



OFFERING MEMORANDUM

430 PINE AVENUE

EAST FREDERICK INDUSTRIAL & REDEVELOPMENT SITE

Frederick, Maryland 21701

FOR SALE · 14,000 SF · FOUR STRUCTURES

\$3,175,000



CONFIDENTIALITY & DISCLAIMER

Confidential Offering Memorandum

This Offering Memorandum has been prepared by Mackintosh Commercial Brokerage solely for the use of prospective purchasers in evaluating the property at 430 Pine Avenue, Frederick, Maryland. It is intended for the recipient only and may not be reproduced or distributed to any other party without the prior written consent of Mackintosh Commercial Brokerage.

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THE OFFERING

INDUSTRIAL INCOME TODAY, RESIDENTIAL UPSIDE TOMORROW

430 Pine Avenue is a +14,000-square-foot industrial holding across four structures on M1-zoned land in East Frederick.

The property offers an incoming owner in-place industrial utility and income today, together with a well-defined residential redevelopment opportunity - illustrated by three concept plans prepared for the site. It suits an industrial owner-user seeking flexible space and a developer positioning for future residential density.

\$3,175,000

ASKING PRICE

±14,000 SF

BUILDING AREA

±2.67 AC

LAND AREA

Zoning M1

Buildings Four

Delivery Vacant at Closing

PROPERTY OVERVIEW

Four Structures on M1 Industrial Land

The property comprises four structures totaling approximately 14,000 square feet of gross leasable area on M1-zoned land in East Frederick, with frontage on Pine Avenue. The improvements support a range of industrial and flex uses, offering an owner-user functional space and a landlord in-place leasing potential.

Beyond its current use, the site sits within an evolving East Frederick corridor. Concept plans prepared for the property outline residential redevelopment scenarios ranging from for-sale townhomes to multifamily -positioning a buyer to hold and lease today while planning for higher-density residential value over time

ADDRESS	430 Pine Avenue
CITY / COUNTY	Frederick, MD
ZONING	M1 Industrial
LAND AREA	±2.67 AC
BUILDINGS	Four
COMBINED BUILDING AREA	±14,000 SF
SALE	\$3,175,000

M1 Today, a Residential Path Forward

The property is zoned M1 Industrial within the City of Frederick, supporting the current industrial and flex improvements and a broad range of light-industrial, warehouse. and service uses. This provides an incoming owner immediate. permitted utility of the existing buildings.

The residential concepts illustrated in this memorandum would be advanced through rezoning and/or entitlement with the City of Frederick. As surrounding parcels in the East Frederick corridor transition toward residential and mixed use, the site is well positioned for a future density play. Prospective purchasers should confirm the applicable approval path and standards with the City of Frederick planning department.

