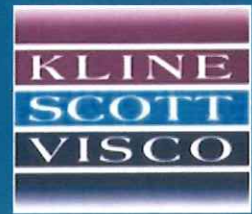


SALE

1501 Tilco Drive



21' Clearance Highbay | Industrial Center East
44,785 SF ± on 2.12 Acres



A unique opportunity to own or invest in **high-bay sprinkled warehouse** just seconds away from on/off ramps of Interstate 70.

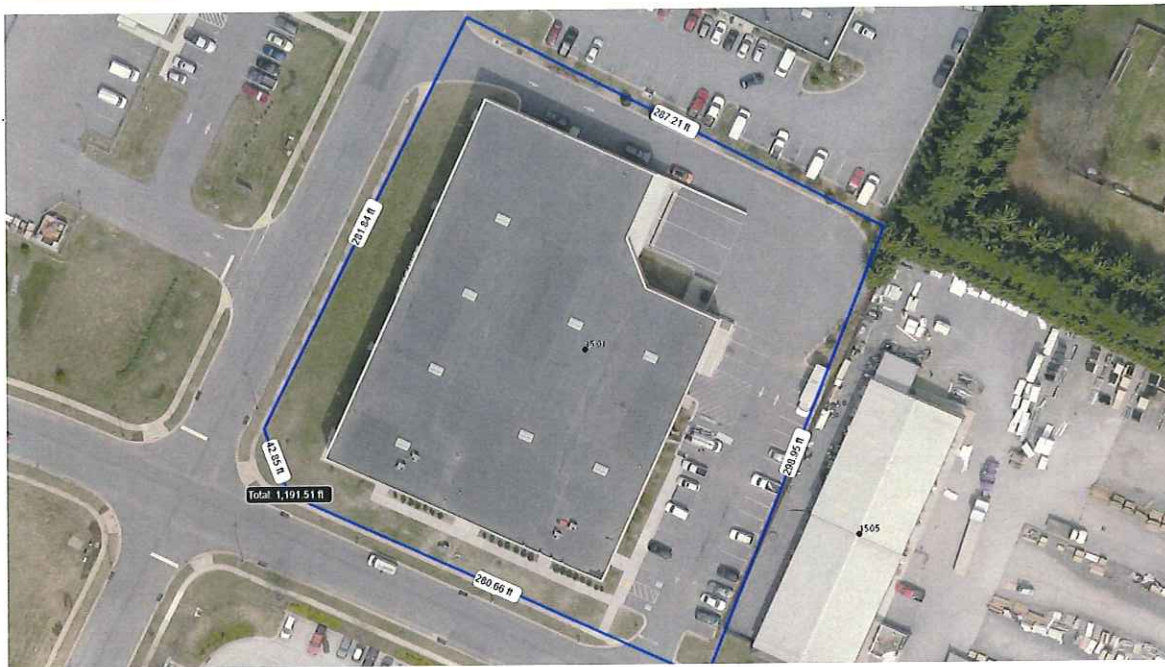
SALES AGENT

Chris Kline Jr
Kline Scott Visco
Commercial Real Estate

Mobile (301) 401-4106
Office (301) 694-8444
CTKJR@KlineScottVisco.com

Note: The statements and figures contained herein, while not guaranteed, are secured from sources we believe authoritative.

1501 Tilco Dr, Frederick, MD 21701



ASKING PRICE

– \$3,995,000

PROPERTY OVERVIEW

- Zoned: Frederick County M/O
- Lot No. 216 SECT 2
- Lot Size: 2.12 ± Acres
- Building Size: 44,785 ± SF
- Utilities: Gas, Electric, Public Sewer/Water

FEATURES

- Ceiling Height: 21' Clear
- Loading Docks: 3
- Drive-in Bays: 2
- Sprinkled
- Easy Ingress/Egress



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Property is **PARTIALLY LEASED**.

Confidentiality: Prospective purchasers are asked to sign a confidentiality agreement to obtain income/expense and lease data.



