

EXCLUSIVE OFFERING FROM
VCRE.CO
PRICING GUIDANCE
\$2,250,000

*** ALL OFFERS DUE 11/4/2022 ***



PROPERTY ADDRESS

430 Pine Avenue
Frederick MD, 21701.

PROPERTY SIZE

Unique opportunity to purchase this 14,000± SF, 2.67-acre Industrial warehouse/storage property in Frederick.

ACCESS

The subject property has superior access to US 15, US-40, US 340, and Interstates I-70 & I-270

PARKING

Copious Parking in paved lot & yard

ZONING

(MI) Zoning with (IST) Overlay

CONVENIENT LOCATION

Located in the heart of thriving Downtown Frederick surrounded by amenities



*** All Marketing Material is for Illustration only & should not be relied upon for verification***



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Suite 203
Frederick, MD 21701

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Verita Commercial Real Estate of Frederick, is pleased to offer for sale 430 Pine Ave (Former Office of Facility Maintenance) a 14,000± SF Industrial/Flex Property located in the heart of thriving Downtown Frederick, MD. Pine Ave, is a 2.67-acre property comprised of four buildings that offer tremendous Warehouse/Storage & yard space. Zoned (MI) with (IST) Overlay.

These four buildings are integrated with 12 grade level drive in doors, 9 open bays, a huge second story open loft area, and tons of office & warehouse/storage space.

Frederick County is experiencing rapid growth and the City welcomes more rooftops to supplement the ongoing development of Historic Downtown Frederick. The County is home to Fort Detrick, the National Biodefense Analysis and Counter-measures Center, National Cancer Institute's Frederick National Laboratory and AstraZeneca.

Click the link below to view the Matterport, Drone, Photos, Floor Plans & Virtual Tour of this spectacular property!

<https://pictureperfectllctours.com/430-Pine-Ave-1>

- 2015 Top 100 Best Places to Live—Livability.com
- 2016 Top Areas of Economic Growth Potential—Business Facilities
- 2015 Top 10 Best Downtowns — Livability.com



* Outlined for marketing purposes only and is not intended to represent the property boundaries

Demographics Overview

FREDERICK

2020 Population

38,251

2022 Projected Population

79,333

Population Growth 2001-2022

3.97%

Median Household Income

\$80,888

430 Pine Ave. is a unique acquisition opportunity that provides highly sought-after Industrial, Warehouse/Storage space with multiple value-add components.

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Highlights

SUMMARY

Fantastic location in the City of Frederick. This 14,000 SF± Facility is situated on 2.67 acres in the established commercial and industrial area of Frederick city. The proximity of the neighborhood to major roads, residential development and employment centers creates an ideal location for Commercial, Industrial and office/research and development uses. This property features four buildings providing a plethora of warehouse/storage, flex, & yard space completely fenced with an entrance on each side.

