



**MACKINTOSH, Inc.**

**For Sale @ \$1,600,000**

COMMERCIAL BROKERAGE

**For Lease @ \$14 SF + NNN (\$2.48 SF)**

**3,922 SF Free-Standing Bldg. High Bay Flex Drive-In Door /13+ Parking**

**Free-Standing Building For Lease (Immediate Occupancy)**

**6008 Fair Oaks Drive, Frederick, MD 21703**



**SECOND FLOOR**

**3,922 SF!**

**First Floor is Leased**

**Only 2<sup>nd</sup> Floor is Available.**

**Two Entrances**

**One Restroom**

6008 Fair Oaks Drive is a 7,844 SF Free-Standing Building on 29,620 SF (0.68Acre). The Property is located off of Jefferson Pike with access to Route 15 & Interstate 70. Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13+ Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed. 2 Heavy Three Phase Electric in Building. Two different Internet servers ( Xfinity & Fios).

[Click Here for Outside Video of Building](#)

[Click Here for Inside Video of Building](#)

3,922 SF		SECOND FLOOR - 6008 Fair Oaks Drive, Frederick, Maryland 21702			
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$2.48 SF - Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$14.00	\$4,575.67	\$810.55	\$5,386.22	\$54,908.00
Year 2	\$14.70	\$4,804.45	\$810.55	\$5,615.00	\$57,653.40
Year 3	\$15.44	\$5,046.31	\$810.55	\$5,856.86	\$60,555.68
Year 4	\$16.21	\$5,297.97	\$810.55	\$6,108.52	\$63,575.62
Year 5	\$17.02	\$5,562.70	\$810.55	\$6,373.25	\$66,752.44

**FOR ADDITIONAL INFORMATION CONTACT:**

**Jody Bell - Call: 240-674-3937**

**or Nancy Green - Call: 301-748-3321**

All information deemed reliable, but not guaranteed

**Mackintosh Commercial**

262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax #: 1-240-489-7932

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

## 6008 Fair Oaks Drive – Zoning ORI

The Office/Research Industrial District (ORI) is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited manufacturing, fabrication or assembly operations which would, by nature of the product, or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the Office/Research Industrial District.

**PS = Principal permitted use subject to site development plan approval:**

- **Office Business**
- **Office Professional**
- **Broadcasting Studio**
- **Communication Towers**
- **Medical Clinic**
- **Limited Manufacturing and assembly use**
- **Laboratory Research, experimental or testing**
- **Comprehensive Physical Rehabilitation Facility**
- **Commercial School or Education Program**

### Zoning & Development Notes from Frederick County Zoning Department:

- ORI is a dated and antiquated zoning designation created in the 70's when Rt 270 was being built.
  - Meant to limit growth in this corridor.
- Denis S. is the Manager at Frederick Livable Planning, and he is working on getting rid of this designation.
  - This will take a year to make the recommendations to the council, so no quick fix here.
- Tolson, with the Zoning Department was my next call.
  - He did say Childcare was approved in the ORI category but limited to only 10% of the building.
    - Again, a code adjustment to allow offices to have daycare but not much thought went into this.
    - He said my building would be a perfect example of why a childcare should be allowed.
  - Best bet he said was offices (Professional Office or Business Office)
  - He said a contractor would work if they applied as a **business office**.
    - **Vehicles may be parked outside.**
    - Any materials would need to be stored inside.
    - Zoning is in the process of changing so it is possible that within a year, outside storage would be allowed.
    - Obviously, no enforcement was ever made for the previous tenant.
- We are allowed to expand the building by 25 ft forward from the front. So, it is possible that someone could make a space for inside storage if they wanted to.
- Water and Sewer are expected to be coming down this road eventually, as they are putting in the fire station across the street.
  - It would be possible to connect to the sewer and then have 10,000 sf in the back to expand upon.

