

Warehouse / Office Space for Lease
2,080 SF @ \$14 PSF
Receptionist and Office with Dock Door

Patrick East Business Center
95 Monocacy Blvd., Frederick, Maryland 21701



Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to East Patrick Street and Monocacy Blvd. The Frederick Airport is within 1/2 mile as is the MARC Commuter Station on Reich's Ford Rd.

Buildings are concrete block and metal building construction. Zoning is M1. All units have Gas Heat and are Sprinklered and Monitored. Warehouse Ceiling Height is 14'. Free Surface Parking with Security Lighting.

[PEBC 95 B10 – Inside Video \(Click for Video\)](#)

Due at Lease Signing:	
First Month's Base Rent	\$2,426.67
First Month's Expenses	\$447.50
Security Deposit	\$2,426.67
Total Due at Lease Signing	\$5,300.83

PEBC Building 1 - 95 Monocacy Boulevard - Unit 95B10

Total SF 2,080

Lease Year	Base Price Per SF	Monthly Base Rent	Monthly NNN \$3.00 SF	Total Monthly Lease costs *Utilities billed separately	Annual Base Rent
7/1/2026 to 6/30/2027	\$14.00	\$2,426.67	\$447.50	\$2,874.17	\$29,120.00
7/1/2027 to 6/30/2028	\$14.42	\$2,499.47	\$447.50	\$2,946.97	\$29,993.60
7/1/2028 to 6/30/2029	\$14.85	\$2,574.45	\$447.50	\$3,021.95	\$30,893.41
7/1/2029 to 6/30/2030	\$15.30	\$2,651.68	\$447.50	\$3,099.18	\$31,820.21
7/1/2030 to 6/30/2031	\$15.76	\$2,731.23	\$447.50	\$3,178.73	\$32,774.82

