

SALE

INDUSTRIAL DEVELOPMENT PARCEL
182.68± ACRES
\$1,600,000



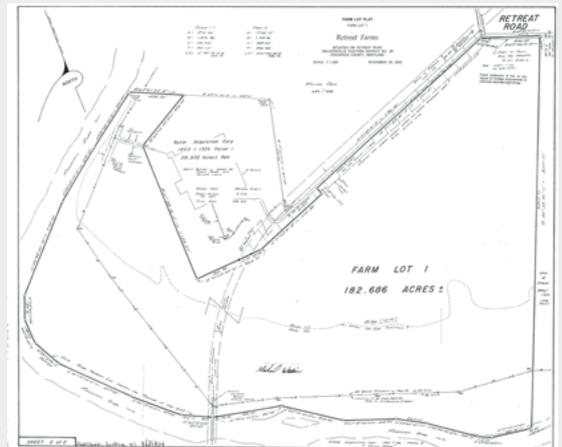
New Century | Walkersville, MD (Washington, DC MSA)

PROPERTY HIGHLIGHTS

ONE OF A KIND INDUSTRIAL DEVELOPMENT OPPORTUNITY

- 90± Acres Zoned Limited Industrial (LI) & 92± Acres Zoned Resource Conservation (RC)
- Limited Industrial (LI) allows for lab, R&D, office, data center, flex, and other uses
- Resource Conservation (RC) is on a Reforestation Easement (FRO) which allows for use on-site or for sale to others
- Potential for up to 1,000,000± SF FAR
- Dual Power Feeds of 12.47kV & 34.5kV with redundancy potential
- Exceptional accessibility from MD Routes 15, 26 & 194 and Monocacy Boulevard

All information contained herein deemed reliable but not guaranteed.



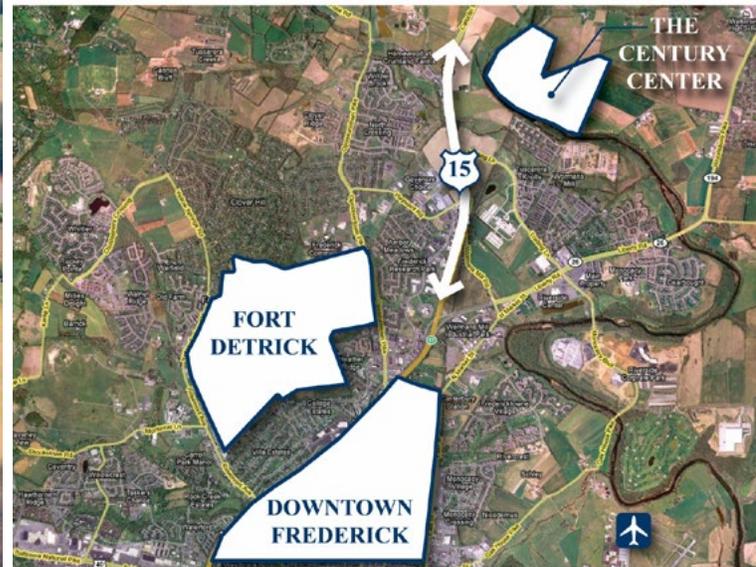
"Quality Real Estate Since 1976"

**FOR MORE INFORMATION
PLEASE CONTACT**

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New Century is a large industrial parcel suitable for a large warehouse or a planned technology park. Located in Walkersville, MD just north of the Frederick city limits in close proximity to Fort Detrick and the National Cancer Institute. Situated on the banks of the Monocacy River, it offers a secure and picturesque setting for a wide variety of uses.



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