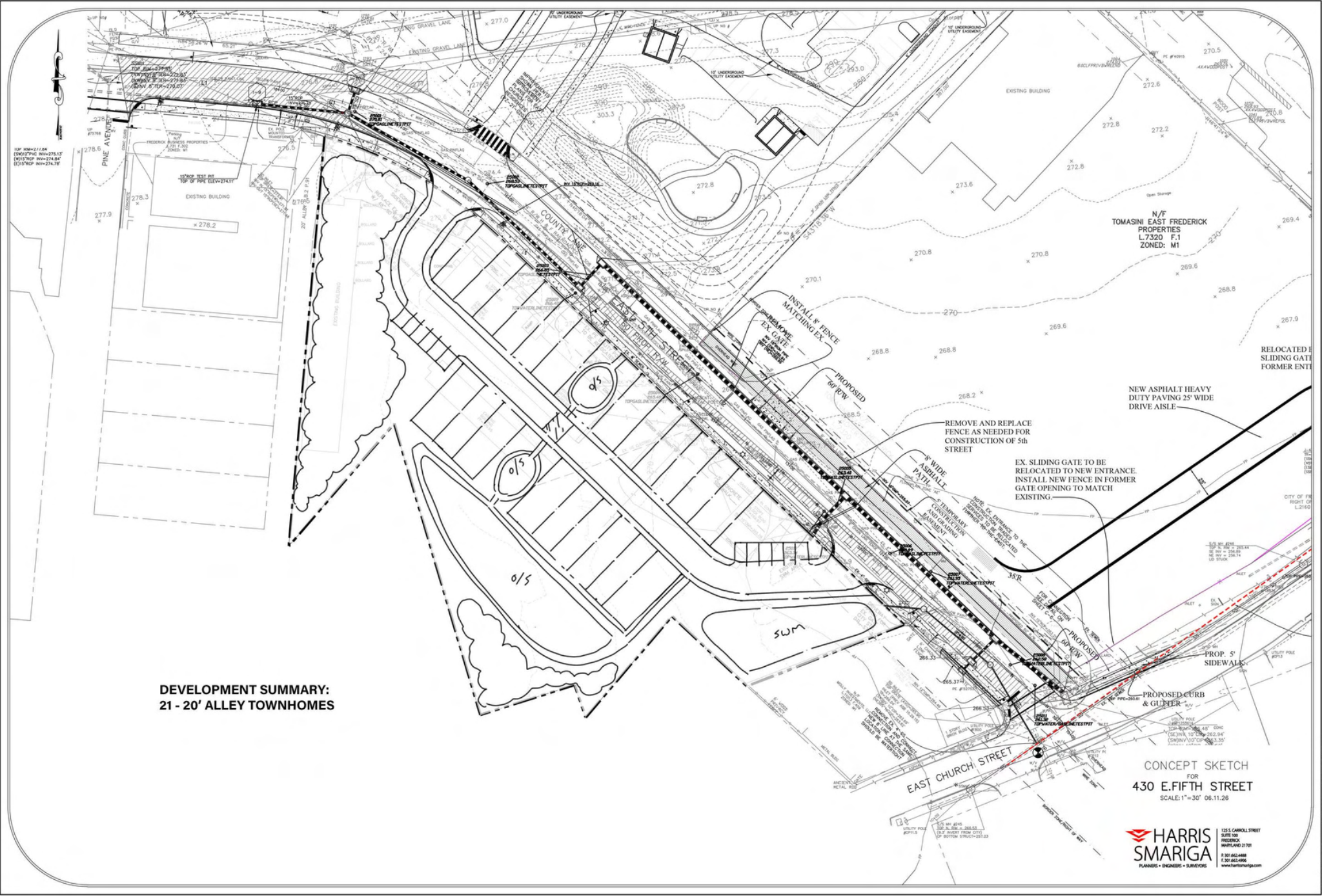
CURRENT ZONING	M1 Industrial
JURISDICTION	City of Frederick
CURRENT USE	Industrial / Flex
REDEVELOPMENT	Rezone / Entitle

REDEVELOPMENT STRATEGIES

Three Paths to Residential Density

Concept plans prepared for 430 Pine Avenue illustrate three residential redevelopment scenarios - spanning for-sale townhomes to rental multifamily, and yielding from 21 to 59 units. Each is a starting point for an incoming developer's own program and entitlement strategy.

OPTION A 21 20' alley-loaded townhomes	OPTION B 30 Stacked 2-over-2 townhomes	OPTION C 59 Multifamily, 4 stories
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OPTION A

