



EXCLUSIVE OFFERING FROM CPG REALTY

Parcel 'C' — MONOCACY BLVD

CITY OF FREDERICK, MARYLAND

4.8 ACRE± PB ZONING — OPPORTUNITY ZONE DEVELOPMENT

SITE

LIFE SCIENCE/MANUFACTURING DEVELOPMENT OPPORTUNITY

Parcel 'C' on Monocacy Boulevard in the City of Frederick, is a 4.8 Acre± land parcel prime for development for a new Life Science, Office, Manufacturing, Lab or Testing facility offered for sale or joint venture exclusively by CPG Realty, LLC.

QUALIFIED OPPORTUNITY ZONE

Located in a Qualified Opportunity Zone, Parcel 'C' offers a beneficial investment opportunity to defer taxes on capital gains.

CITY OF FREDERICK, MARYLAND

Frederick, Maryland, has consistently been ranked as one of the top 25 places to live by Livability.com, as a preferred workforce and business destination in the Baltimore-Washington Region. With a population of nearly 75,000, Frederick is the second largest city in Maryland and has a population growth rate of 5%.

Frederick is within an hours drive to Washington DC, Baltimore, and Northern Virginia (Dulles Airport). The Property is adjacent to Frederick Municipal Airport, Maryland's busiest airport for private air travel.



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PARCEL 'C' - MONOCACY BLVD

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BUSINESS TERMS

SALES PRICE	CONTACT CPG FOR GUIDANCE
STUDY PERIOD	45 DAYS
TERMS.....	NEGOTIABLE
DEPOSIT.....	MINIMUM OF 5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE

Proposed
60,000
Lab / Office /
Manufacturing
Facility

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

There is no cooperating brokerage commission for this opportunity.



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CPG Realty, LLC (“CPG”), as exclusive representative to the Seller, is pleased to present Parcel ‘C’ on Monocacy Boulevard, in the quickly changing East Frederick corridor for sale or joint venture. Parcel ‘C’ is a 4.834 Acre± land parcel and within a Qualified Opportunity Zone and is currently zoned Professional Business (“PB”), hereinafter referred to as the Property (the “Property”).

The Property has frontage on Monocacy Boulevard, and is directly across from Renn Quarter, a 1,000+ unit Mixed Unit Development currently under development. The Property also adjoins Oxford Development’s planned 300,000 SF Life Science project to the north. The Frederick Municipal Airport is to the East, and the Property is minutes from Historic Downtown Frederick providing a wide variety of services including 60+ restaurants.

The existing zoning of PB permits several by right and conditional uses including Life Sciences Labs, Testing & Manufacturing, Office Business & Professional, Medical Cannabis Dispensary, Medical Laboratory, and Multifamily Residential (Conditional). Additionally, the City adopted a new Comprehensive Plan in 2020 which reflects a designation of Business Park which includes additional flexibility.

The Property is a rare opportunity to purchase 4.834 Acres± in the City of Frederick, within a Qualified Opportunity Zone, in a quickly changing, business friendly environment.



