

FOR LEASE

900 E Patrick St.

FREDERICK, MD

INDUSTRIAL WAREHOUSE

M1 Industrial
ZONING

±21,023
SQUARE FEET

April 2026
AVAILABLE

±160 FT
ROAD FRONTAGE



Mackintosh Inc, Commercial brokerage is pleased to present 900 E Patrick Street in Frederick Maryland, a ±21,023 square foot industrial warehouse building featuring ±5,617 square feet of office/show room space and ±15,406 square feet of warehouse/storage area.

Jim Mackintosh

President · (301) 748-3698 · jmackintosh@mackintoshco.com

262 W Patrick St · Frederick, MD 21701

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- Easy access to I-270 / I-70 Interchange
- ±160 ft of front yard display area
- 20'+ warehouse ceiling height
- M-1 Industrial zoning
- Ample power for industrial use
- Reinforced concrete floors
- Included 1st floor to 2nd floor conveyor belt

- Two drive-in doors
- One dock high door
- ±9,760 sf of first floor warehouse
- ±4263 sf of first floor office/showroom
- ±5,646 sf of second floor warehouse/storage
- ±1,354 sf of second floor office



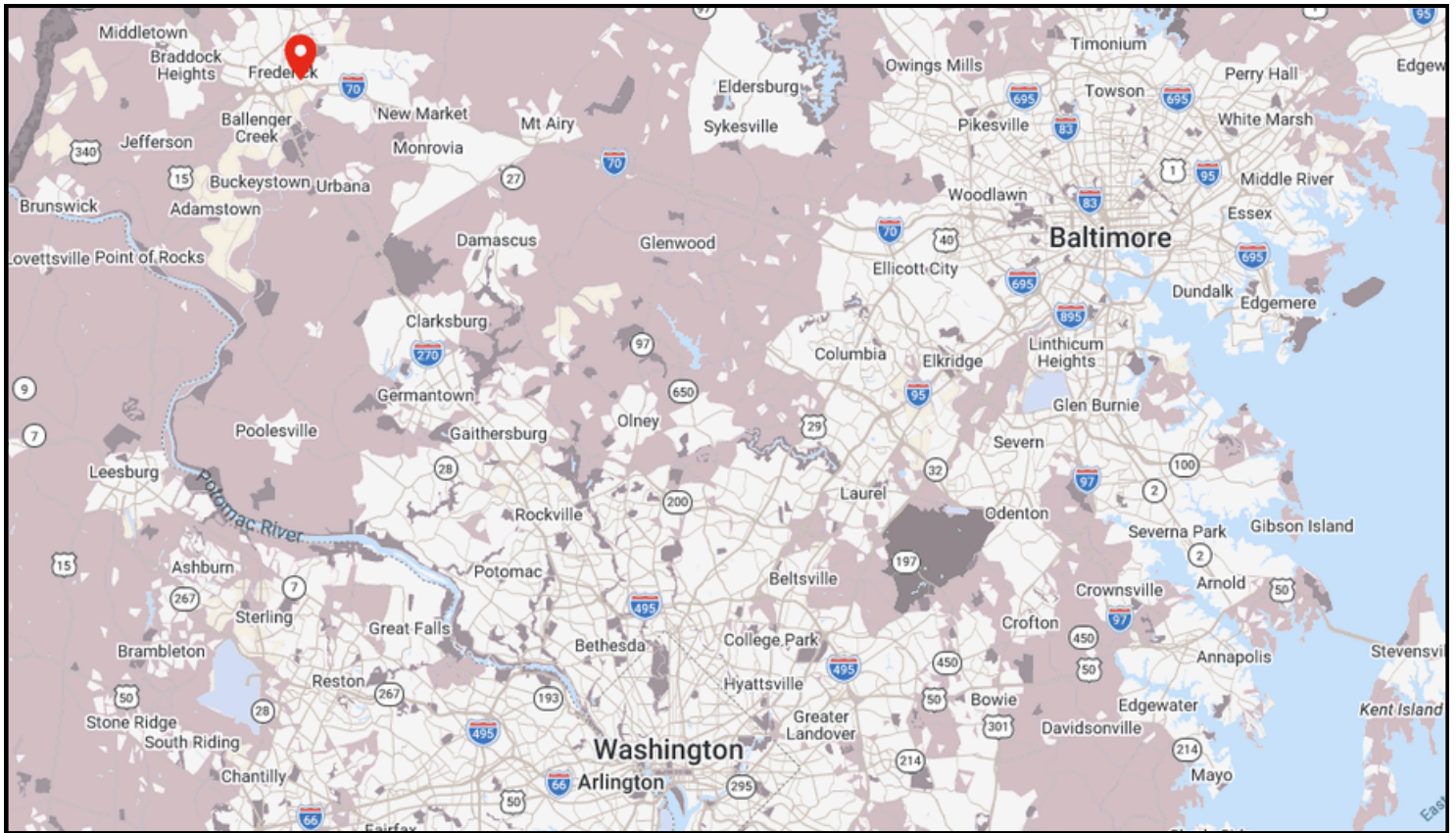
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LOCATION



Washington D.C.

