

For Lease – Suite 119C - 3,067 SF
Warehouse / Office Condos
3,067 SF @ \$14 PSF + NNN (\$3.94)

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 Dock and Drive-In Doors.

Join other Tenants: Rehab2 Perform, Tuckers Taekwondo, X Factor Fitness, The Garage Food Truck, Dream Free Art That Auto Shop, and Bay Runner Shuttle.

Located Directly Across from Frederick Municipal Airport in Frederick's HUB Zone.
Contact Listing Agent for Pricing Information

Hartz Business Center - 1341 Hughes Ford Rd.- Unit 119C

3,067 SF				
Lease Year	Price Per SF	Base Monthly Rent	Monthly NNN (\$3.94 SF) Annually, Subject to Annual Adjustments)	Total Monthly Rent
Year 1	\$14.00	\$3,578.17	\$1,007.00	\$4,585.17
Year 2	\$14.42	\$3,685.51	\$1,007.00	\$4,692.51
Year 3	\$14.85	\$3,795.41	\$1,007.00	\$4,802.41
Year 4	\$15.29	\$3,907.87	\$1,007.00	\$4,914.87
Year 5	\$15.75	\$4,025.44	\$1,007.00	\$5,032.44

All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green – 301-748-3321

Email: Nancy@ngreen.com

Website: <http://www.ngreen.com>

Mackintosh Commercial Brokerage

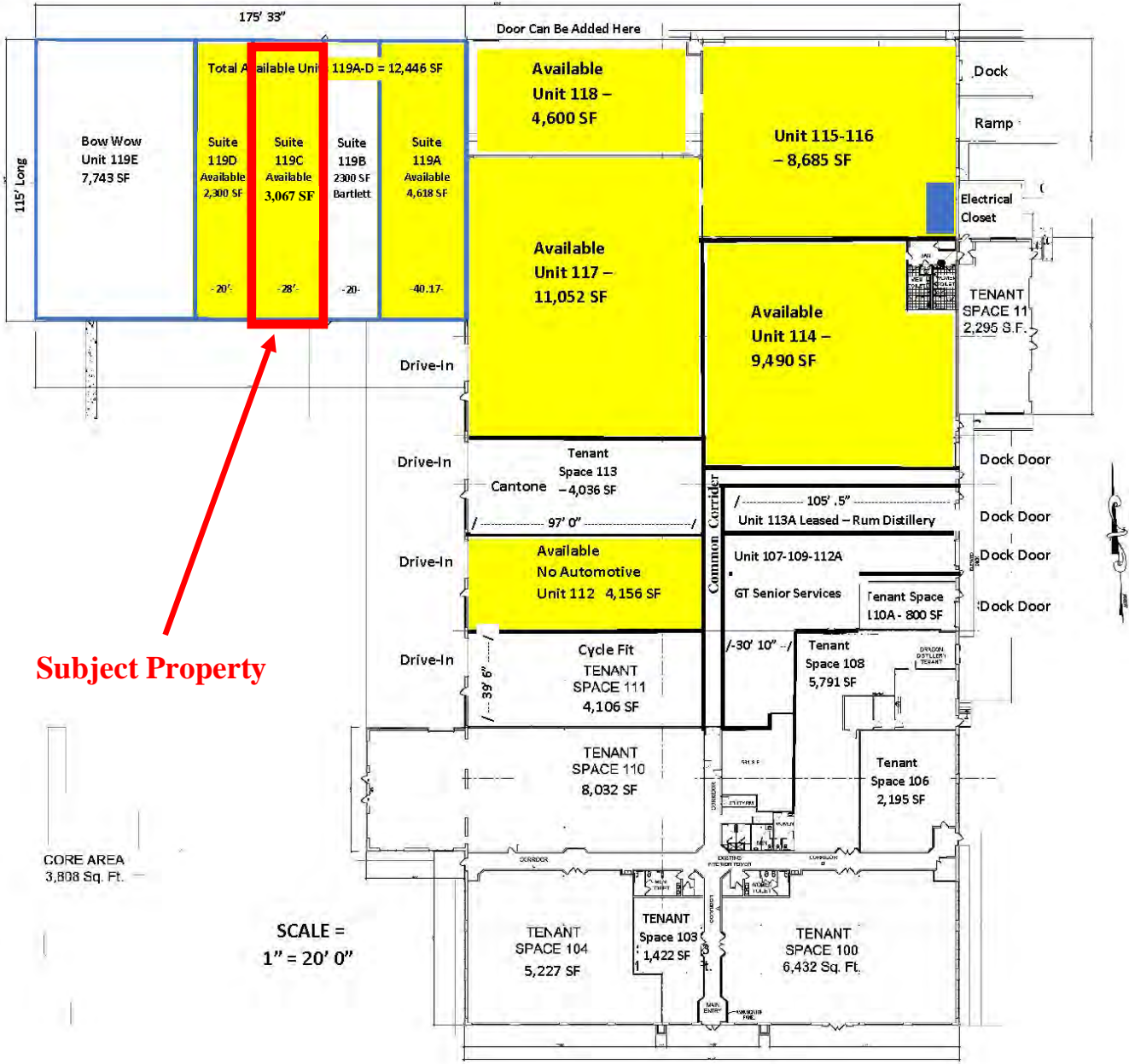
262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax #: 1240-489-7932