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LAND PLANNING

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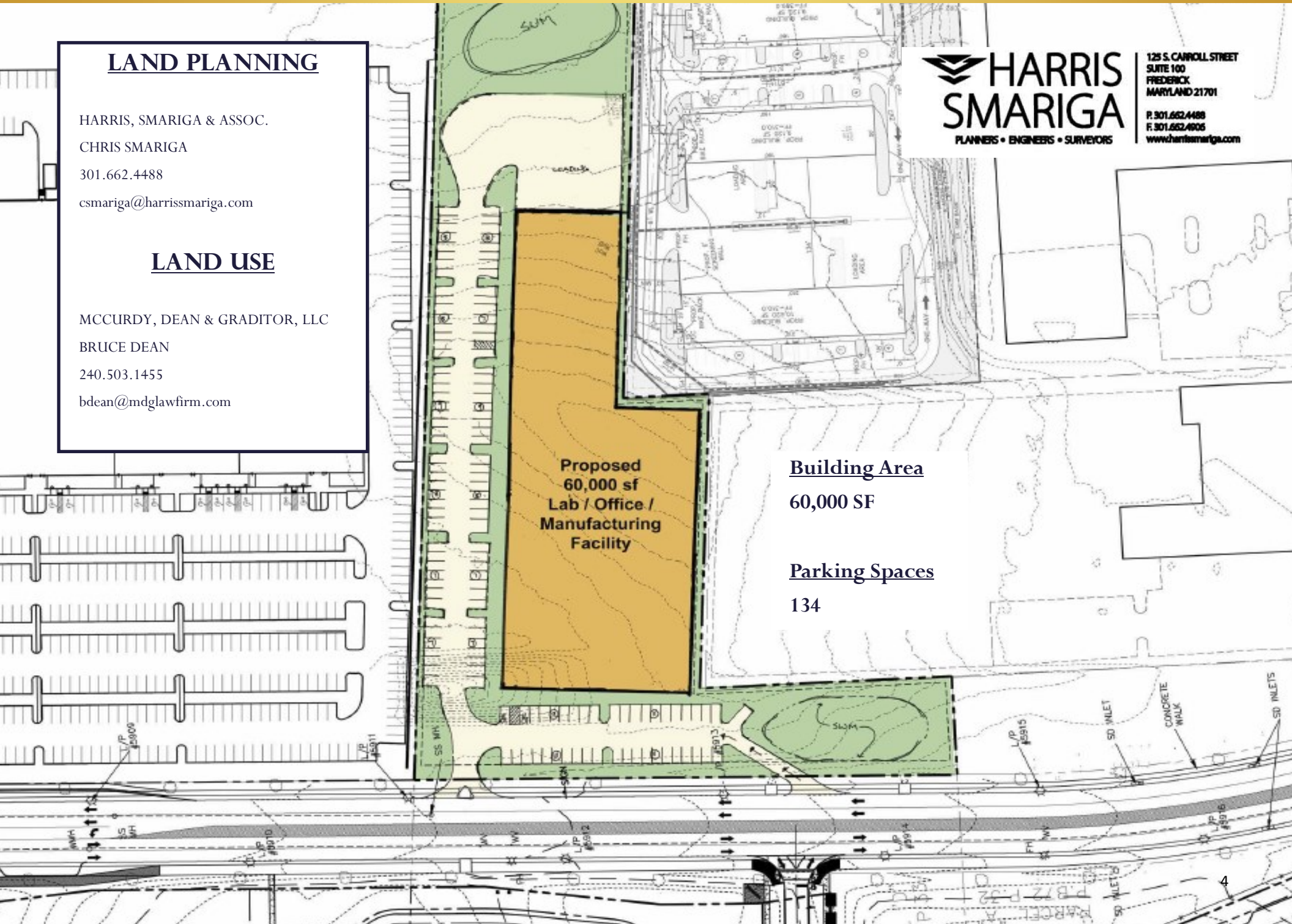


125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P. 301.662.4488
F. 301.662.4906
www.harris-smariga.com

Proposed
60,000 sf
Lab / Office /
Manufacturing
Facility

Building Area
60,000 SF

Parking Spaces
134



Address: Monocacy Boulevard, Frederick, MD 21701

Tax Map: Frederick County Tax Map 671, Parcel 1355

Municipality: Property resides in the City of Frederick

Property Size: 4.834 Acres±

Current Zoning: The Property is currently zoned PB (Professional Business) and Comprehensively Planned for Business Park

Existing Conditions: The Property is generally flat with frontage onto Monocacy Boulevard and with public utilities nearby

Property Taxes:

- City: \$0.7305 per \$100 of Assessed Value
- County: \$0.9432 per \$100 of Assessed Value
- Total: \$1.6737 per \$100 of Assessed Value

