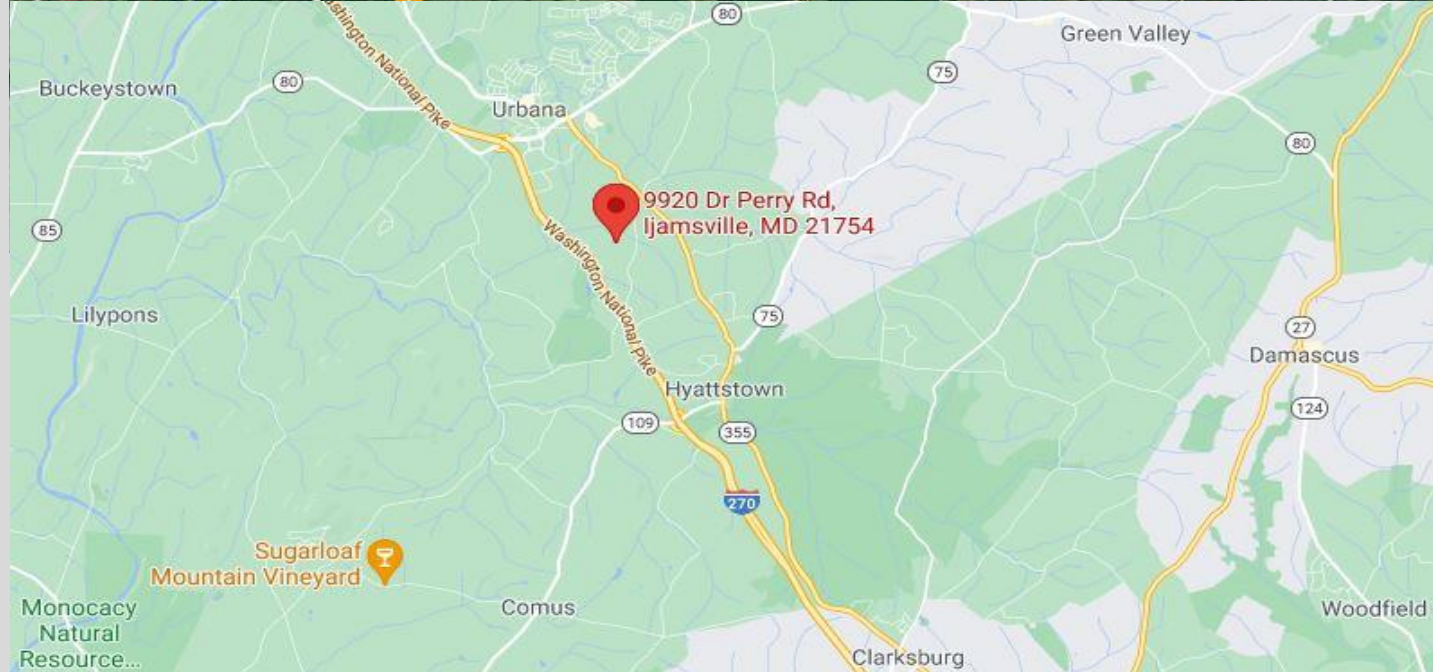
Executive Summary

Verita Commercial Real Estate of Frederick, is pleased to offer for sale 9920 Dr Perry Road. A 49.84-acre Prime Industrial development site located in Ijamsville, MD.

This Land Bank is nestled within the thriving 355 growth corridor, and provides extensive potential for future office, research, and industrial development and is zoned ORI.

Neighboring businesses include Urbana Corporate Center, Kite Pharma, Social Security Data Center, Fannie Mae, and PB Dye Golf Club.

Additionally, this site is located within the Comprehensive Plan, Community Growth Limit with over 600 Acres zoned for Future Employment/Mixed Use. Offered at \$8,000,000.