Hartz Building - Suites Available

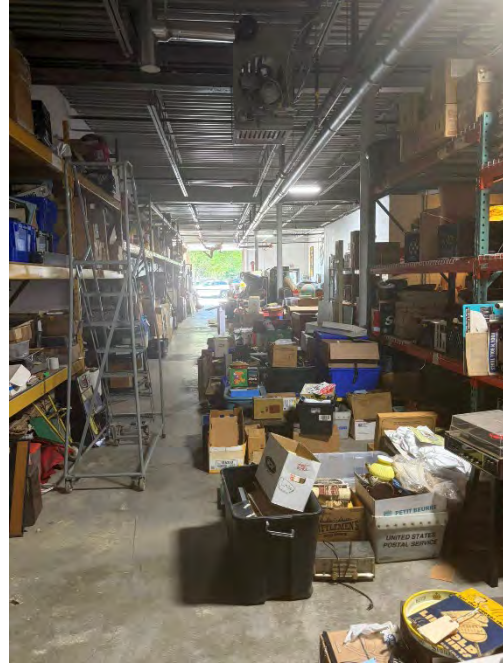


All information deemed reliable, but not guaranteed

Hartz Building – Photos



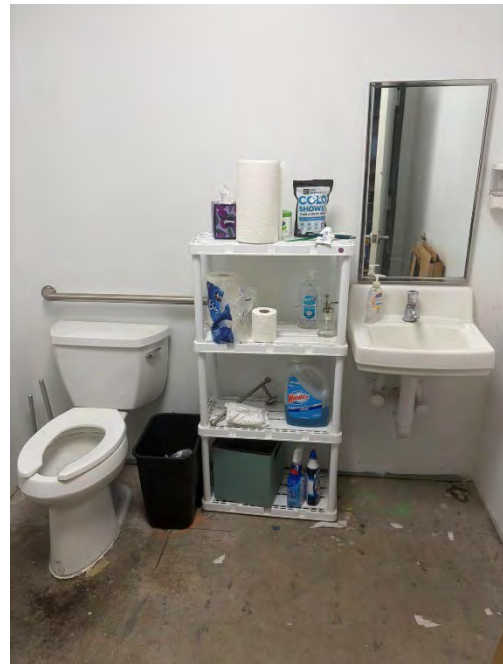
Front Drive-In Door



View from Rear to Front