FAR

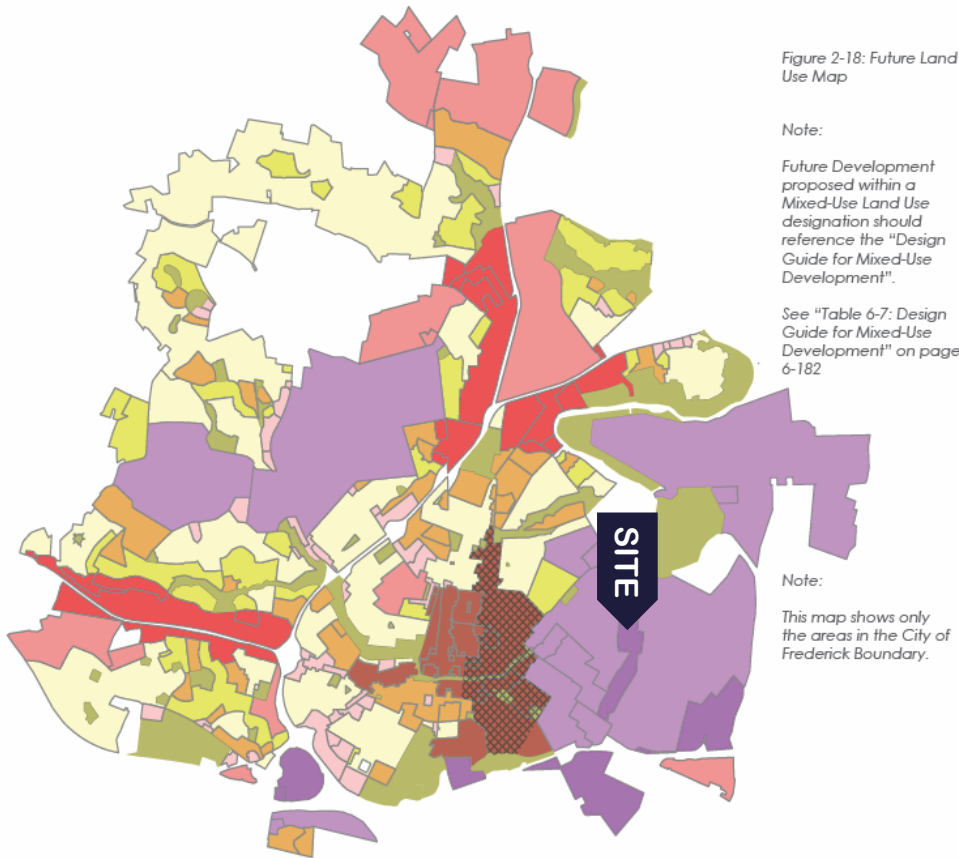
The PB Zone permits a FAR of 2.00 or 421,138 SF

PERMITTED USES

- Pharmaceutical, Cosmetic, Manufacturing & Processing
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Medical Cannabis Dispensary
- Medical Supplies
- Office, Business & Professional
- Electronics Components Manufacturing & Processing
- Electronic Equipment Assembly Production
- Health Club
- Multifamily Residential (Conditional Use)
- Senior Living, Nursing Home (Conditional Use)
- Hotel, Motel & Tourist Court
- Financial Services

ECONOMIC INCENTIVES

- Qualified Opportunity Zone
- HUB Zone
- Enterprise Zone
- Frederick County has ZERO Business Personal Property Tax



2020 CITY OF FREDERICK COMPREHENSIVE PLAN

The Board of Aldermen of the City of Frederick adopted and approved the 2020 Comprehensive Plan which took effect on October 1, 2021. The Plan establishes small area planning which creates the East Frederick small area, which is home to manufacturing, wholesale trade, and other industrial uses. The City intends to utilize form-based zoning code as a strategic initiative and focus on the East Frederick small area as their first priority.

The plan identifies the Property in dark magenta as **Business Park**. Per the plan:

The intent of this designation is to preserve high quality office and industry lands. Appropriate uses are higher intensity office; medical; research and development; and technology. This includes industrial, manufacturing / assembly, warehouse distribution, and data center uses. Ancillary commercial and convenience uses to serve the businesses and employees such as restaurants, banks, and professional services are appropriate.