46 MILES

I-270

2.7 MILES

I-70

6 MILES

Baltimore

45 MILES

Frederick, Maryland sits at the strategic crossroads of the Baltimore-Washington corridor, offering businesses unmatched regional access at a fraction of the cost. Positioned at the intersection of I-70 and I-270, Frederick provides direct highway connectivity to Washington, D.C. (45 miles), Baltimore (45 miles), and the broader DMV metro area, placing a combined market of over 10 million people within a 60-minute drive. As one of the fastest-growing cities in Maryland, Frederick delivers a highly educated, diverse workforce drawn from both metro markets, while offering occupancy costs and land prices well below those found inside the Beltway. The city's pro-business environment, robust infrastructure, and established base of corporate, government, and healthcare tenants make it an increasingly sought-after alternative to higher-cost submarkets — giving businesses the rare ability to serve the entire Baltimore-Washington region from a central, cost-efficient, and easily accessible hub.

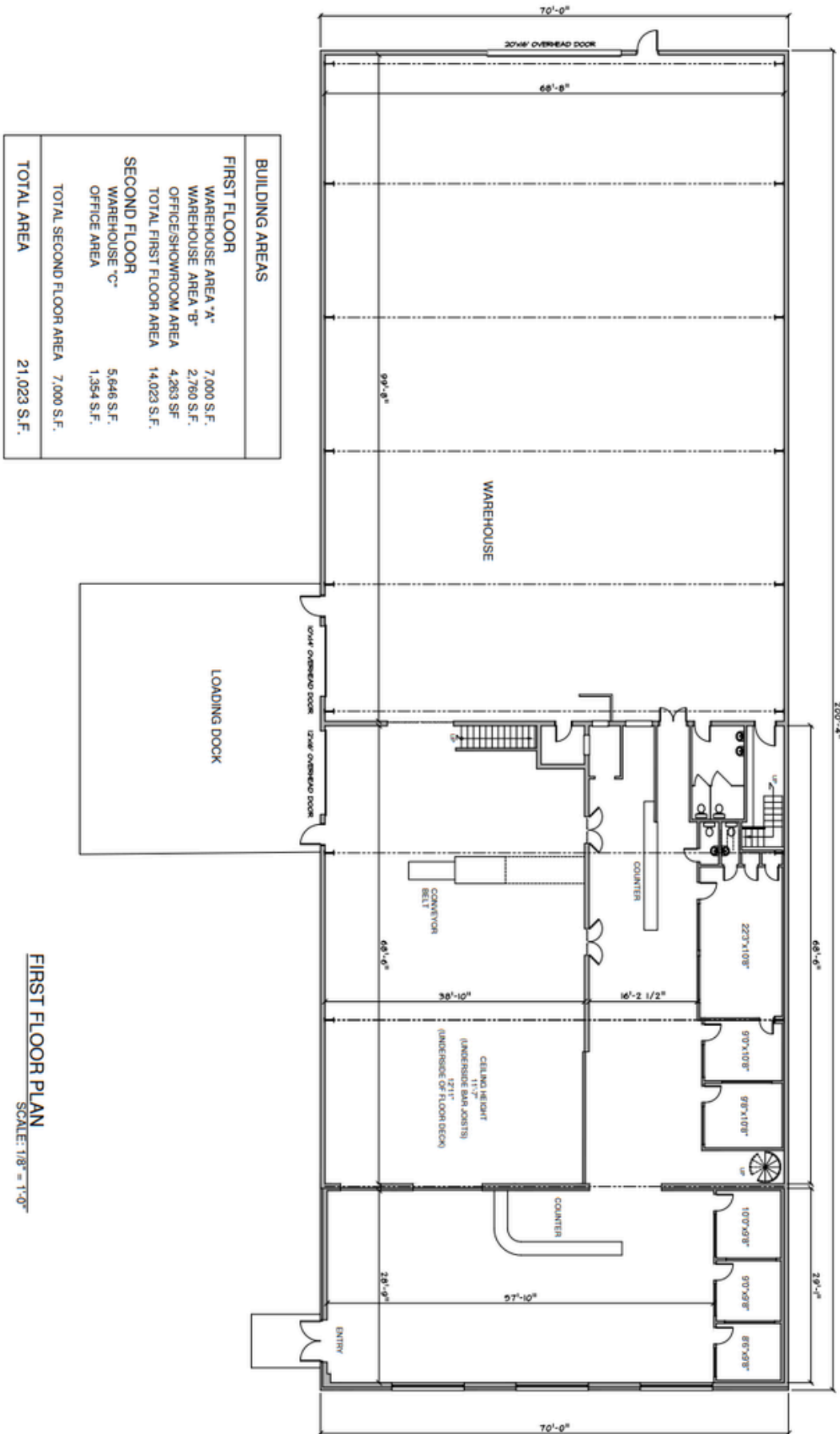
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FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