Built in Office

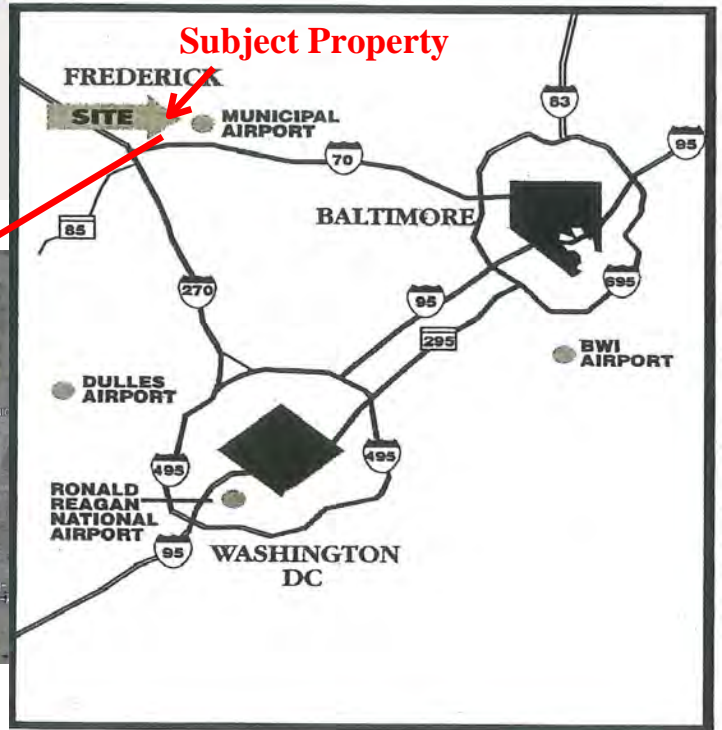
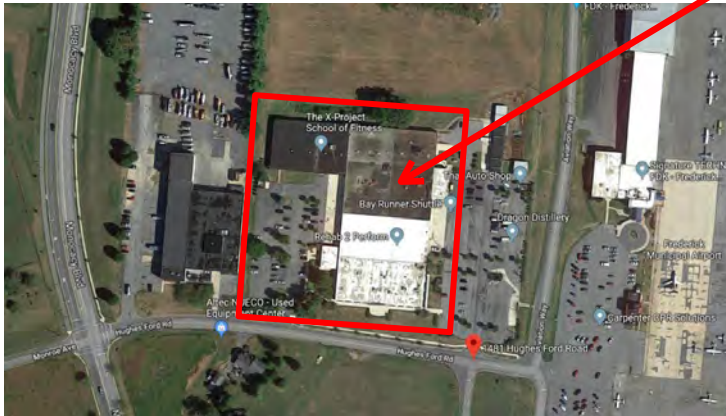
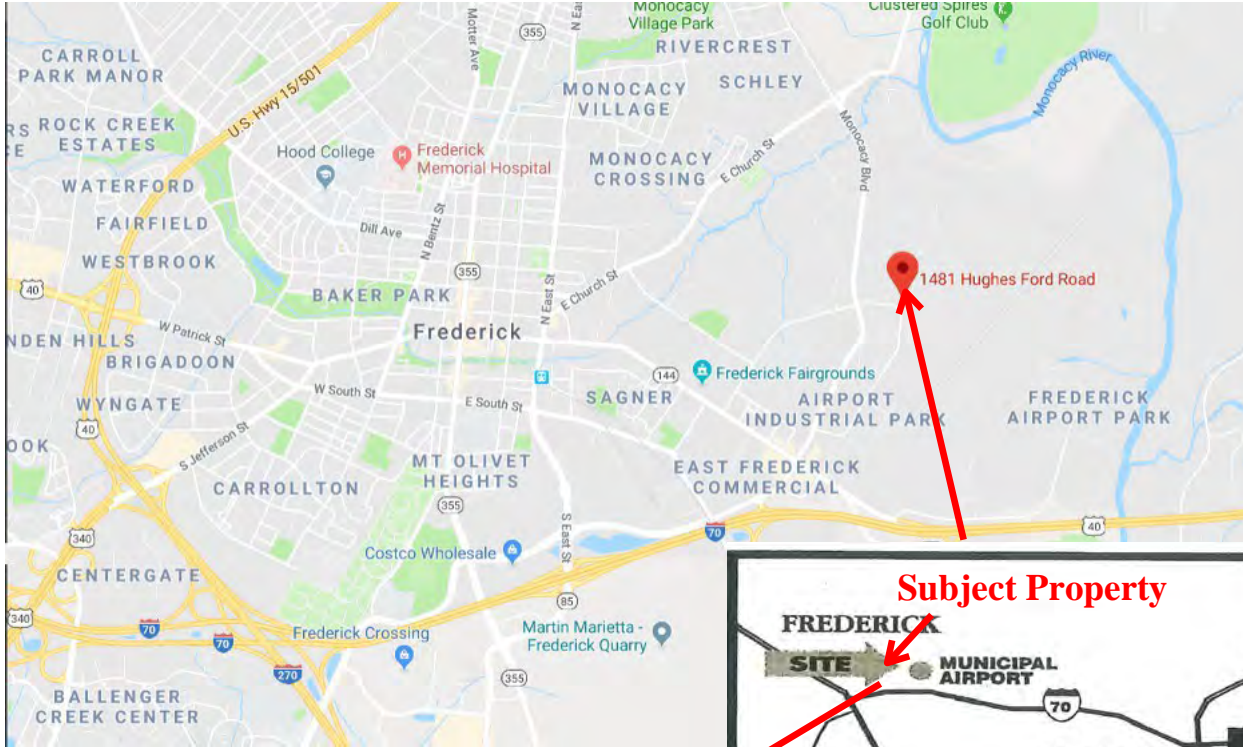


Restroom

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:**

**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