QUALIFIED OPPORTUNITY ZONE

1

SALE OF
PROPERTY
<180 DAYS OF QOF
INVESTMENT

2

GAINS OF PRIOR
SALE IS
DEFERRED &
REINVESTED INTO
QOF

3

10% BASIS STEP-
UP ON DEFERRED
GAIN—QOF
INVESTMENT
+5 YEARS

4

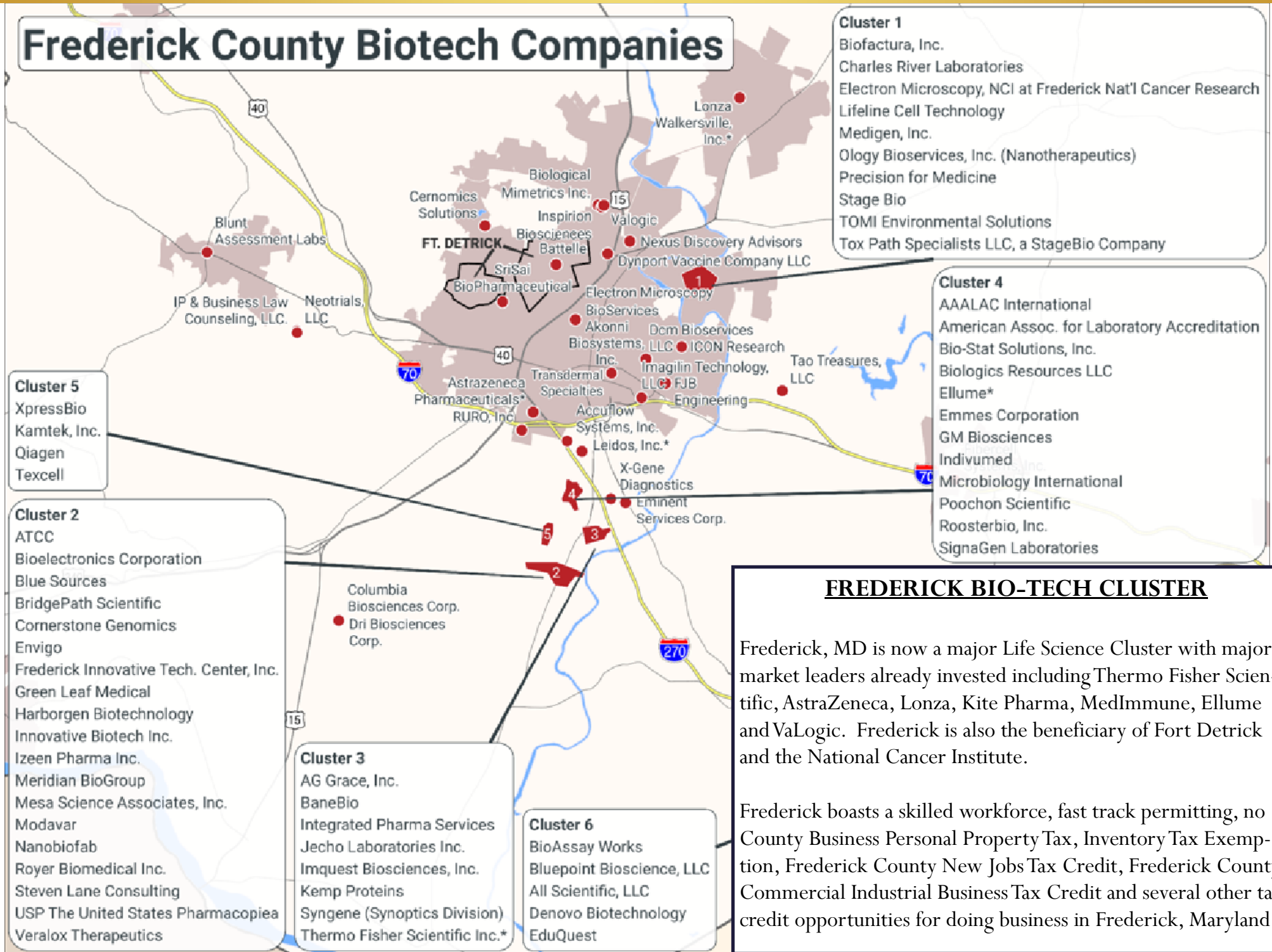
5% BASIS STEP-UP
ON DEFERRED
GAIN—QOF
INVESTMENT
+7 YEARS

5

BASIS STEP-UP
TO FMV OF QOF
SALE / EXCHANGE
AFTER
10+ YEARS



Frederick County Biotech Companies



- Cluster 1**
- Biofactura, Inc.
 - Charles River Laboratories
 - Electron Microscopy, NCI at Frederick Nat'l Cancer Research
 - Lifeline Cell Technology
 - Medigen, Inc.
 - Ology Bioservices, Inc. (Nanotherapeutics)
 - Precision for Medicine
 - Stage Bio
 - TOMI Environmental Solutions
 - Tox Path Specialists LLC, a StageBio Company

- Cluster 4**
- AAALAC International
 - American Assoc. for Laboratory Accreditation
 - Bio-Stat Solutions, Inc.
 - Biologics Resources LLC
 - Ellume*
 - Emmes Corporation
 - GM Biosciences
 - Indivumed
 - Microbiology International
 - Poochon Scientific
 - Roosterbio, Inc.
 - SignaGen Laboratories

- Cluster 5**
- XpressBio
 - Kamtek, Inc.
 - Qiagen
 - Texcell

- Cluster 2**
- ATCC
 - Bioelectronics Corporation
 - Blue Sources
 - BridgePath Scientific
 - Cornerstone Genomics
 - Envigo
 - Frederick Innovative Tech. Center, Inc.
 - Green Leaf Medical
 - Harborgen Biotechnology
 - Innovative Biotech Inc.
 - Izeen Pharma Inc.
 - Meridian BioGroup
 - Mesa Science Associates, Inc.
 - Modavar
 - Nanobiofab
 - Royer Biomedical Inc.
 - Steven Lane Consulting
 - USP The United States Pharmacopeia
 - Veralox Therapeutics