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green - 301-748-3321

Email: Nancy@Ngreen.com

All information deemed reliable, but not guaranteed

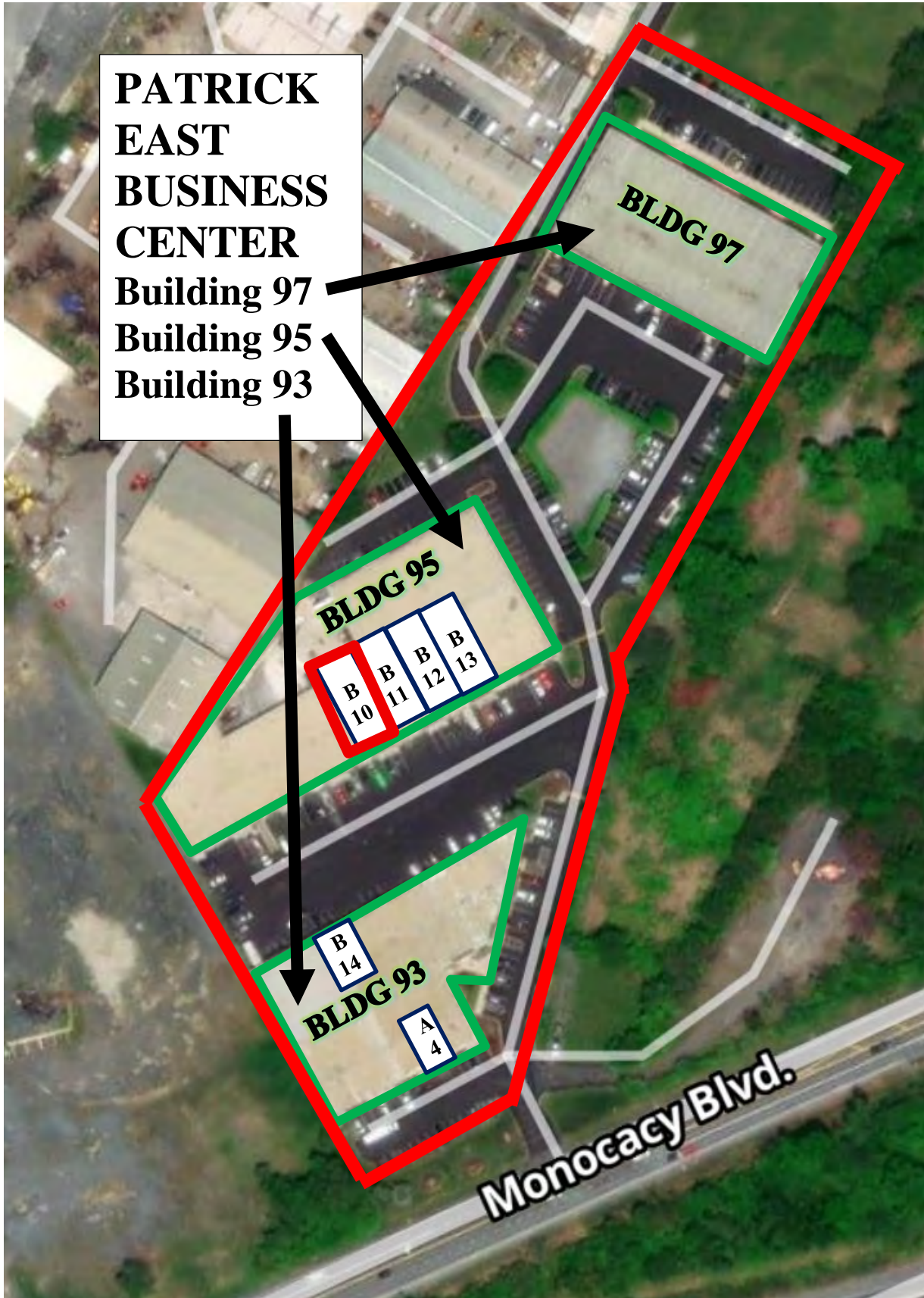
Mackintosh Commercial

262 W. Patrick Street
Frederick, Maryland 21701

Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932

Email: Nancy@ngreen.com
Website: www.NGreen.com

Patrick East Business Center Layout of Buildings 93 / 95 / 97



Building 95 Monocacy - Available Suite:

Suite B10 Building – Pictures

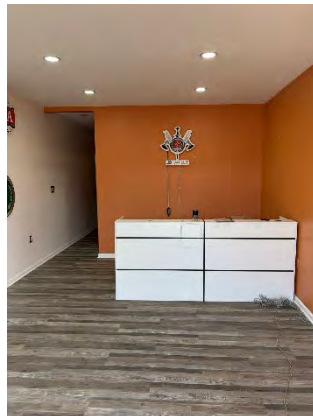
Each Suite contains 2,080 SF with Dock Doors (8 ft High) and a Restroom in Each Suite.



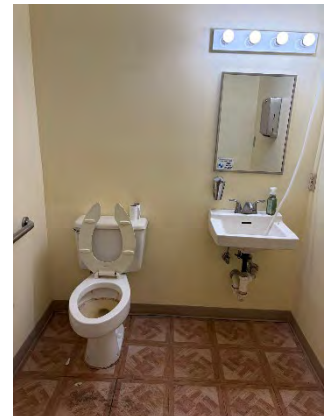
PEBC Suites B10 Exterior View – With Dock Door & Restroom



B10 Receptionist View of Entrance & Desk



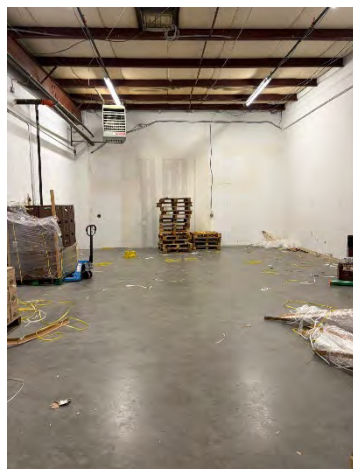
Office w/ AC



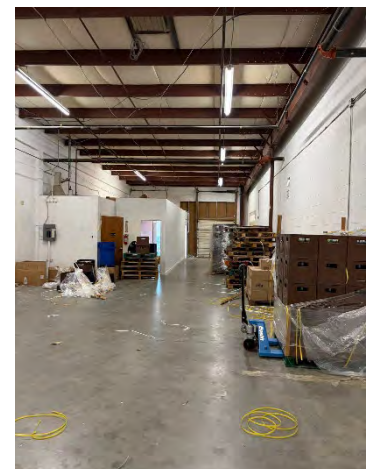
B10 Restroom



B10 View to Dock Door



B10 View Front to Rear

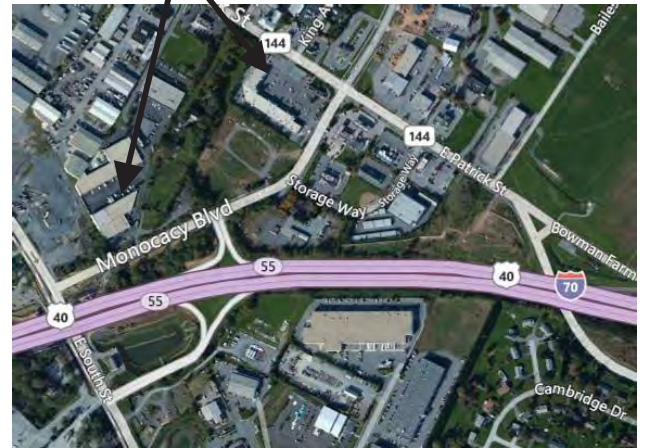


B10 View Rear to Front

Patrick East Business Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on Interstate 70 to Exit 55 to East South Street (Reichs Ford Road). Turn Right and Continue North Under I-70. Turn Right onto Monocacy Blvd. Turn Left Immediately into Patrick East Business Center. Building 93 is the First Building on Left. Building 95 is the 2nd Building on Left. Building 97 is the 3rd Building further up on the Right.

Subject Property



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