***Property is being sold "AS IS"**



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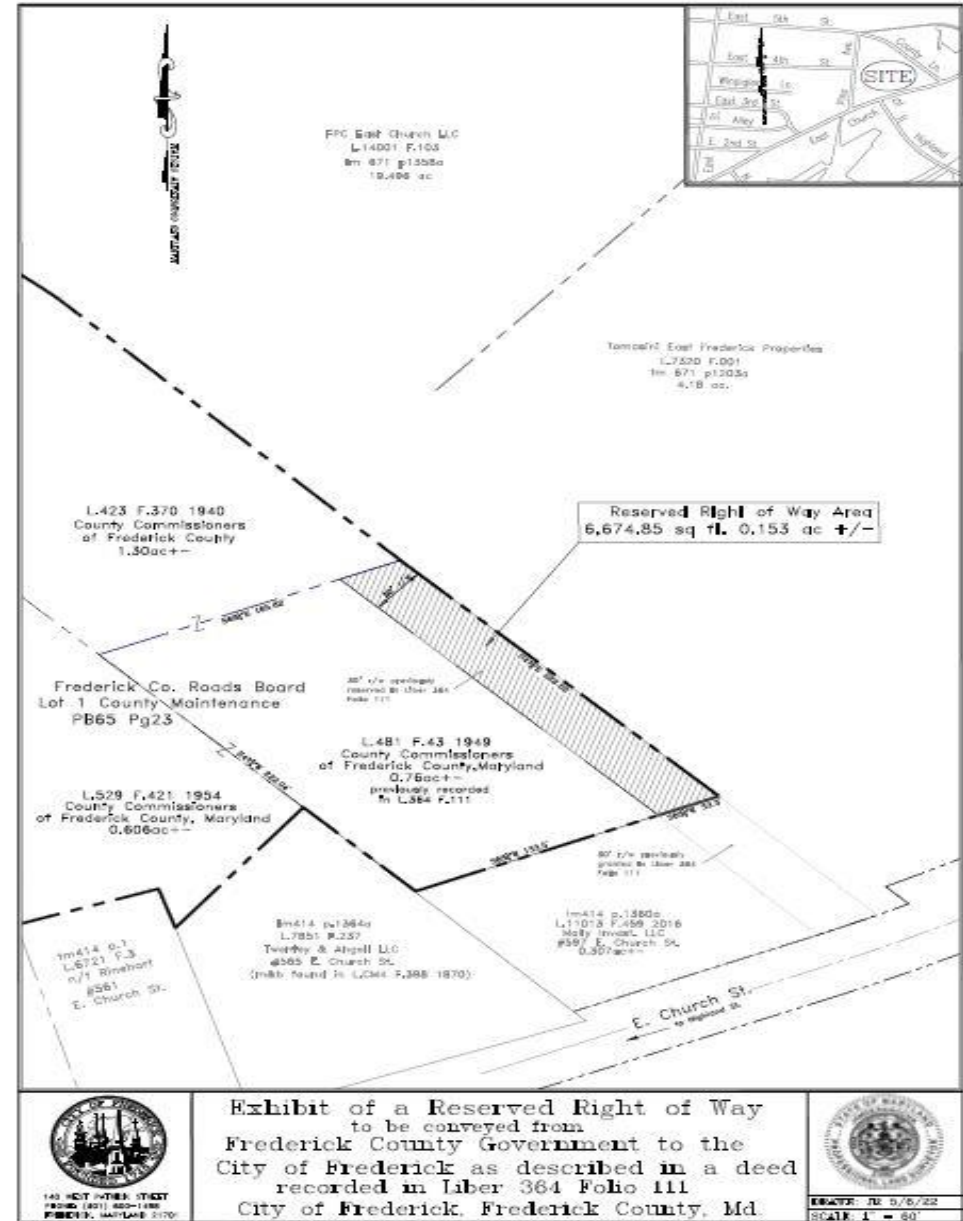
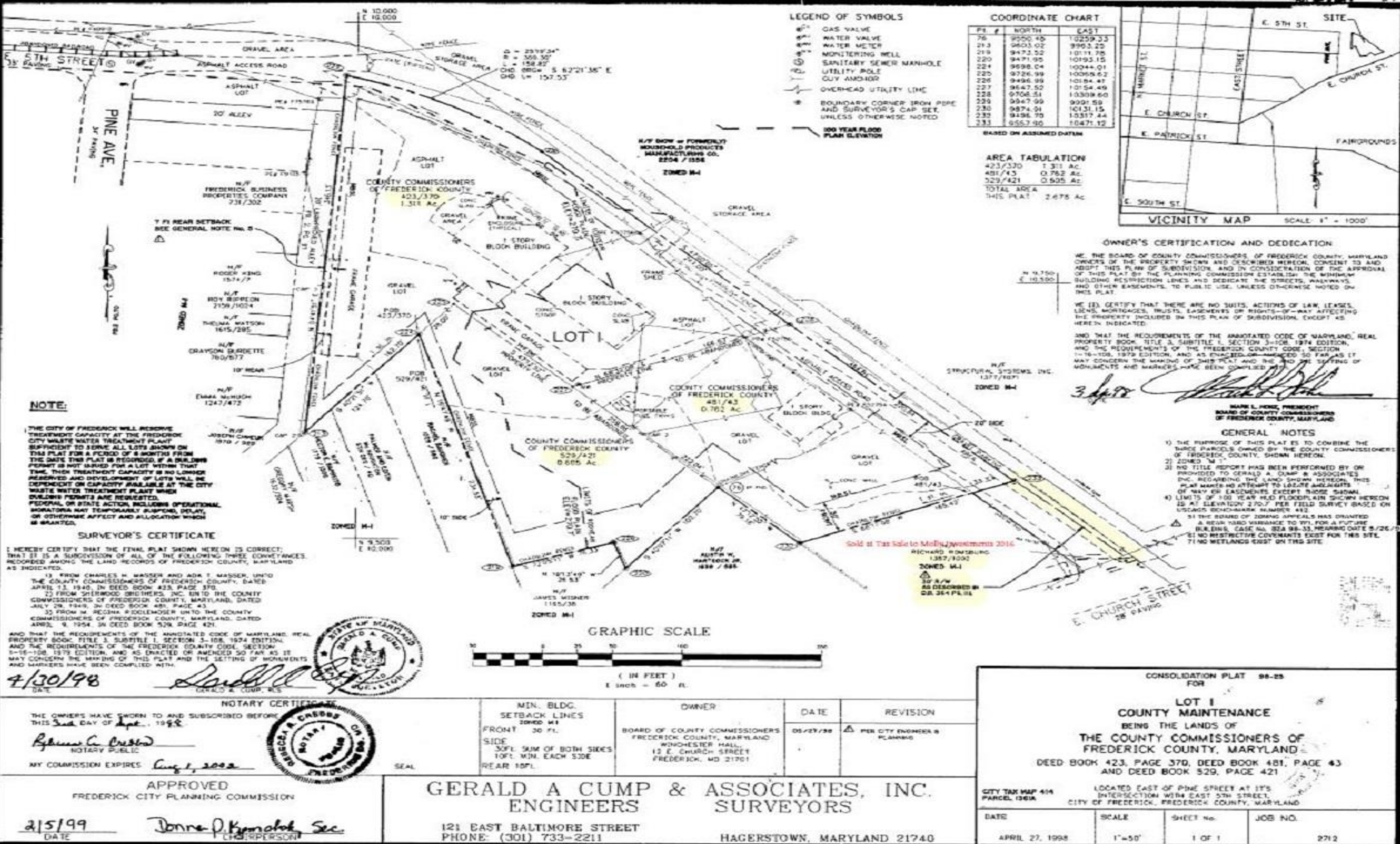