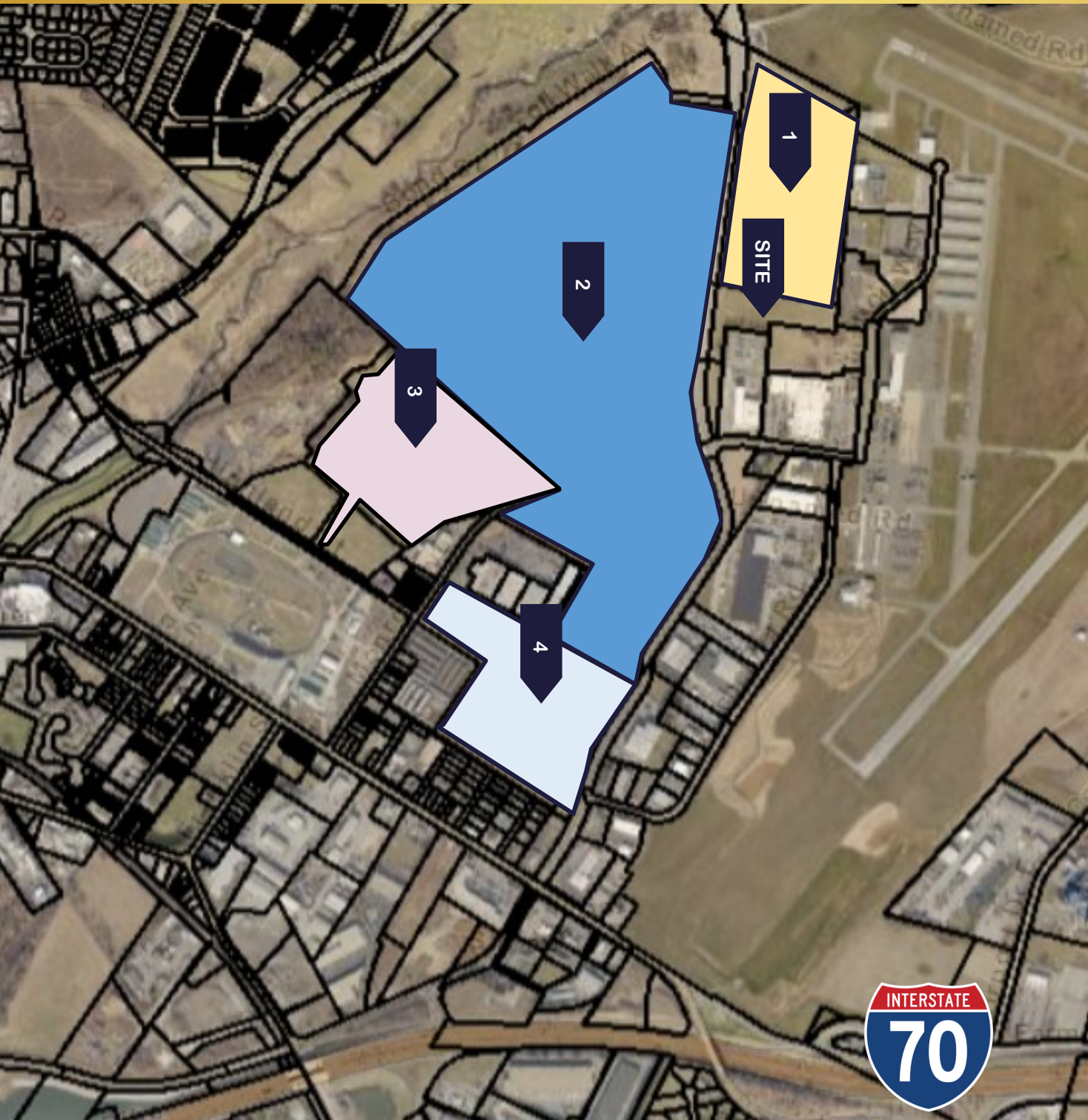
- Cluster 3**
- AG Grace, Inc.
 - BaneBio
 - Integrated Pharma Services
 - Jecho Laboratories Inc.
 - Imquest Biosciences, Inc.
 - Kemp Proteins
 - Syngene (Synoptics Division)
 - Thermo Fisher Scientific Inc.*

- Cluster 6**
- BioAssay Works
 - Bluepoint Bioscience, LLC
 - All Scientific, LLC
 - Denovo Biotechnology
 - EduQuest

FREDERICK BIO-TECH CLUSTER

Frederick, MD is now a major Life Science Cluster with major market leaders already invested including Thermo Fisher Scientific, AstraZeneca, Lonza, Kite Pharma, MedImmune, Ellume and VaLogic. Frederick is also the beneficiary of Fort Detrick and the National Cancer Institute.