## **6008 Fair Oaks Drive – Frederick County Tax Credits**

[Discover Frederick Maryland \(discoverfrederickmd.com\)](http://discoverfrederickmd.com) [Click Here](#)

### **6008 Fair Oaks Drive – Outside Pictures:**

6008 Fair Oaks Drive is a 7,844 SF Free Standing High Bay Flex Building on 29,620 SF (0.68Acre). Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13 Parking Spaces.

3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed. Air Conditioning in the Work Area and Office. Two Restrooms (One on Each Floor). Heat in the Warehouse. LED Lighting. Warehouse Shelving, Large Kitchen Area, Well and Septic.



Front View



Side View



Rear View of Building



High Bay Drive-In Door

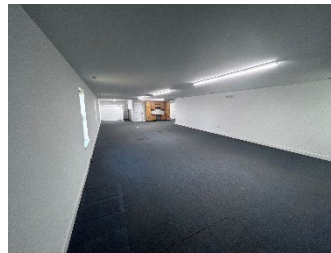
### **Fair Oaks Drive – 2<sup>nd</sup> Floor Pictures: 3,922 SF**



2<sup>nd</sup> Floor Open Area



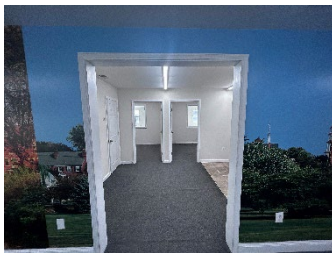
Open Area L Shaped



View to Front L Shaped



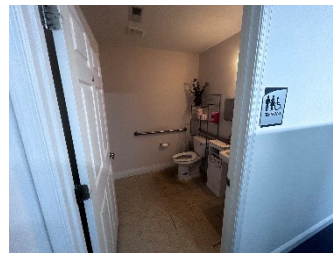
Kitchen Area



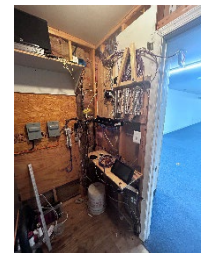
2 Offices with Windows  
Overlooking 1st Fl. Bay



