



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

For Lease: Suite 113 - 4,039 SF
Warehouse/ Office Condos

IDEAL FOR GYM / STORAGE / CONTRACTORS

Hartz Building Warehouse / Office

1341 Hughes Ford Road, Frederick, Maryland 21701



The Hartz Building is located Adjacent to Frederick Airport and contains a mixed use of Warehouse and Office Space. Suites are available with Drive-In or Dock Doors. Join other Tenants: Rehab2 Perform, X Factor Fitness, Dragon Distillery, That Auto Shop, and Bay Runner Shuttle.

Suite Available:

Hartz Suite 113 – 4,039 SF

**Receptionist Office, Five Offices,
Warehouse Space, Large Room Lab Space,
Rear Large Room for Conference / Storage
Dock Door with High Bay Electric Roll-Up Door,
Three Phase Electric & Restroom.**

**Updated Electric
(3 Phase Available)**

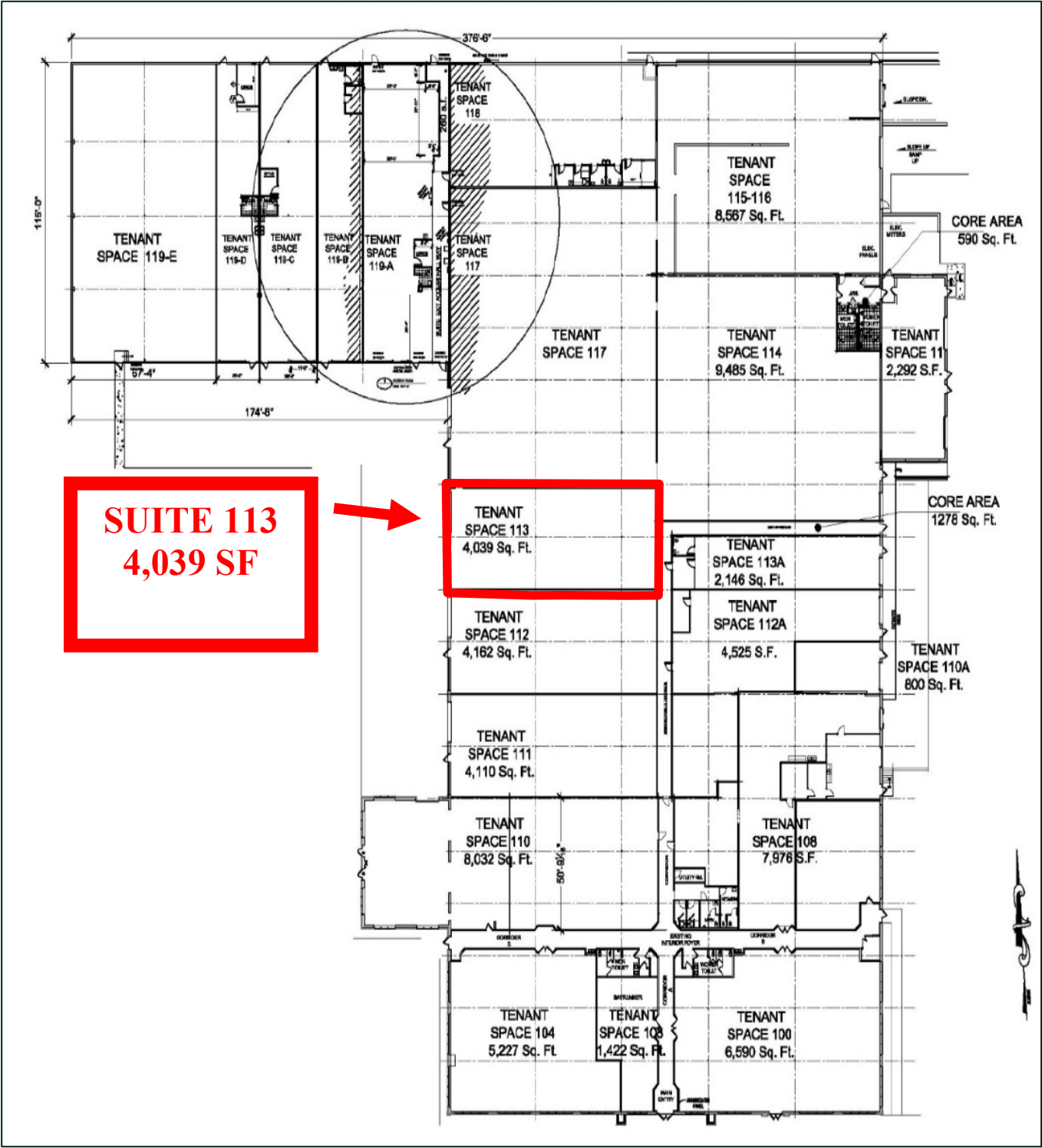
**Handicapped
Restroom**



FOR ADDITIONAL INFORMATION CONTACT:
Nancy Green – 301-748-3321
Email: Nancy@ngreen.com
Website: <http://www.ngreen.com>