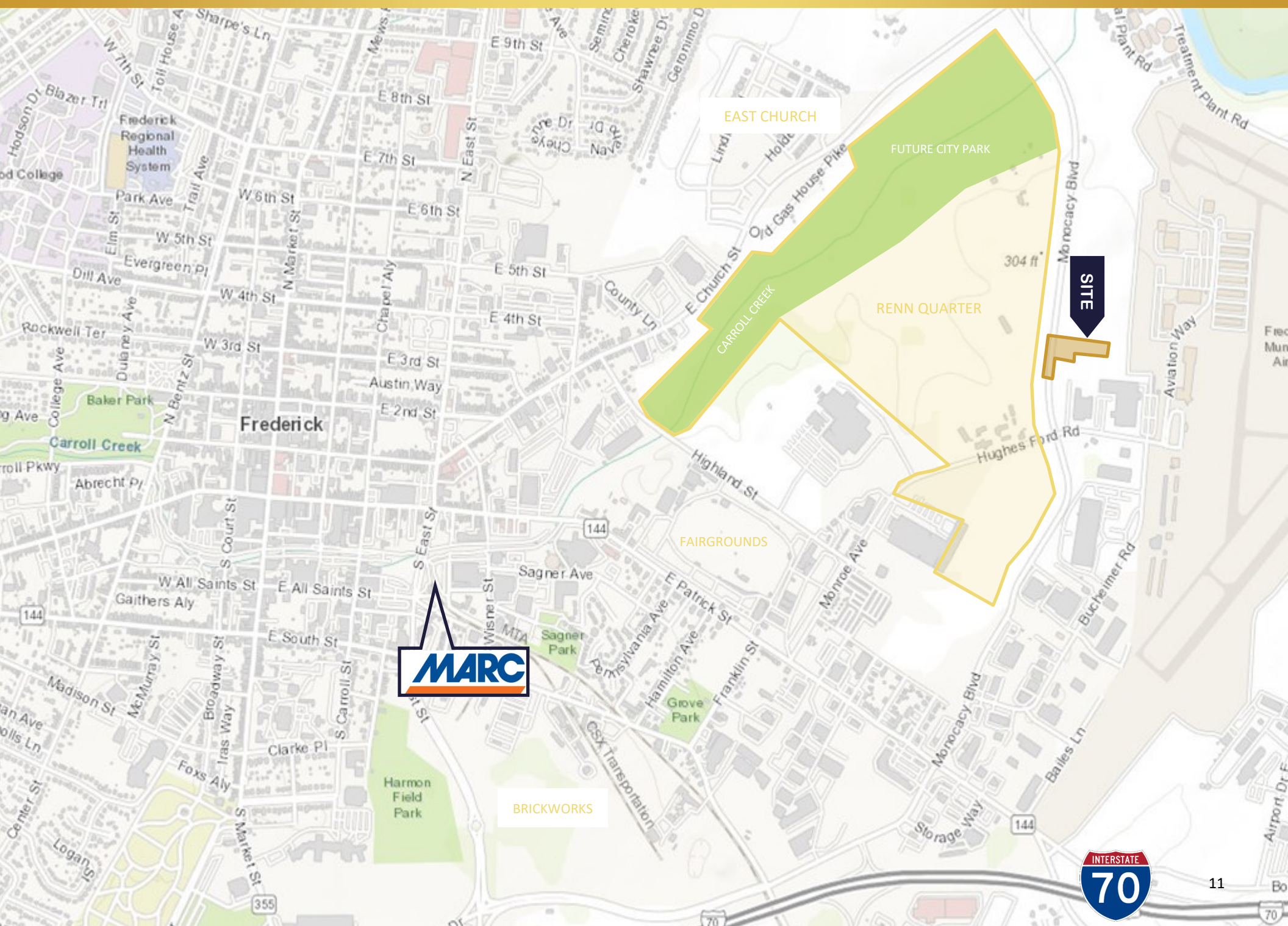
Frederick boasts a skilled workforce, fast track permitting, no County Business Personal Property Tax, Inventory Tax Exemption, Frederick County New Jobs Tax Credit, Frederick County Commercial Industrial Business Tax Credit and several other tax credit opportunities for doing business in Frederick, Maryland.