Rear 2<sup>nd</sup> Floor  
Network Room



2<sup>nd</sup> Floor Bathroom



AC/Network  
Room

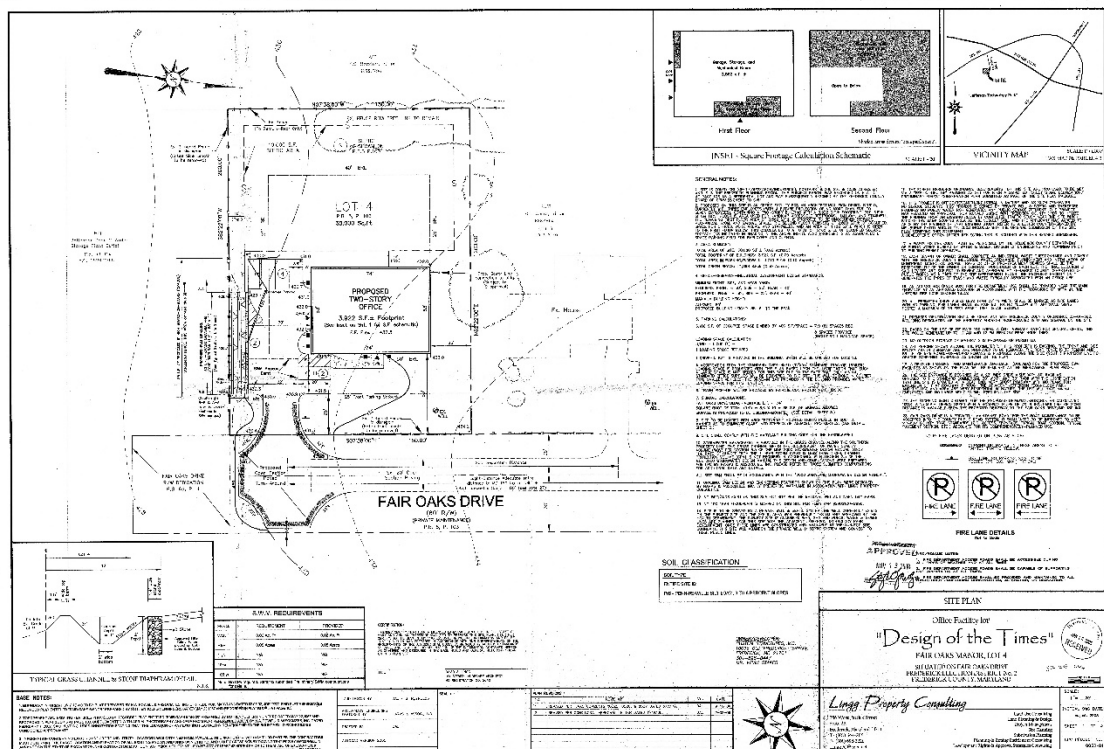


## 6008 Fair Oaks Drive – 3/4 Acre Lot – Extra Parking Available



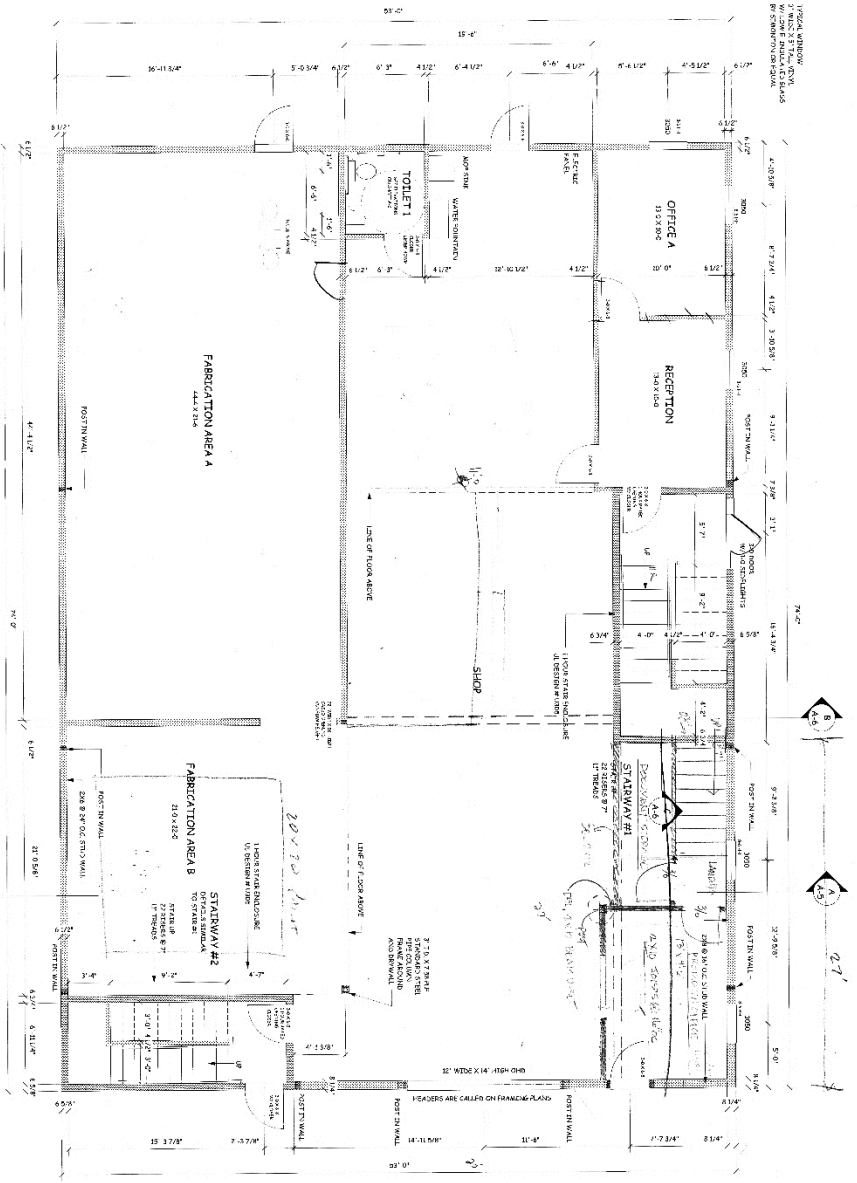
All information is deemed reliable, but not guaranteed.