M-841

BOUNDARY DATA

1. N. 05° 13' 42" E. 35.274'
2. N. 36° 21' 24" E. 47.854'
3. N. 18° 12' 15" E. 10.644'
4. N. 03° 43' 43" E. 49.394'
5. N. 26° 53' 11" E. 23.374'
6. N. 20° 26' 08" E. 23.374'
7. N. 26° 48' 11" E. 34.084'
8. N. 03° 41' 12" E. 48.514'
9. N. 03° 01' 35" E. 39.884'
10. N. 03° 01' 35" E. 39.884'
11. N. 20° 08' 29" E. 30.174'
12. N. 37° 01' 56" E. 34.084'
13. N. 05° 31' 44" E. 104.374'
14. N. 13° 01' 56" E. 34.084'
15. N. 12° 45' 49" E. 73.204'
16. N. 33° 15' 12" E. 18.414'
17. N. 08° 30' 52" E. 18.904'
18. N. 26° 55' 51" E. 31.304'
19. N. 08° 05' 13" E. 30.504'
20. N. 35° 32' 37" E. 41.314'
21. N. 08° 10' 49" E. 35.404'
22. N. 31° 02' 59" E. 47.794'
23. N. 46° 00' 39" E. 18.414'
24. N. 88° 27' 24" E. 12.014'
25. N. 02° 35' 14" E. 27.394'
26. N. 51° 53' 13" E. 12.904'
27. N. 12° 51' 14" E. 39.294'
28. N. 32° 25' 02" E. 28.914'
29. N. 07° 58' 18" E. 33.634'
30. N. 43° 17' 36" E. 31.214'
31. N. 02° 42' 02" E. 59.524'
32. N. 05° 48' 34" E. 100.994'
33. N. 58° 58' 21" E. 255.484'
34. N. 37° 01' 38" E. 100.374'
35. N. 53° 10' 11" E. 50.474'
36. N. 79° 58' 55" E. 65.504'
37. N. 15° 01' 33" E. 13.594'
38. N. 78° 05' 07" E. 30.754'
39. N. 23° 18' 11" E. 19.284'
40. N. 54° 54' 53" E. 154.034'
41. N. 39° 51' 38" E. 19.284'
42. N. 59° 53' 37" E. 75.424'
43. N. 31° 40' 53" E. 58.394'
44. N. 08° 10' 49" E. 35.404'
45. N. 13° 24' 28" E. 36.584'
46. N. 02° 35' 14" E. 27.394'
47. N. 78° 24' 39" E. 94.274'
48. N. 44° 51' 14" E. 39.294'
49. S. 18° 47' 58" E. 69.824'
50. N. 39° 11' 14" E. 19.284'
51. N. 54° 54' 53" E. 270.044'
52. N. 54° 54' 53" E. 70.934'
53. S. 59° 21' 34" E. 218.304'
54. S. 77° 24' 59" E. 115.504'
55. S. 39° 51' 38" E. 19.284'
56. S. 85° 08' 17" E. 23.054'
57. N. 39° 11' 14" E. 19.284'
58. N. 43° 49' 24" E. 111.594'
59. N. 74° 49' 31" E. 37.924'
60. S. 55° 59' 49" E. 51.774'
61. S. 40° 51' 14" E. 121.514'
62. N. 51° 40' 19" E. 57.494'
63. N. 32° 38' 37" E. 77.374'
64. N. 53° 02' 13" E. 38.914'
65. N. 37° 18' 11" E. 49.844'
66. N. 36° 08' 17" E. 75.454'
67. S. 55° 08' 24" E. 34.724'
68. S. 53° 53' 37" E. 34.554'
69. S. 59° 33' 53" E. 33.314'
70. S. 47° 48' 47" E. 31.504'
71. S. 53° 09' 16" E. 44.534'
72. N. 02° 40' 28" E. 49.844'
73. S. 52° 35' 18" E. 38.774'
74. S. 02° 40' 28" E. 49.844'
75. N. 04° 02' 27" E. 201.234'
76. N. 08° 45' 58" E. 395.114'