CURRENT PROJECTS

- 1 - **OXFORD MONOCACY**
300,000 SF PROPOSED
LIFE SCIENCES
SITE PLAN
- 2 - **RENN QUARTER**
1,000+ RES UNIT & RETAIL
MIXED USE DEVELOPMENT
UNDER CONSTRUCTION
- 3 - **550 HIGHLAND**
452,80 SF PROPOSED
WAREHOUSE / DISTRIBUTION
SITE PLAN
- 4 - **HIGHLAND TRAIL**
500+ RES UNIT & RETAIL
MIXED USE DEVELOPMENT
SITE PLAN





EAST CHURCH

FUTURE CITY PARK

RENN QUARTER

CARROLL CREEK

FAIRGROUNDS

BRICKWORKS



SITE

Parcel 'C' on Monocacy Boulevard is a short walk and drive to excellent retail, dining and employment opportunities such as , Downtown Frederick, Clemson Corner, and the Riverside Research Park.

Clemson Corner is a 400,000 square foot Class-A Regional shopping center featuring Wegmans, Marshall's, Lowe's Home Improvement, Chipotle Mexican Grill, and a variety of other retailers as well.

Downtown Frederick features an award winning historic downtown area with a brand new linear park along Carroll Creek. Downtown Frederick has dozens of restaurants, shops, breweries, and theaters including the Weinberg Center for the Arts, and the Sky Stage.

Riverside Research Park is a 177 acre planned research and development park featuring a 332,088 square foot National Cancer Institute Facility, and corporate offices for Wells Fargo and Charles River.

CLEMSON CORNER



- Wegmans
- Wegmans Market Café
- Marshall's
- Lowe's Home Improvement
- Chipotle Mexican Grill
- Sprint Store
- The UPS Store
- GameStop

DOWNTOWN FREDERICK



RIVERSIDE RESEARCH PARK



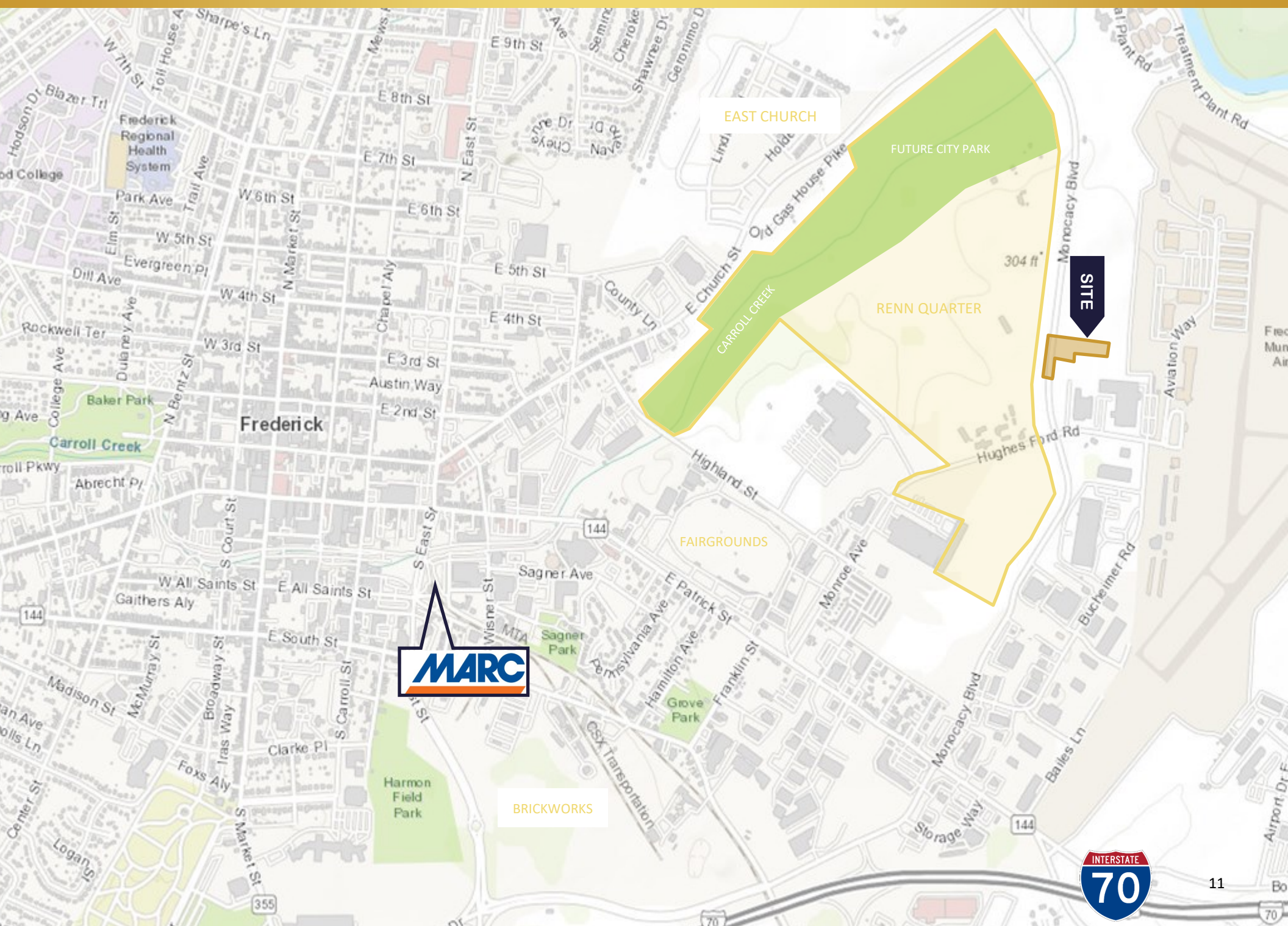
- 177 Acre Research & Development Park
- National Cancer Institute
- Wells Fargo
- Charles River