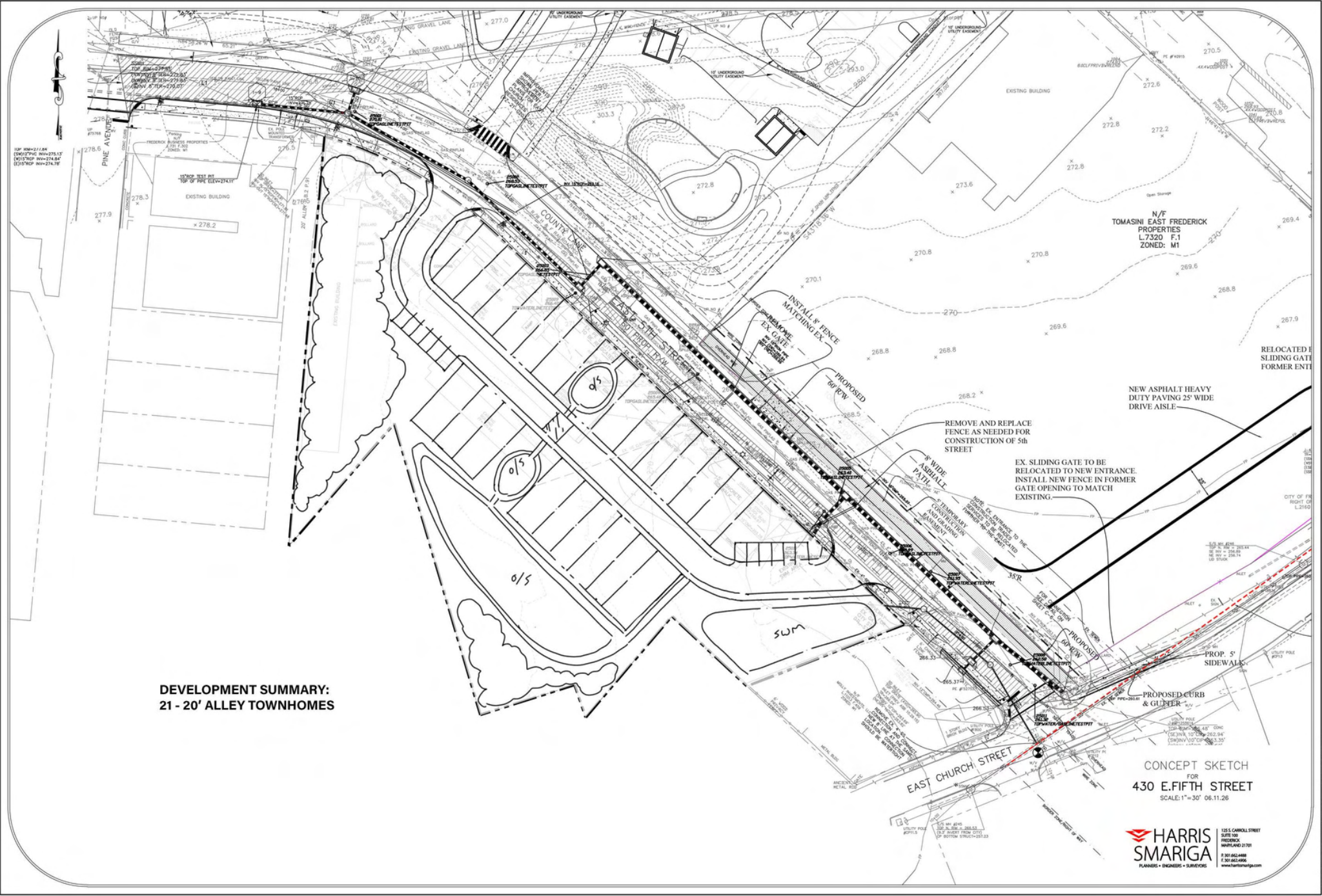
TOWNHOMES

21 Alley-Loaded Townhomes

The rest consists of fee-simple, 20-foot-wide townhomes served by a new East 5th Street and rear alley. This is a conventional for-sale product, typically the most straightforward to entitle and sell.

UNITS	21
PRODUCT	20' Townhomes
ACCESS	Alley-loaded

FOR ILLUSTRATION ONLY; UNIT COUNTS ARE APPROXIMATE.