Exhibit of a Reserved Right of Way to be conveyed from Frederick County Government to the City of Frederick as described in a deed recorded in Liber 364 Folio 111 City of Frederick, Frederick County, Md



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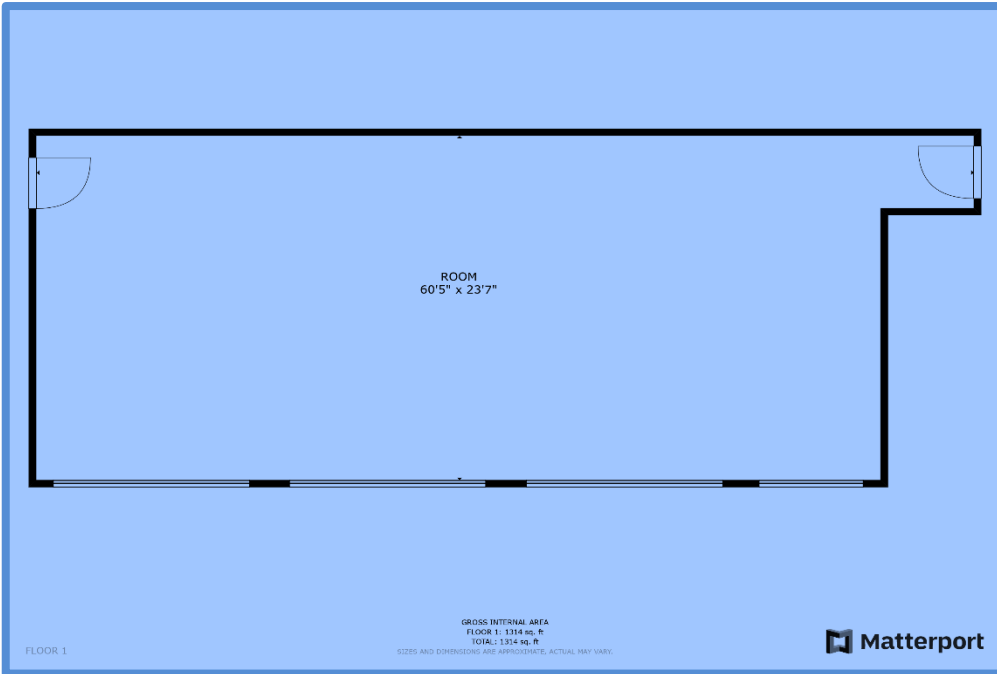
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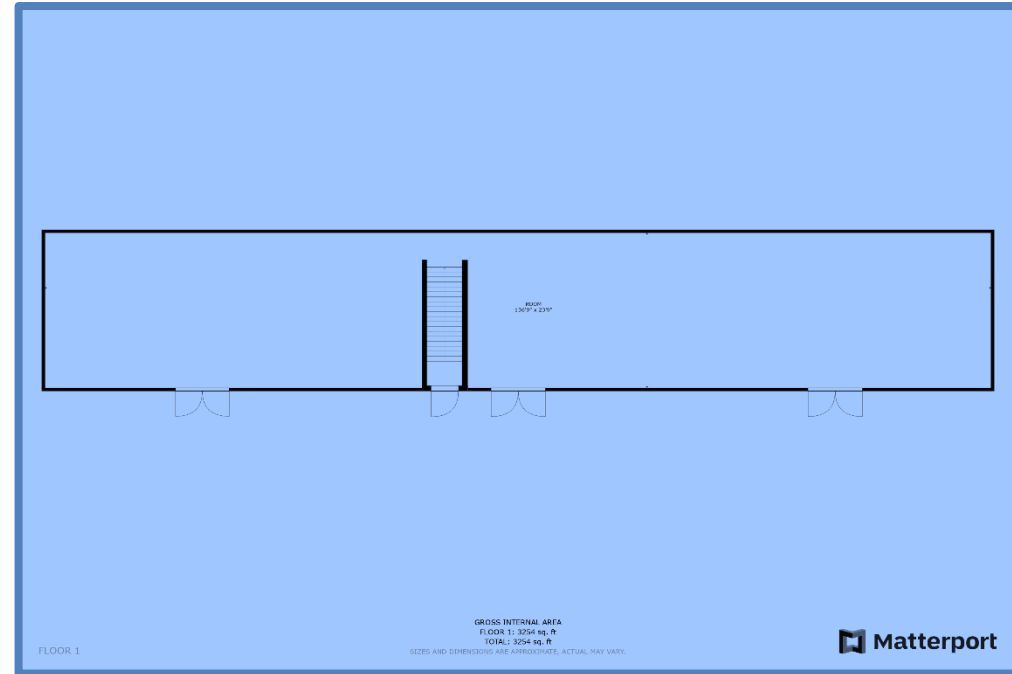
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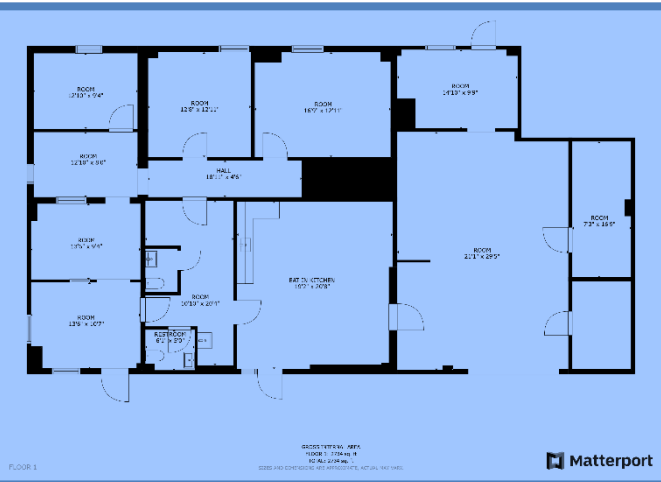