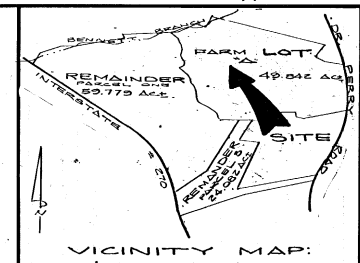
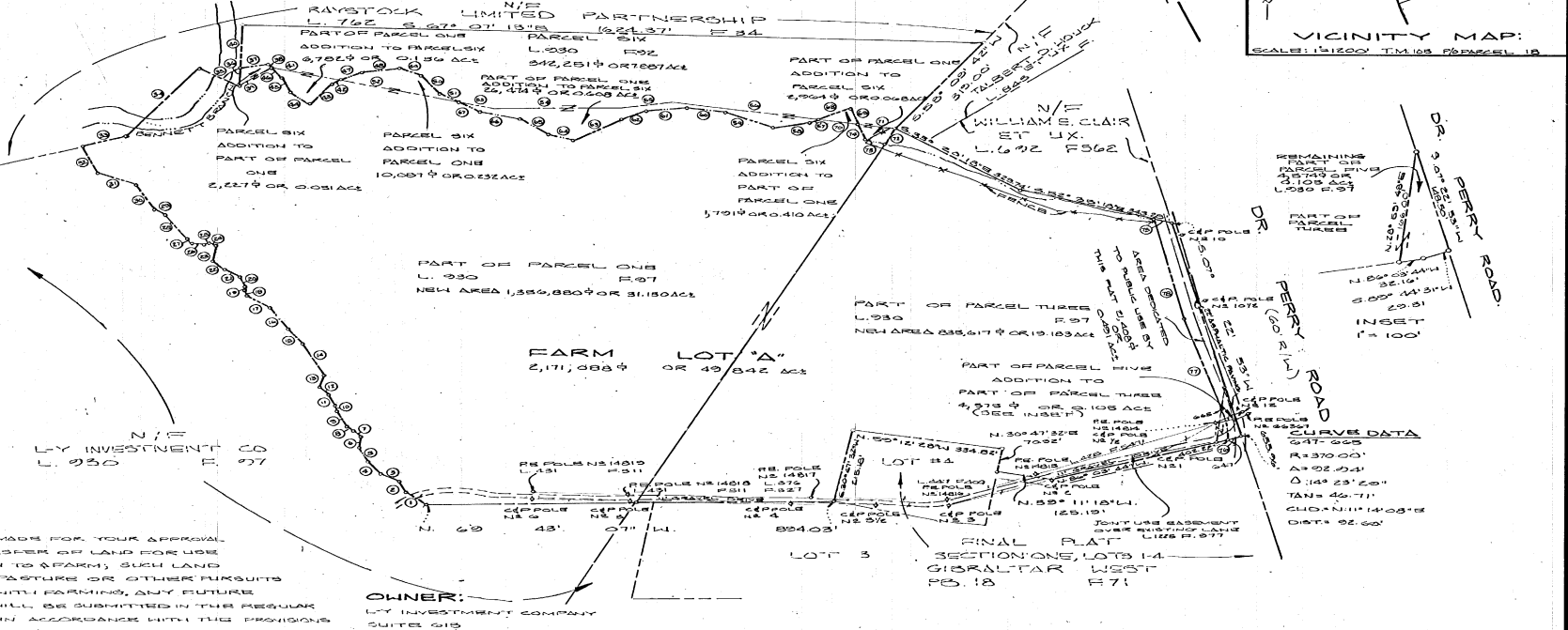
AREA SUMMARY - PARCEL THREE
 ORIGINAL AREA 1,880,055± OR 42.180 AC±
 + ADDITION FROM PARCEL FIVE 4,575± OR 0.105 AC±
 - AREA TO BE PART OF FARM PARCEL "A" 835,617± OR 19.183 AC±
NEW AREA 1,048,913± OR 24.082 AC±

AREA SUMMARY - PARCEL ONE
 ORIGINAL REMAINING AREA 3,302,268± OR 74.947 AC±
 - ADDITION TO PARCEL SIX 34,220± OR 0.832 AC±
 + ADDITION FROM PARCEL SIX 14,105± OR 0.324 AC±
NEW AREA 2,503,953± OR 57.752 AC±