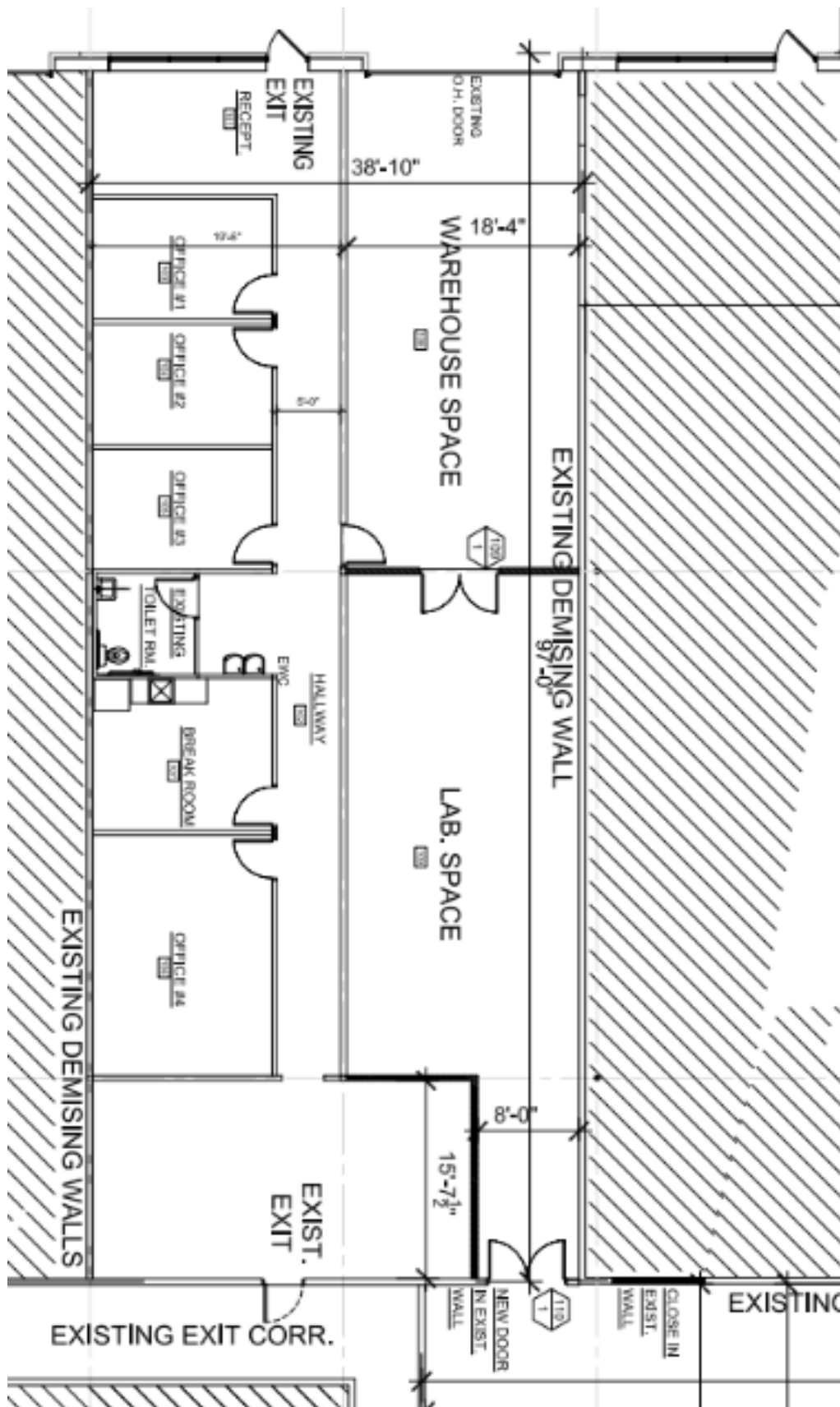
Mackintosh Commercial Brokerage
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1240-489-7932