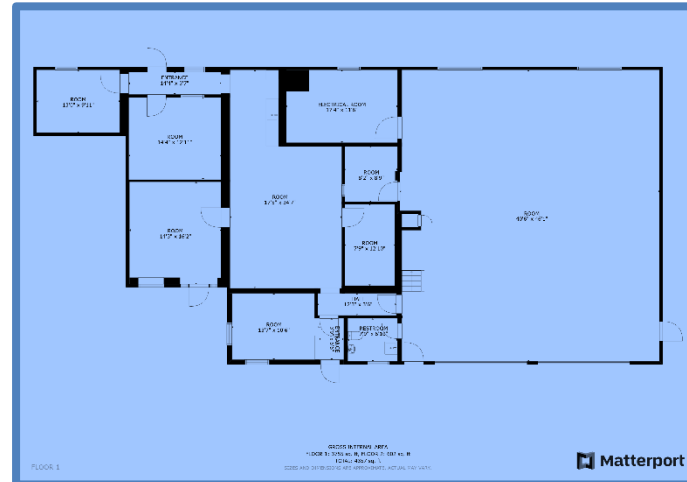
BUILDING 1



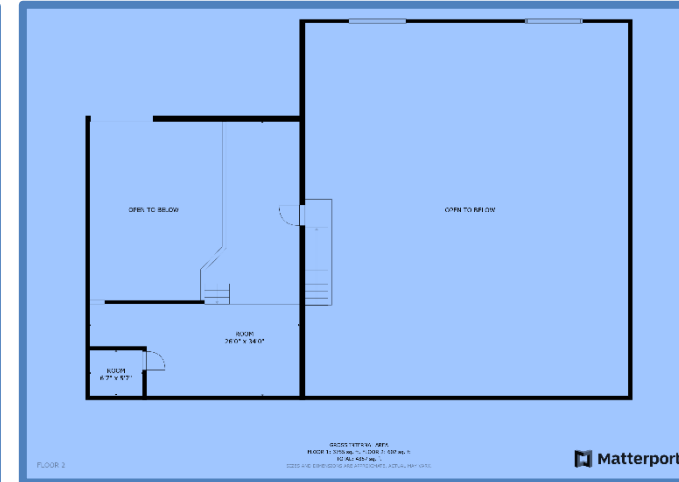
BUILDING 1- 2ND LEVEL



BUILDING 2-LEFT SIDE

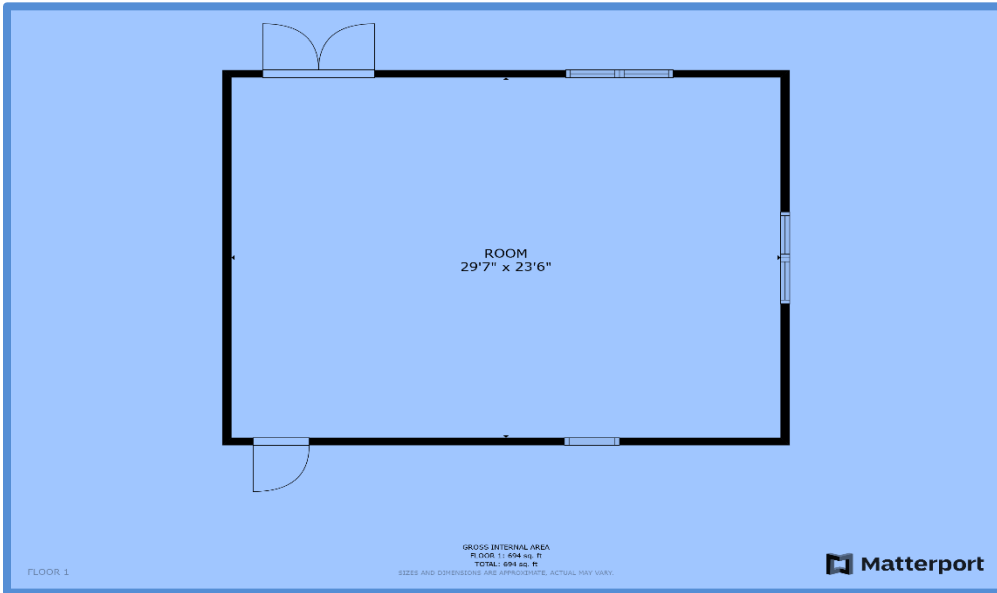


BUILDING 2-RIGHT SIDE

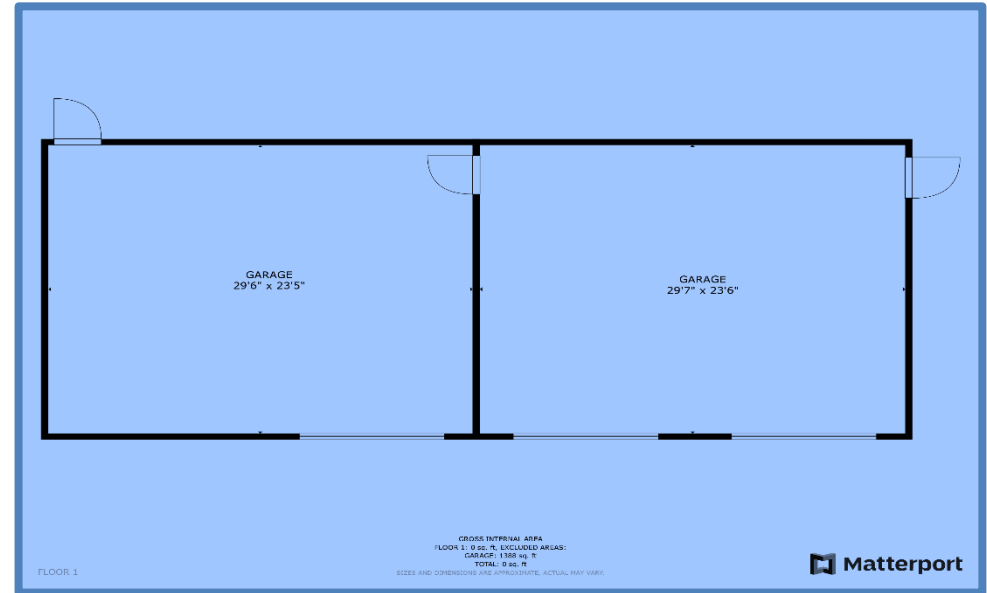


BUILDING 2-2ND LEVEL