AREA SUMMARY - PARCEL SIX
 ORIGINAL AREA 329,154± OR 7.549 AC±
 + ADDITION TO PART OF PARCEL ONE 14,105± OR 0.324 AC±
 + ADDITION FROM PART OF PARCEL ONE 36,220± OR 0.832 AC±
NEW AREA 342,281± OR 7.857 AC±

AREA SUMMARY - PARCEL FIVE
 TOTAL AREA - PART OF PARCEL FIVE 4,575± OR 0.105 AC±
 + ADDITION TO PART OF PARCEL THREE 4,575± OR 0.105 AC±
NEW AREA 9,150± OR 0.210 AC±

AREA SUMMARY FARM PARCEL "A"
 PART OF PARCEL ONE 1,384,880± OR 31.180 AC±
 PART OF PARCEL THREE 835,617± OR 19.183 AC±
 AREA DEDICATED TO PUBLIC USE 21,407± OR 0.491 AC±
NEW AREA 2,171,885± OR 49.842 AC±



NOTE:
 APPLICATION IS HEREBY MADE FOR YOUR APPROVAL OF THIS INDICATED TRANSFER OF LAND FOR USE AS A GARDEN, ADDITION TO A GARDEN, SUCH LANDS TO BE USED FOR GARDENS, PASTURE OR OTHER PURSUITS NORMALLY ASSOCIATED WITH FARMING. ANY FUTURE SUBDIVISION THIS LAND WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE EXISTING REGULATIONS.

OWNERS' AND DEDICATION
 WE, L-Y INVESTMENT COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAN.

OWNER:
 L-Y INVESTMENT COMPANY
 SUITE 203
 6110 EXECUTIVE BOULEVARD
 ROCKVILLE, MARYLAND, 20854
 PHONE (301) 146-5838

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY K-M YAO COMPANY TO L-Y INVESTMENT COMPANY, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 330 AT FOLIO 97 OF JANUARY 2, 1974.

Richard L. Stup
 RICHARD L. STUP
 PROPERTY LINE SURVEYOR
 MD REG. NO. 120
 FOR HARRIS, SMARIGA & ASSOCIATES, INC.
 MD REG. NO. 24

TO THE CLERK OF THE COURT
 THIS PLAT COMPLIES WITH SECTION 17-104 AND 17-105 OF THE FREDERICK COUNTY SUBDIVISION RULES AND REGULATIONS, AND SECTION 17-1-7 AND 17-2-5 OF THE FREDERICK COUNTY CODE.
 Jan. 29, 1990
 HARRIS, SMARIGA & ASSOCIATES, INC.
 PLANNERS/ENGINEERS/SURVEYORS

DATE	REVISIONS
1-27-90	PER REPC CHECK SHEET

FARM LOT "A" ADDITION PLAT
 L-Y INVESTMENT COMPANY
 AS RECORDED IN LIBER 330 FOLIO 97
 PARCEL SIX ADDITION TO PART OF PARCEL ONE AND PART OF PARCEL ONE ADDITION TO PARCEL SIX AND PART OF PARCEL FIVE ADDITION TO PART OF PARCEL THREE
FARM LOT "A"
 SITUATED ON DR. PERRY ROAD
 URBAN ELECTION DISTRICT N-1
 FREDERICK COUNTY, MARYLAND
 SCALE 1"=200'
 DECEMBER, 1989
Harris, Smariga & Associates, Inc.
 Planners/Engineers/Surveyors
 The Patrick Center/30 West Patrick Street, Suite 300/Frederick, MD 21701
 (301) 662-4488, Montgomery County (301) 831-4046

1-27-90
Michael T. Yoo
 MICHAEL T. YOO
 AUTHORIZED GENERAL PARTNER

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO CREATE FARM PARCEL "A" FROM THE REMAINING PART OF PARCEL ONE, PART OF PARCEL ONE AND THREE AND AN EXCHANGE OF AREA WITH PARCEL SIX.
 2. AREA EXCHANGE WITH PARCEL SIX IS TO ESTABLISH THE EXISTING STRIKING AS THE FARM BOUNDARY.
 3. THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF ADDITION LINES OR ADDITION PARCELS UNLESS OTHERWISE NOTED.