## 6008 Fair Oaks Drive- Architectural Drawings





# 6008 Fair Oaks Drive- First Floor Plan



## WALL LEGEND

- 8" CMU WALL WITH 1/2" GROUT JOINTS
- 12" CMU WALL WITH 1/2" GROUT JOINTS
- 16" CMU WALL WITH 1/2" GROUT JOINTS
- 8" CMU WALL WITH 1/2" GROUT JOINTS AND 1/2" REINFORCING BARS
- 12" CMU WALL WITH 1/2" GROUT JOINTS AND 1/2" REINFORCING BARS
- 16" CMU WALL WITH 1/2" GROUT JOINTS AND 1/2" REINFORCING BARS

THE MECHANICAL, PLUMBING, AND ELECTRICAL CODES HAVE NOT BEEN ENFORCED FOR COMPLIANCE WITHIN THESE DOCUMENTS

CONFORM TO THE MECHANICAL AND ELECTRICAL CODES

REVIEWED PER PLAN REVIEW AS NOTED

**1ST FLOOR PLAN**  
FLOOR AREA: 3972 SF INCLUDING STAIRS (NBS SF)

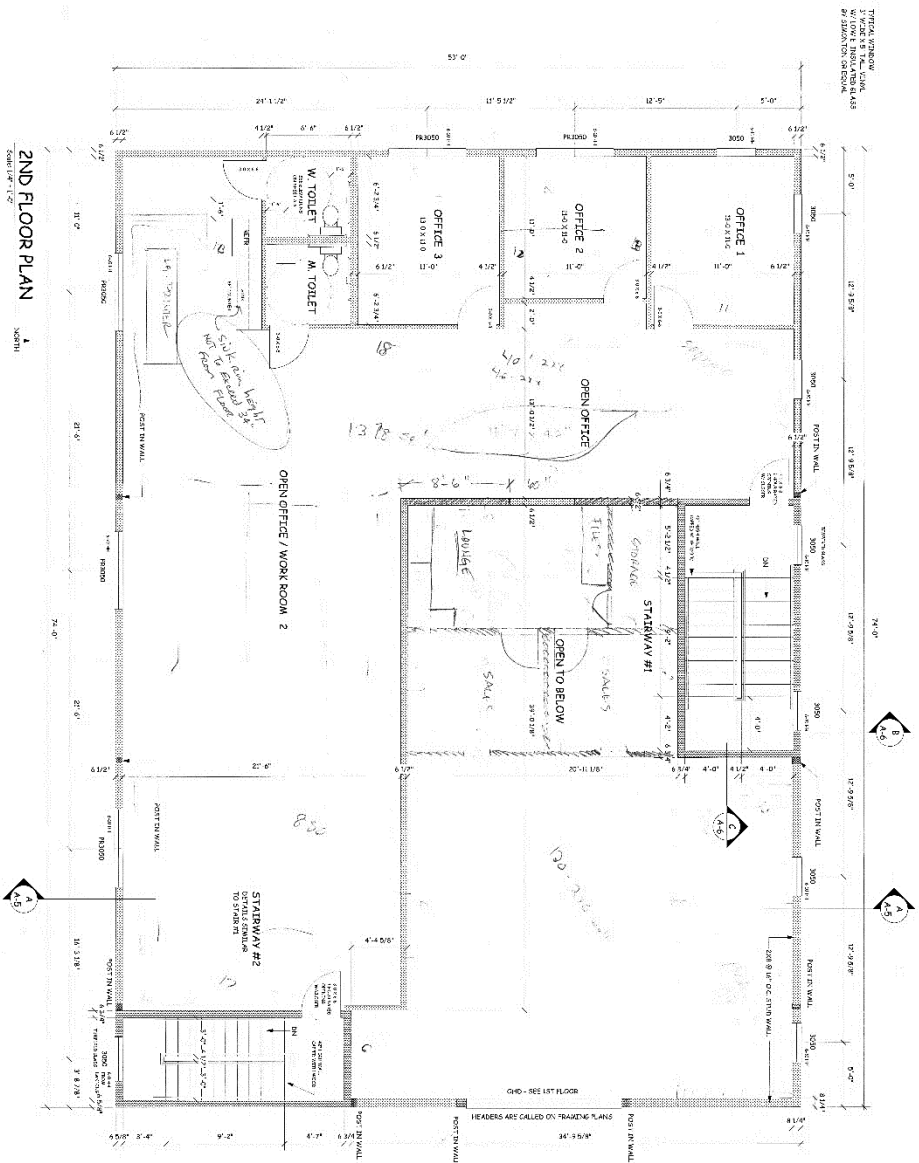
- NOTES**
1. SEE PLANS FOR ALL DIMENSIONS AND NOTES.
  2. SEE PLANS FOR ALL DIMENSIONS AND NOTES.
  3. SEE PLANS FOR ALL DIMENSIONS AND NOTES.
  4. SEE PLANS FOR ALL DIMENSIONS AND NOTES.