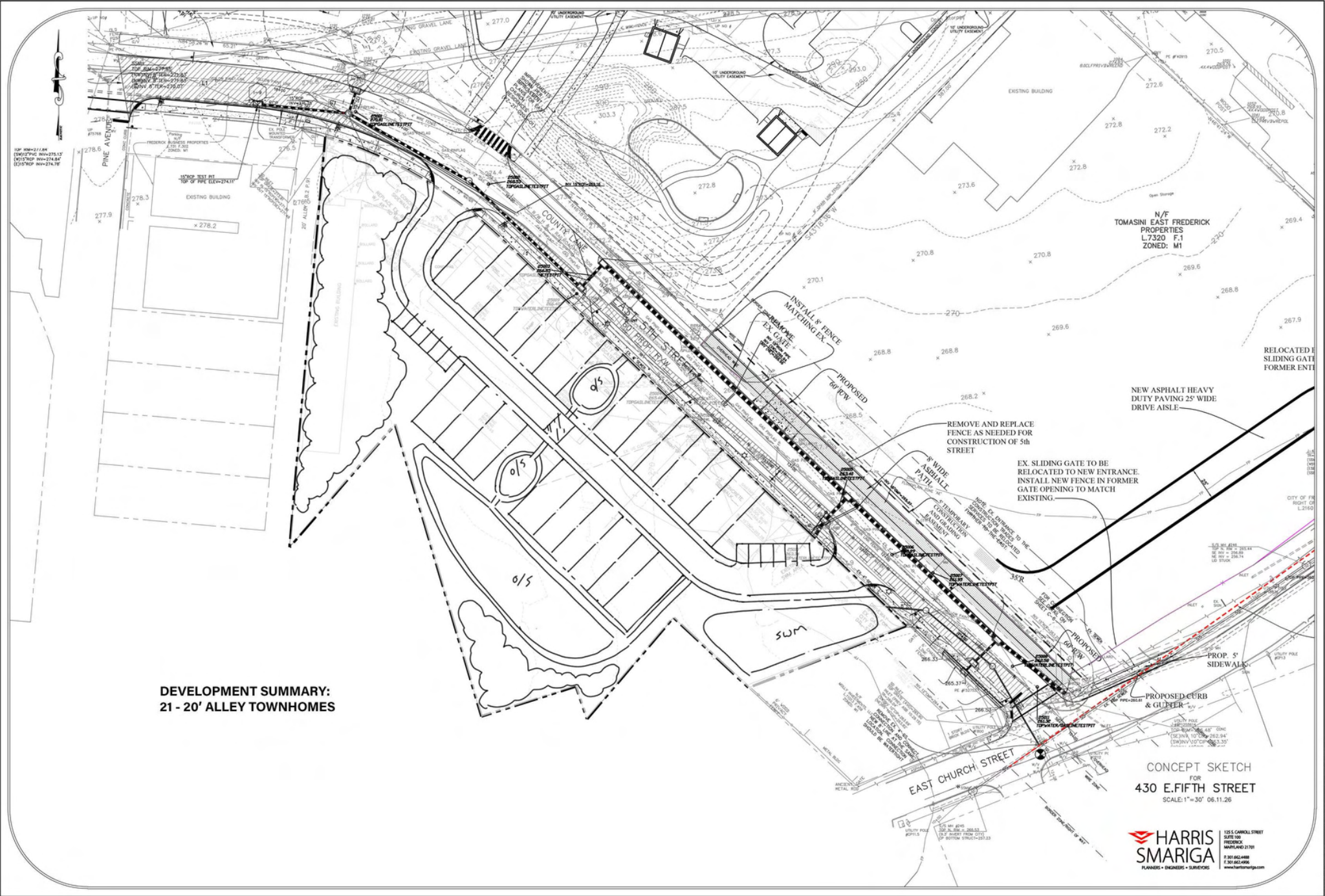


OPTION B **2-OVER-2**
30 Stacked-Townhomes

The middle-density scheme: 30 two-over-two stacked townhomes -two units above two units - lifting yield whilepreserving a or-sale product. A balance of density and marketability.

UNITS	30
PRODUCT	2-over-2 stacked
VS. OPTION A	9 units

FOR ILLUSTRATION ONLY; UNIT COUNTS ARE APPROXIMATE.



OPTION C MULTIFAMILY

59 Multifamily Units

The highest-density scheme: a single four-story building of 59 units with 89 parking spaces (1.5 per unit). Maximizes unit count and rental income, with the most involved entitlement and construction profile

UNITS	59
STORIES	4
PARKING	89 - 1.5/unit

FOR ILLUSTRATION ONLY; UNIT COUNTS ARE APPROXIMATE.