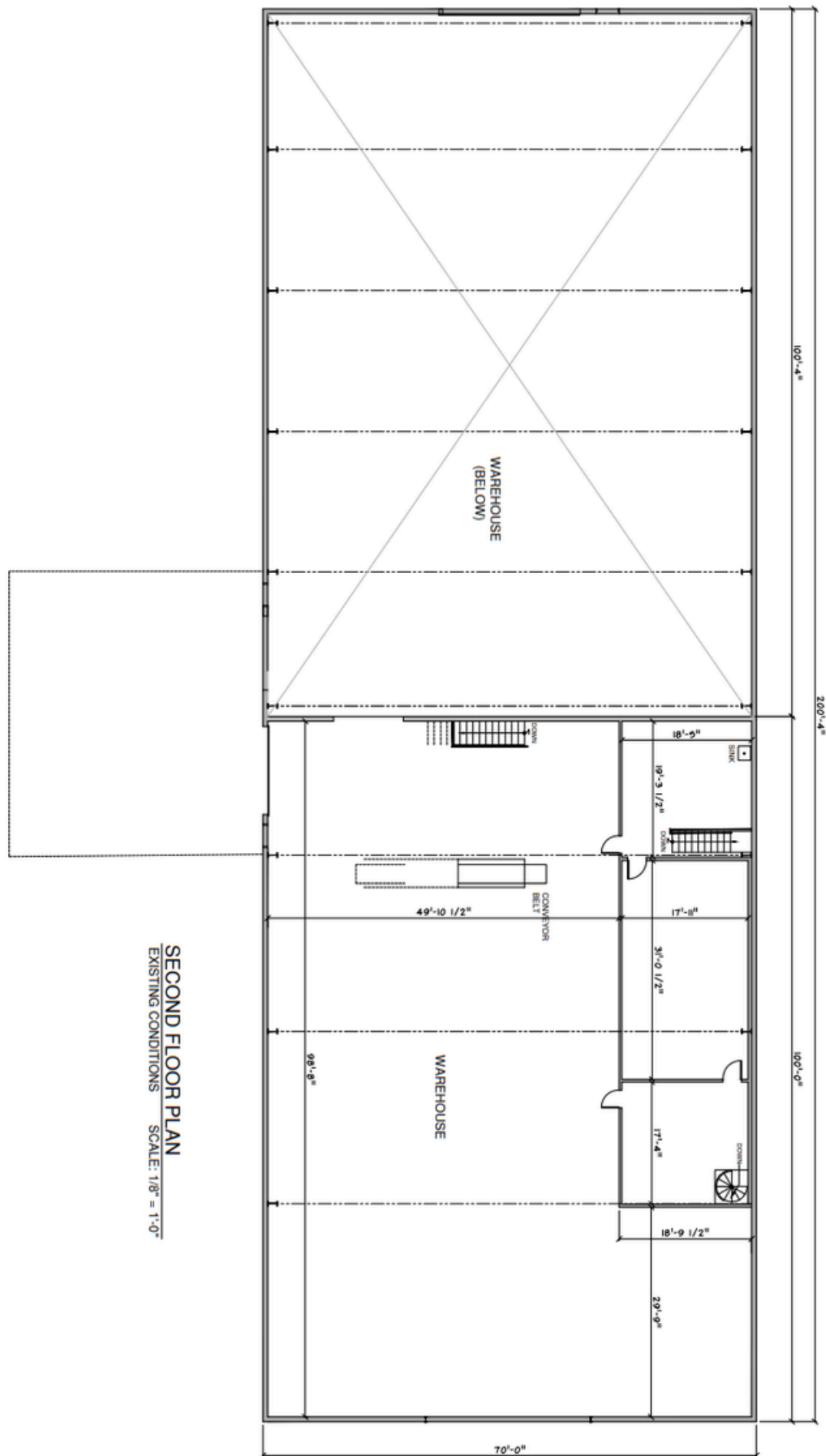
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FLOOR PLAN



SECOND FLOOR PLAN
EXISTING CONDITIONS SCALE: 1/8" = 1'-0"

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