**DESIGN OF THE TIMES**  
ARCHITECT  
12345 MAIN STREET  
SAN FRANCISCO, CA 94102  
TEL: (415) 123-4567  
WWW.DESIGNOFTHE TIMES.COM

GLENN SEMAKOS, ARCHITECT  
12345 MAIN STREET  
SAN FRANCISCO, CA 94102  
TEL: (415) 123-4567  
WWW.DESIGNOFTHE TIMES.COM

DATE: 10/1/2024  
DRAWN BY: J. SMITH  
CHECKED BY: G. SEMAKOS

# 6008 Fair Oaks Drive- Second Floor Plan



2ND FLOOR PLAN		DATE
DESIGN OF THIS TIMES		DATE
DESIGNER'S SIGNATURE		DATE
CHECKED BY		DATE
APPROVED BY		DATE
A-3		DATE

REVIEWED PER PLAN REVIEW AS NOTED

WORKING WITH THE HARRIS AND ASSOCIATES IN CODE

THE HARRIS AND ASSOCIATES IS PROVIDING THIS PLAN FOR THE HARRIS AND ASSOCIATES IN CODE

## 6008 Fair Oaks Drive – Demographics:

### Public Transportation

Commuter Rail	Drive	Distance
Frederick Commuter Rail (Brunswick Line)	9 min	4.3 mi
Monocacy Commuter Rail (Brunswick Line)	11 min	5.0 mi

### Demographics >>

	1 mile	3 miles
Population	14,840	77,423
Households	5,413	29,820
Median Age	37.10	37.70
Median HH Income	\$94,791	\$81,706
Daytime Employees	3,397	52,947
Population Growth '23 - '28	↑ 8.77%	↑ 8.71%
Household Growth '23 - '28	↑ 8.94%	↑ 8.79%