REDEVELOPMENT STRATEGIES

Comparing the three schemes

	Townhomes	2-over2	Multifamily
Total Units	21	30	59
Product Type	For-sale fee simple	For-sale stacked	Rental
Relative Density	Lowest	Moderate	Highest
Entitlement Effort	Lower	Moderate	Higher

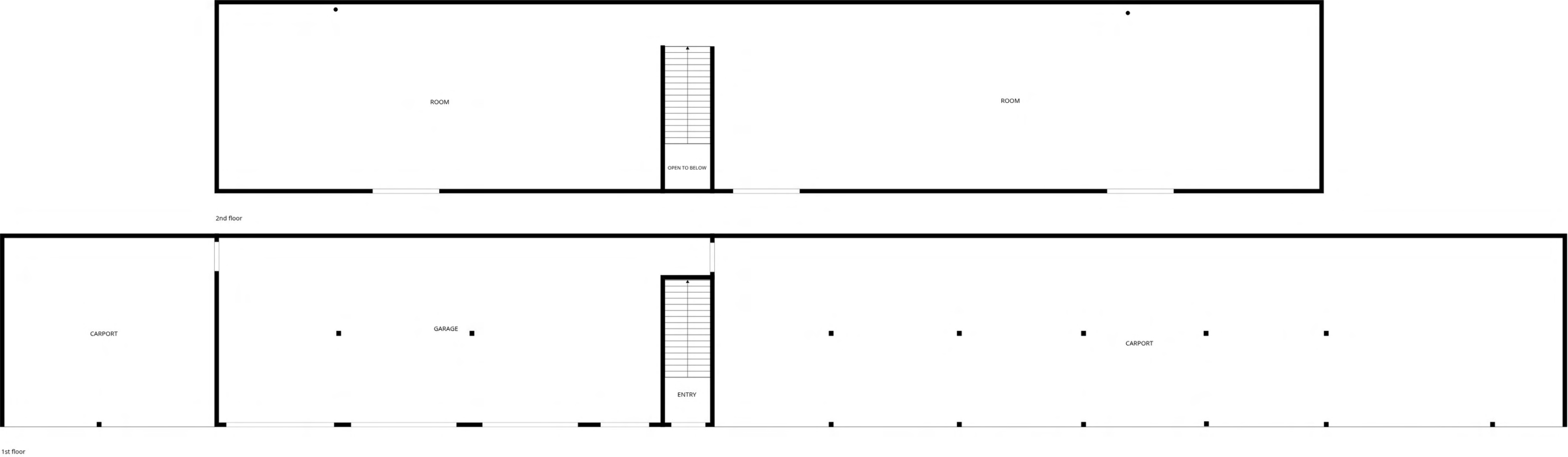
INVESTMENT HIGHLIGHTS

Why 430 Pine Avenue

- 01 Income today, upside tomorrow**
±14,000 SF of in-place industrial utility across four structures, paired with a defined residential redevelopment path.
- 02 Three concept plans in hand**
Townhome, 2-over-2, and multifamily schemes - 21 to 59 units - give a buyer a running start on program and entitlement
- 03 M1 land in a transitioning corridor**
East Frederick is shifting toward residential and mixed use, underpinning the long-term density thesis.
- 04 Flexible buyer profile**
Suited to an industrial owner-user, an income investor, or a residential developer land-banking for the future
- 05 Pine Avenue frontage**
Direct frontage with a proposed East 5th Street extension shown on the concept plans improving access and circulation
- 06 Strong regional access**
Minutes to US-15, I-70, and the I-270 commuter corridor toward the Washington, D.C. metro.