Hartz Building - Suite 113

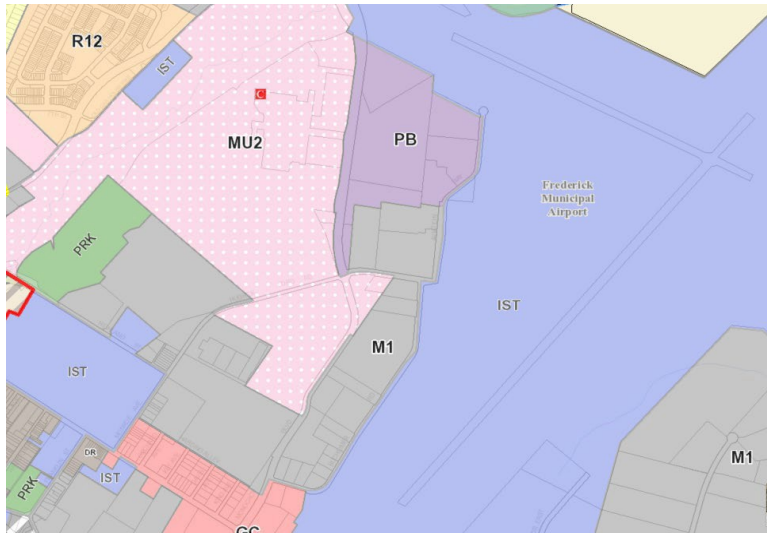


All information deemed reliable, but not guaranteed.

HARTZ SUITE 113 (4,039 SF) FLOORPLAN



Hartz Building – Zoning



Frederick City

Zoning – Light Industrial (M1)

The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone..

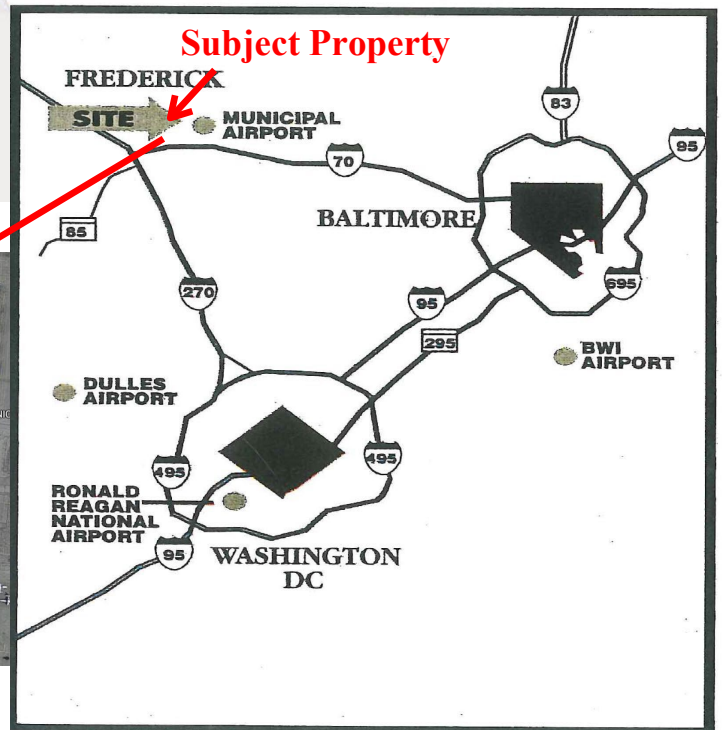
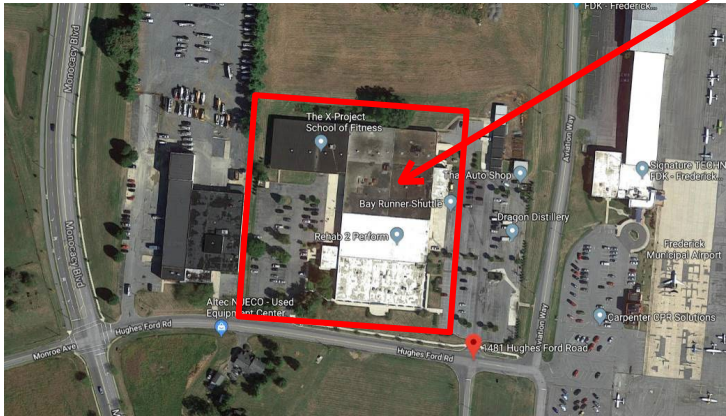
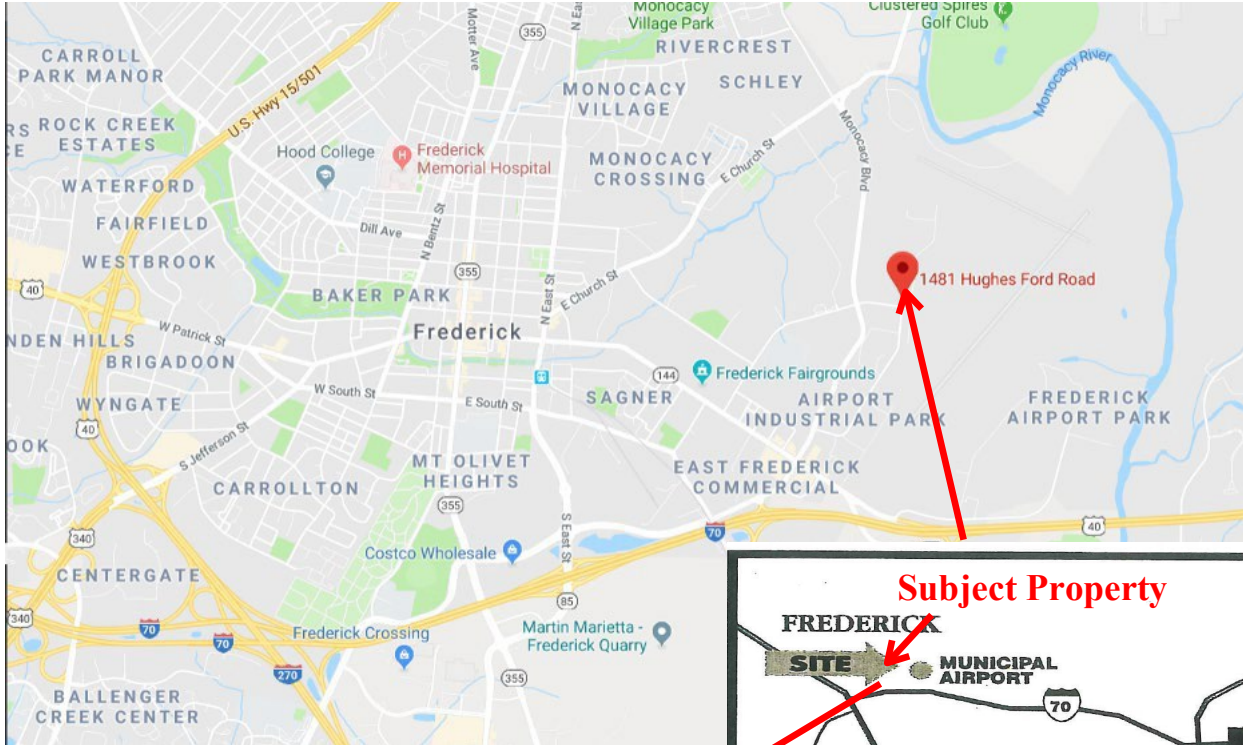
P = Some Permitted Uses

