

# For Lease



## INDUSTRIAL PROPERTY

295 BUCHEIMER ROAD UNIT C | FREDERICK, MD  
21701



**OFFERED AT:  
8.5/SQFT**

**FEATURES:**

- 20,000 SF
- Zoned M1, City of Frederick Light Industrial
- Office and Showroom Space
- 2 Private Bathrooms



BUILDING SIZE

20,000 SF

LOT SIZE

535,788 SF

LOADING DOCKS

3

DRIVE INS

1

ZONING

M1



Virtual Tour

360°



CLICK HERE



# Floor Plan



**Approximate total area<sup>(1)</sup>**

19119.82 ft<sup>2</sup>

**Reduced headroom**

13.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

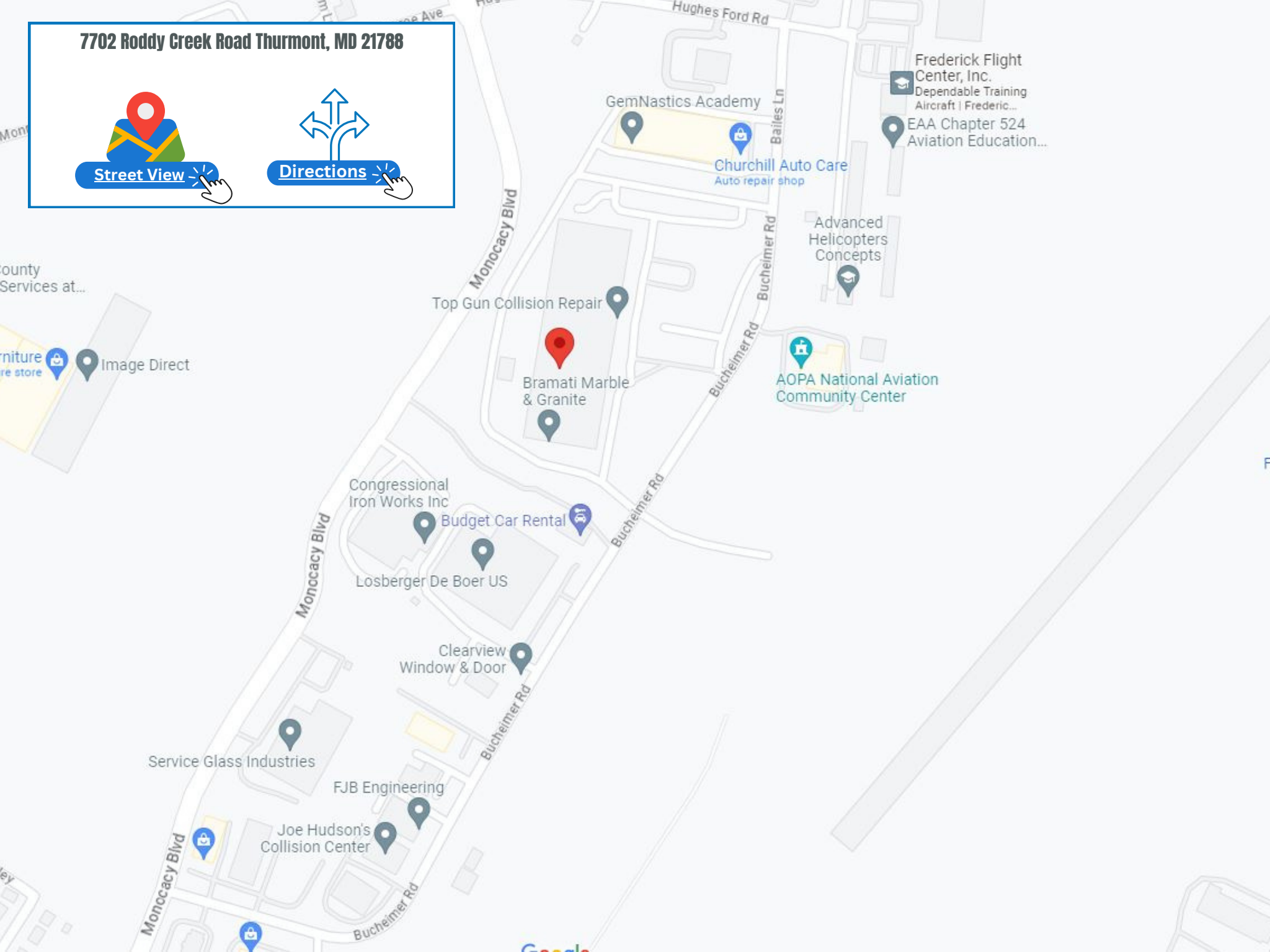
 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

**Floor 1**

7702 Roddy Creek Road Thurmont, MD 21788





## CONTACT:



**TONY "C" CHECCHIA**

OWNER/BROKER

301-471-8669

TONY@VCRE.CO



<https://www.facebook.com/Veritarealestate/>



[https://www.instagram.com/vcre\\_co/](https://www.instagram.com/vcre_co/)



<https://www.linkedin.com/company/vcre-co/>

# FREDERICK CITY OVERVIEW



Frederick, Maryland, situated in Frederick County, is a historically significant city known for its advantageous location and modern amenities. Positioned at the crossroads of key highways, including I-70, I-270, and various U.S. routes, it holds strategic connectivity. This city is approximately 46 miles west of Baltimore, 50 miles north of Washington, D.C., and hosts a population of 78,171 as per the 2020 census.

Downtown Frederick, or the Frederick Historic District, is a bustling hub featuring a diverse array of over 200 retailers, restaurants, and antique shops lining its streets. Its culinary scene is rich and varied, offering Italian-American, Thai, Vietnamese, and Cuban cuisines, along with well-regarded dining establishments such as The Tasting Room and Olde Towne Tavern.

Beyond its vibrant retail and dining offerings, downtown Frederick is a thriving business center, housing about 600 enterprises that collectively employ nearly 5,000 people. Historic structures have been transformed to accommodate the growing technology sector, and contemporary office buildings near Carroll Creek Park underscore this trend. This unique blend of historical charm and contemporary development renders Frederick an appealing prospect for commercial real estate ventures, fostering an environment where businesses can flourish.



Route 40 West, known as the Golden Mile, stands as a testament to Frederick's many strengths. Hosting a plethora of local shops, eateries, and businesses operated by industrious residents, this route exemplifies the city's global influence. The Golden Mile not only offers access to Frederick's offerings but also leads to broader community experiences, showcasing the city's rich cultural diversity and opportunities.