BUILDING A



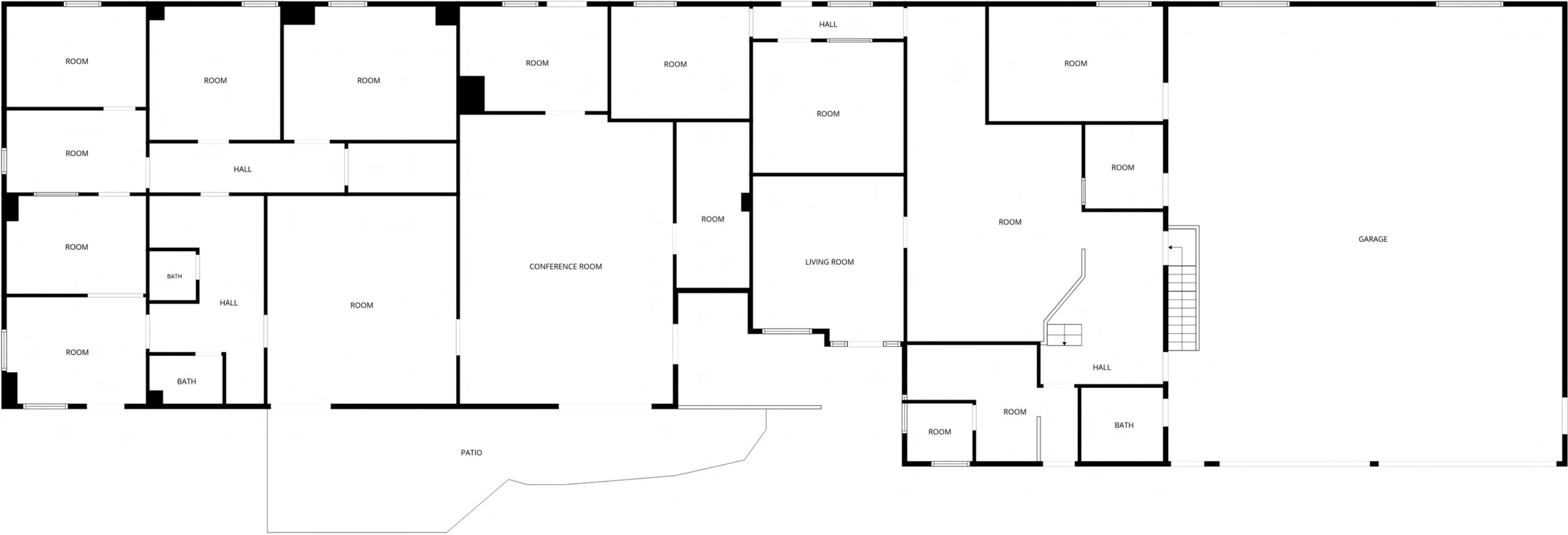
FLOOR PLAN IS FOR ILLUSTRATION; DIMENSIONS ARE APPROXIMATE.

BUILDING B



FLOOR PLAN IS FOR ILLUSTRATION; DIMENSIONS ARE APPROXIMATE.

BUILDING C



FLOOR PLAN IS FOR ILLUSTRATION; DIMENSIONS ARE APPROXIMATE.