### Traffic >>

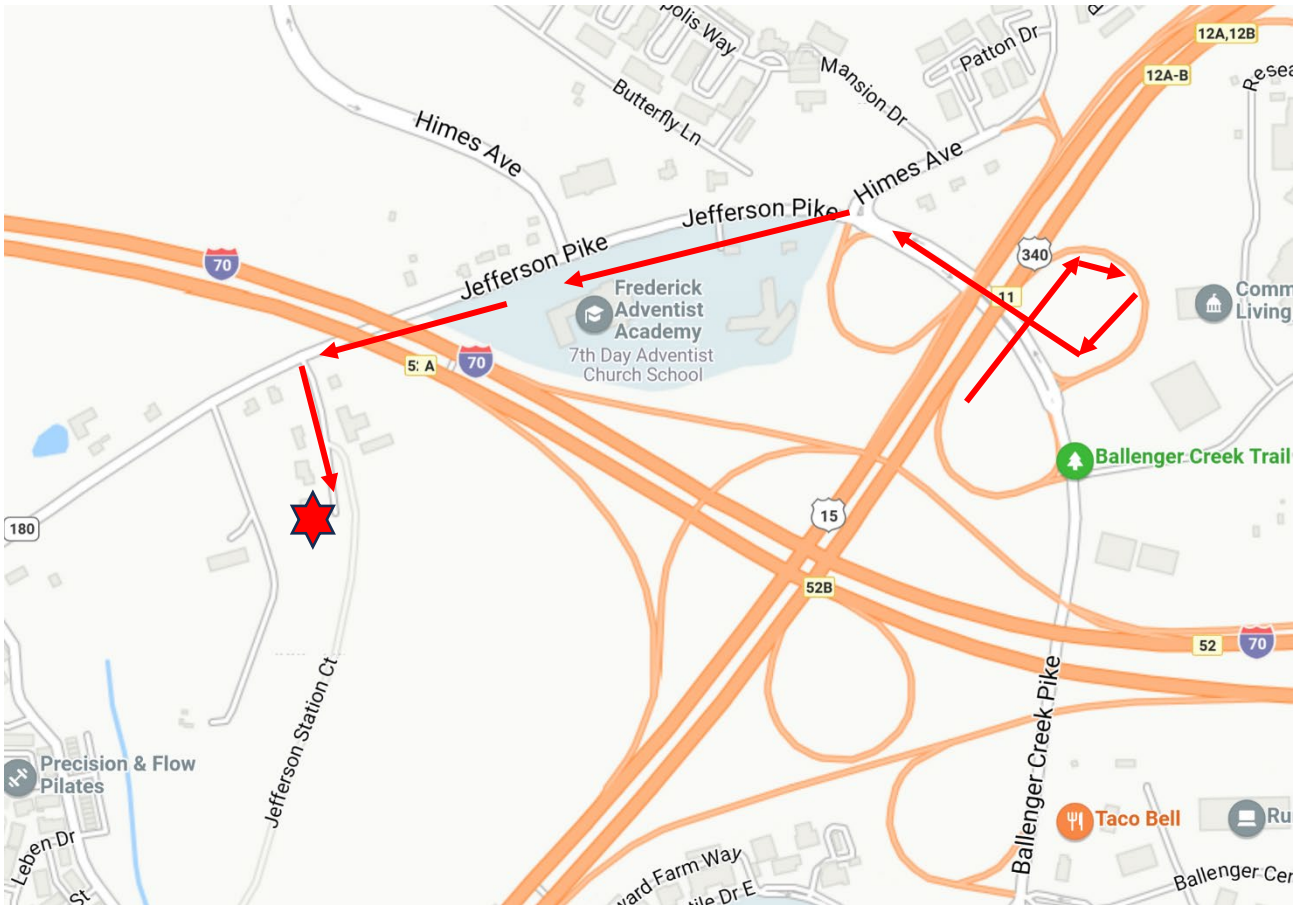
Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Jefferson Pike	Fair Oaks Dr NE	3,758	2022	0.17 mi
I- 70	Jefferson Pike NW	2,117	2020	0.17 mi
Jefferson National Pike	Ramseur Cr S	14,812	2022	0.35 mi
Howard Farm Way	Mercantile Dr E S	4,750	2020	0.39 mi
Butterfly Ln	Jefferson Pike SE	13,882	2018	0.39 mi
Jefferson National Pike	-	12,111	2022	0.41 mi
US Hwy 15	I- 70 SW	30,267	2022	0.44 mi
Jefferson Pike	Himes Ave N	6,859	2020	0.44 mi
US Hwy 15	I- 70 NE	53,298	2022	0.50 mi
I- 70	Jefferson Pike E	71,330	2022	0.53 mi

Made with TrafficMetrix® Products

All information deemed reliable, but not guaranteed.



## 6008 Fair Oaks Drive, Frederick, MD – Location and Directions



**Directions:** From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road.

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**FOR ADDITIONAL INFORMATION  
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