- Offices, Business & Professional
- Janitorial Services
- Vehicle Services, Auto Repair Shop Vehicle Services, Truck (1-ton+) Service and Repair Shop
- Truck Sales & Rental (Over 1 ton)
- Animal Care Services (Including Grooming and Boarding) and Commercial kennel
- Automotive Service and Sales
- Vehicle Storage Yards (RVs, etc.) and Storage Yards
- Broadcast and Recording Studio
- Appliance Repair
- Carpenter / Cabinet Maker
- General Building Contractor
- Electrician
- Locksmith
- Plumber
- Roofer
- Sign Contractors and Utility Contractors and Building Tradesman (not otherwise listed)
- Construction Equipment (Sales, Service, and Rental)
- Farm Supplies & Hardware (including landscape, and garden supply sales)
- Farmers Market
- Fertilizer Sales
- Garden center, including sales of trees, shrubs, garden supplies and Fertilizer Sales
- Industrial equipment, plumbing supplies and other heavy consumer goods not otherwise listed, sales and service, with outdoor storage.
- Mobile Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Taxidermy
- Tires, Batteries, Mufflers

All information deemed reliable, but not guaranteed.

Hartz Building Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on I-70 E. Take Exit 55 toward South St/Fairgrounds. Turn Right onto East South Street. Turn Right at the first cross street onto Monocacy. Turn Right onto Hughes Ford Road to Property on Left at 1481 Hughes Ford Road.



All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION

CONTACT:

Jody Bell - Call: 240-674-3937
or Nancy Green - Call: 301-748-3321

Mackintosh Commercial Brokerage
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1240-489-7932