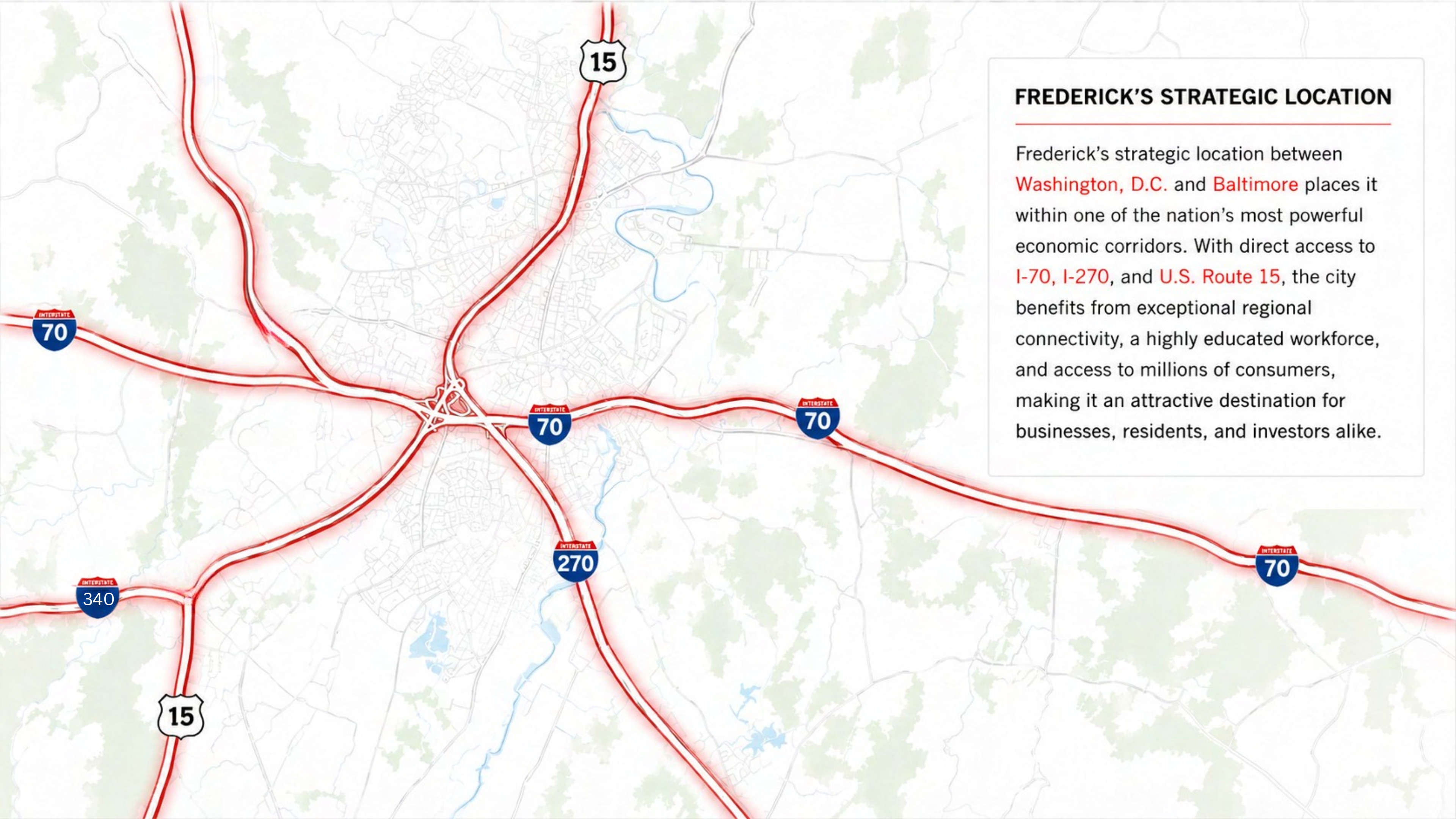
HIGHLY ACSESSABLE LOCATION

Downtown Frederick serves as the economic and cultural hub of Frederick County, Maryland's fastest-growing county. Known for its historic charm, walkable streets, vibrant dining scene, and thriving business community, Downtown Frederick continues to attract residents, visitors, and employers from across the region. Supported by strong population growth, a diverse economy, and proximity to the Washington-Baltimore corridor, Downtown Frederick remains one of the Mid-Atlantic's most desirable locations for commercial investment and business growth.

DEMOGRAPHICS

2021 Total Population:	279,835
2025 Total Population:	302,883
2023-2026 Growth Rate:	~8.00%
Avg. Home Value	\$506,000
Avg. Household Income	\$122,002
Median Age	39