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EAST CHURCH

FUTURE CITY PARK

RENN QUARTER

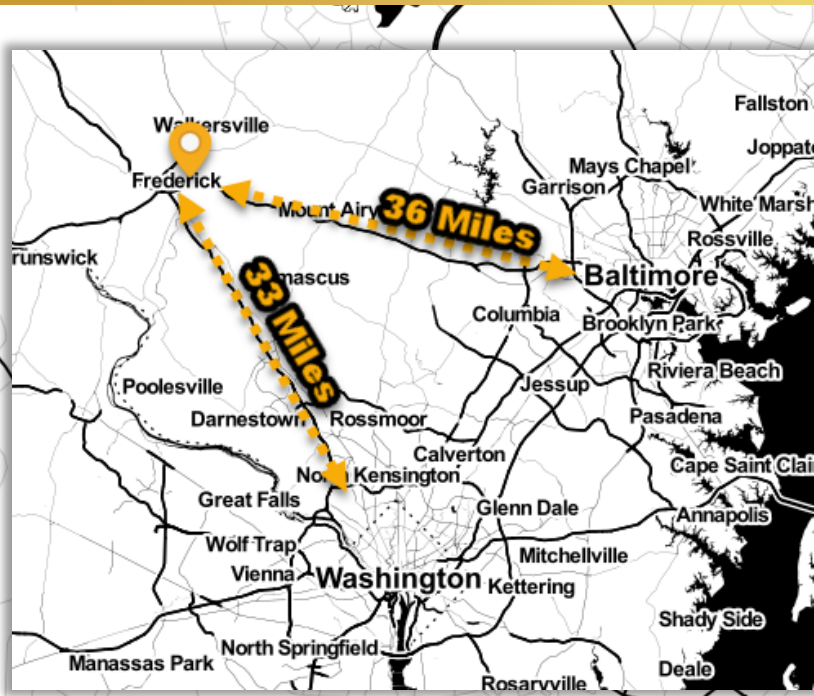
CARROLL CREEK

FAIRGROUNDS

BRICKWORKS

SITE





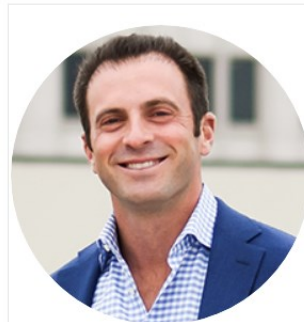
ADDITIONAL INFORMATION

A Due Diligence Folder has been created for your reference. Click on the Dropbox.com link below to access the Due Diligence Documents.

[PARCEL 'C'](#)

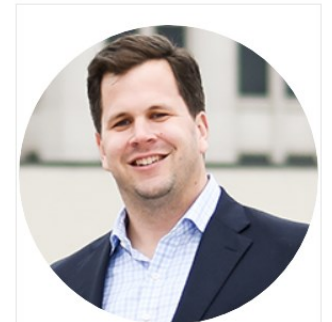
[DUE DILIGENCE FOLDER LINK](#)

- Sketch Plan
- Zoning Information
- Pictures
- Plat
- Deed



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CPG REALTY IS A BOUTIQUE FULL-SERVICE REAL ESTATE FIRM WITH AN EXTENSIVE TRACK RECORD, WEALTH OF EXPERTISE ACROSS MULTIPLE PRODUCT AND PROPERTY TYPES. WITH 40+ YEARS OF COMBINED REAL ESTATE EXPERIENCE, WE HAVE SUCCESSFULLY COMPLETED OVER \$1 BILLION IN TRANSACTIONS.