

FOR SALE/LEASE

VCRE.CO

10078 Tyler Court, Hyattstown, MD 21754

Opportunity

- ◆ 28,000 sf flex building available for sale or lease
- ◆ 8,000 sf office space (includes mezzanine)
- ◆ 16,000 sf warehouse space (on two levels) with 9 roll up doors at grade
- ◆ 34 parking spaces
- ◆ 60,000 sf outdoor storage
- ◆ 12,000 sf tension fabric structure with 36' clear and 2 loading docks
- ◆ 4,5000 sf tension fabric structure

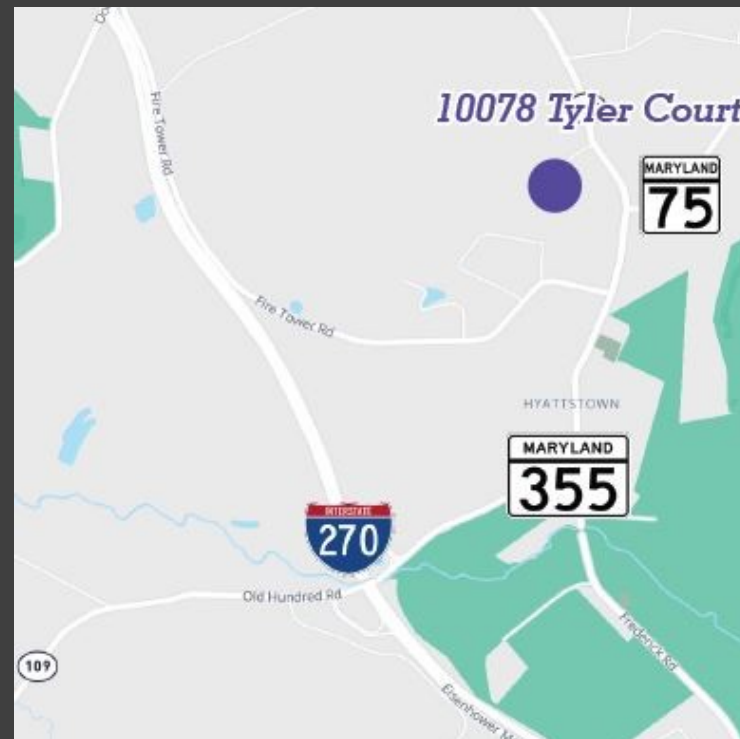


Highlights

- ◆ Frederick County's southern most industrial park
- ◆ Lot size: 9.77 acres (partial forest conservation)
- ◆ LI Zoning
- ◆ Located off 1-270 at exit 22
- ◆ Well and septic utilities

Sale Price - \$6,200,000

Lease Options - From 2K SF- starting at \$12 psf + NNN. Yard Storage Also Available



**FOR ADDITIONAL
INFORMATION,
CONTACT:**

**TONY "C"
OWNER/BROKER
301.471.8669
TONYC@VCRE.CO**

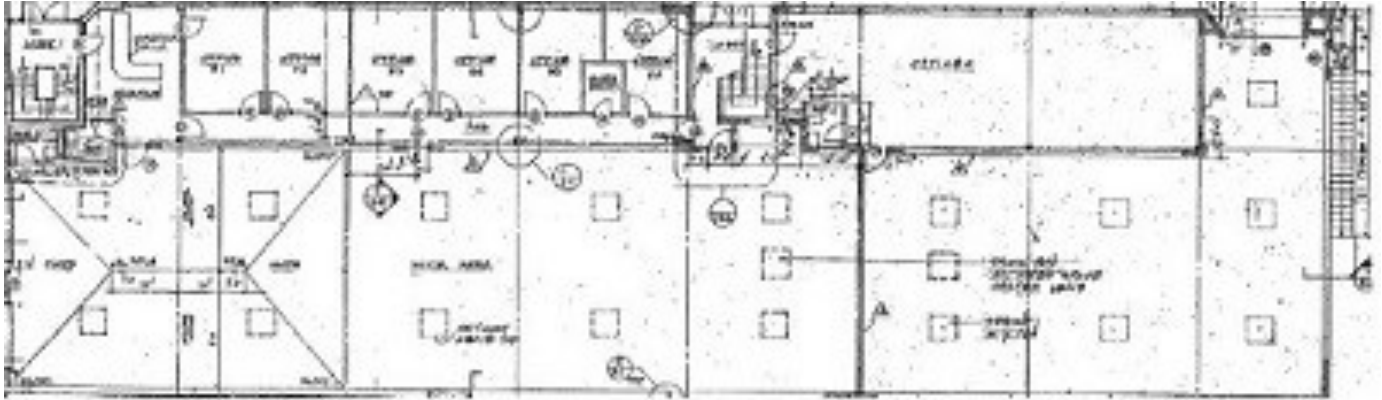
**50 CITIZENS WAY, SUITE 203
FREDERICK, MD 21701
240.367.9600**



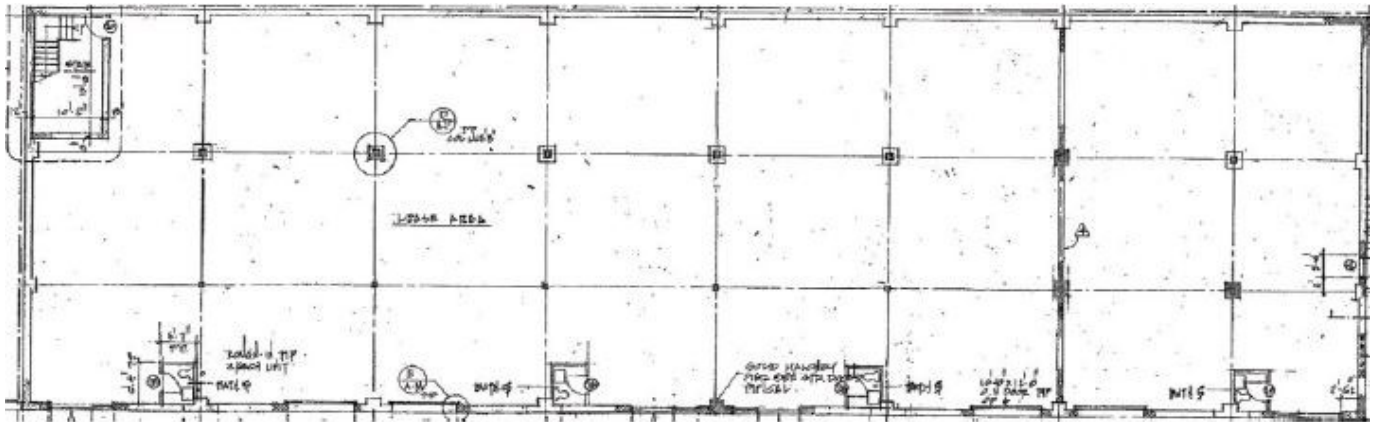
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First Floor



Lower Level



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.

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Zoning Map



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