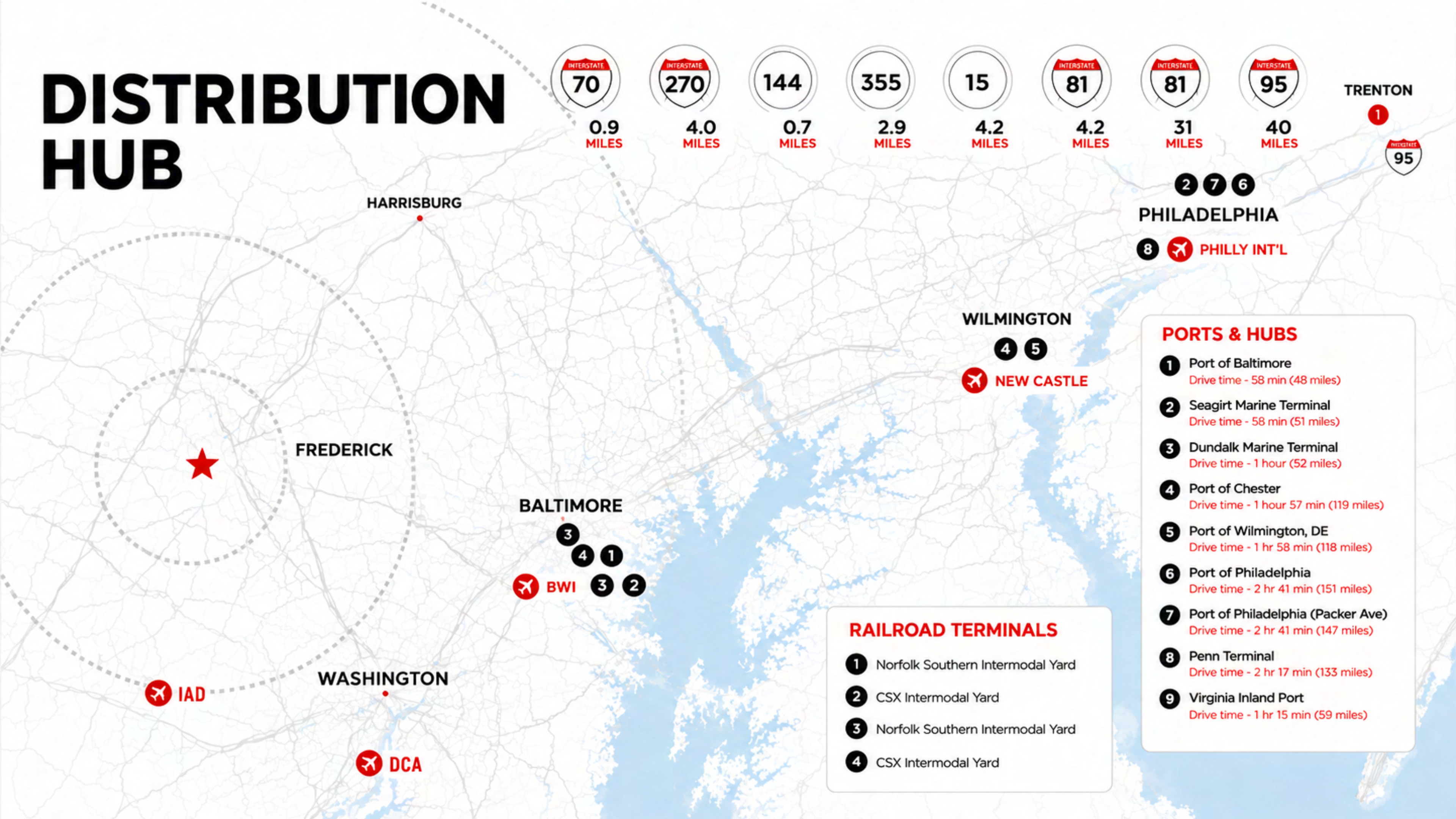




FREDERICK'S STRATEGIC LOCATION

Frederick's strategic location between **Washington, D.C.** and **Baltimore** places it within one of the nation's most powerful economic corridors. With direct access to **I-70**, **I-270**, and **U.S. Route 15**, the city benefits from exceptional regional connectivity, a highly educated workforce, and access to millions of consumers, making it an attractive destination for businesses, residents, and investors alike.

DISTRIBUTION HUB



PORTS & HUBS

- 1 Port of Baltimore
Drive time - 58 min (48 miles)
- 2 Seagirt Marine Terminal
Drive time - 58 min (51 miles)
- 3 Dundalk Marine Terminal
Drive time - 1 hour (52 miles)
- 4 Port of Chester
Drive time - 1 hour 57 min (119 miles)
- 5 Port of Wilmington, DE
Drive time - 1 hr 58 min (118 miles)
- 6 Port of Philadelphia
Drive time - 2 hr 41 min (151 miles)
- 7 Port of Philadelphia (Packer Ave)
Drive time - 2 hr 41 min (147 miles)
- 8 Penn Terminal
Drive time - 2 hr 17 min (133 miles)
- 9 Virginia Inland Port
Drive time - 1 hr 15 min (59 miles)

RAILROAD TERMINALS

- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard

FOR MORE INFORMATION

SCHEDULE A TOUR OR REQUEST DUE DILIGENCE



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