UNIT A: 22,064 ± SF

- Office: 4,128 ± SF
(Includes 2,064 ± SF Mezzanine)
- Warehouse: 17,936 ± SF
- Loading Dock: 1
- Drive-in: 1
- Bathrooms: 3

UNIT B: 12,475 ± SF

- Warehouse: 12,475 ± SF
- Loading Dock: 1
- Bathrooms: 2

UNIT C: 10,246 ± SF

- Office: 3,692 ± SF
(Includes 1,846 ± SF Mezzanine)
- Warehouse: 6,554 ± SF
- Loading Dock: 1
- Drive-in: 1
- Bathrooms: 4

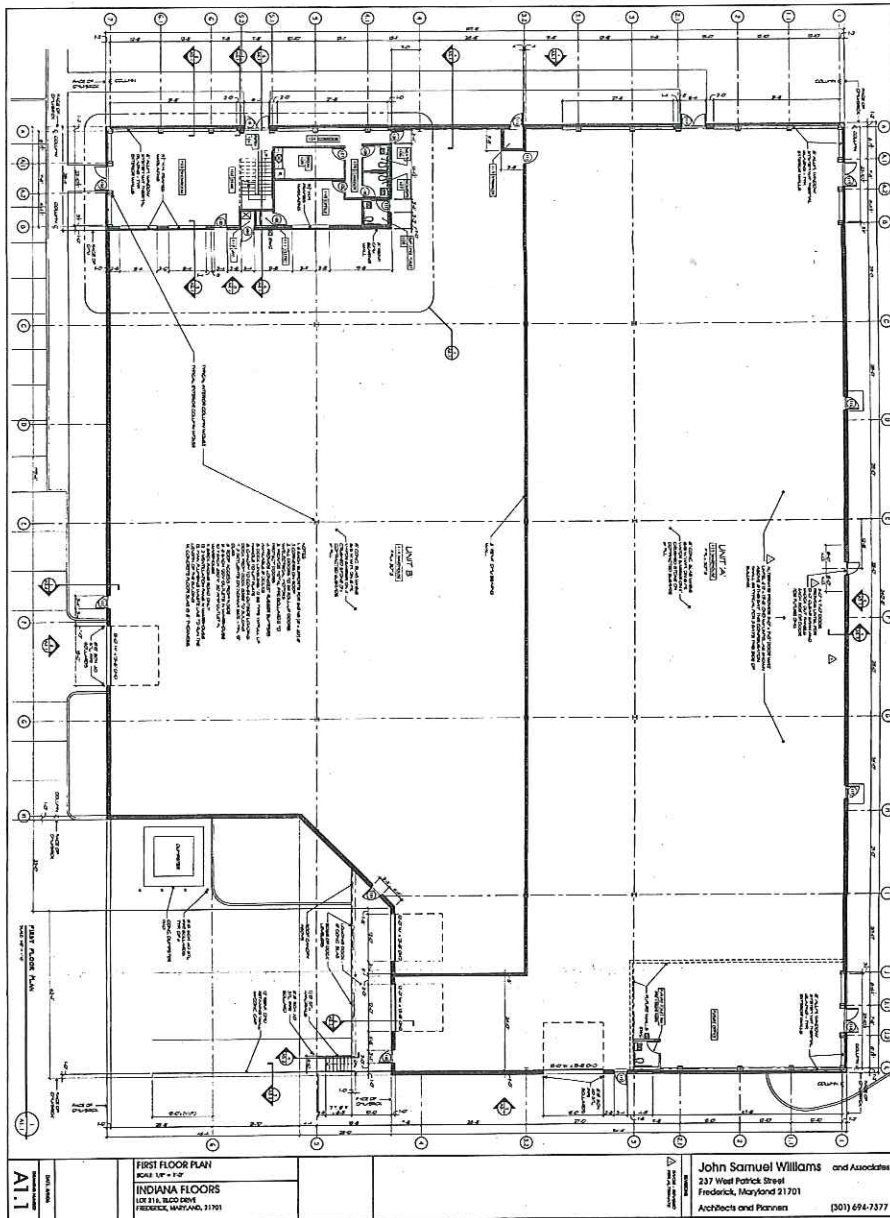
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TILCO DRIVE



INTERSTATE CIRCLE



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