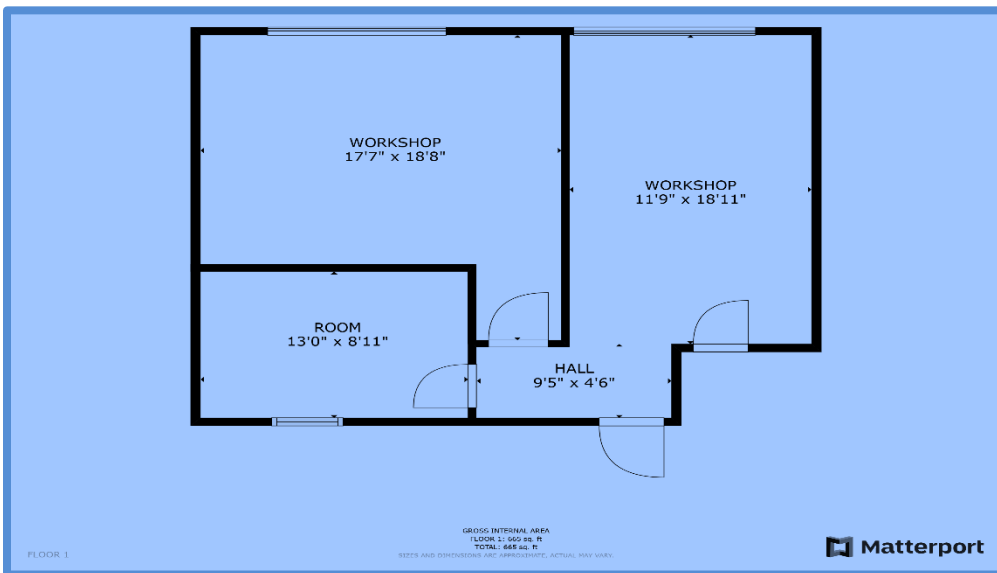
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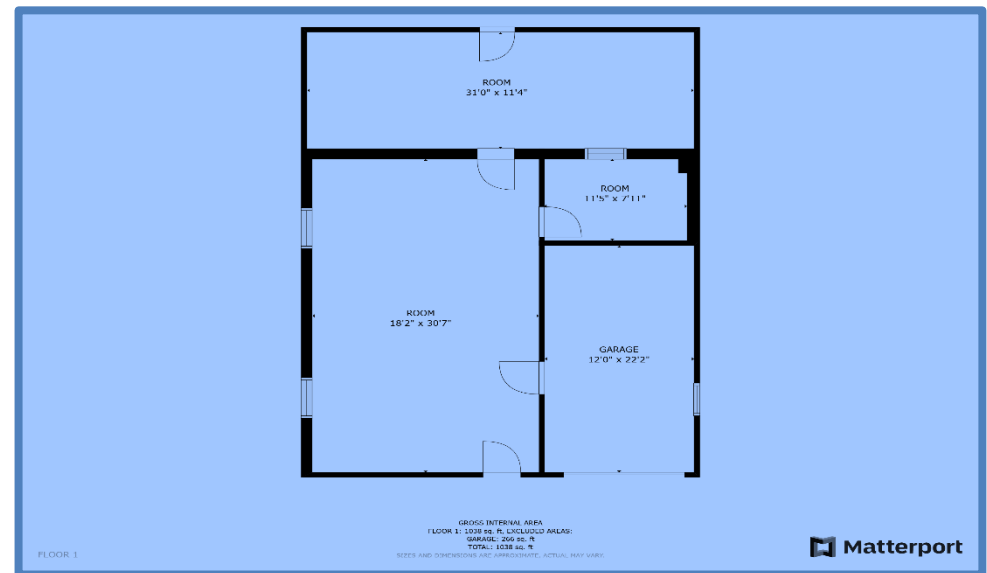
BUILDING 3-LEFT SIDE



BUILDING 3- RIGHT SIDE



BUILDING 3-MIDDLE



BUILDING 4

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