

SALE

RECORDED INDUSTRIAL LOTS STANFORD INDUSTRIAL PARK



Winchester Boulevard | Frederick, MD

PROPERTY HIGHLIGHTS

MULTIPLE LOTS AVAILABLE

- Lots from 2 to 11 Acres
- Recorded Industrial Lots Priced to Sell
- Zoned LI (Frederick County Limited Industrial)
- Adjacent to Rt. 15 and Rt. 340
- Convenient to I-70 and I-270
- Easy Access to MD Suburbs and Northern VA
- Outside Storage Permitted within Regulations

All information contained herein deemed reliable but not guaranteed.



**SALES
INQUIRIES**

Seamus Fitzgerald
(301) 787-4050
seamus@frg.us
www.frg.us

SALE

LOT 31
STANFORD INDUSTRIAL PARK
\$300,000



Winchester Boulevard | Frederick, MD

PROPERTY HIGHLIGHTS

LOT 31 • 2.1 ± ACRES

- Up to 11 Adjacent Acres
- Recorded Industrial Lots Priced to Sell
- Zoned LI (Frederick County Limited Industrial)
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LOT 25-26 + OFFICE/WAREHOUSE SITE PLAN
STANFORD INDUSTRIAL PARK
\$995,000



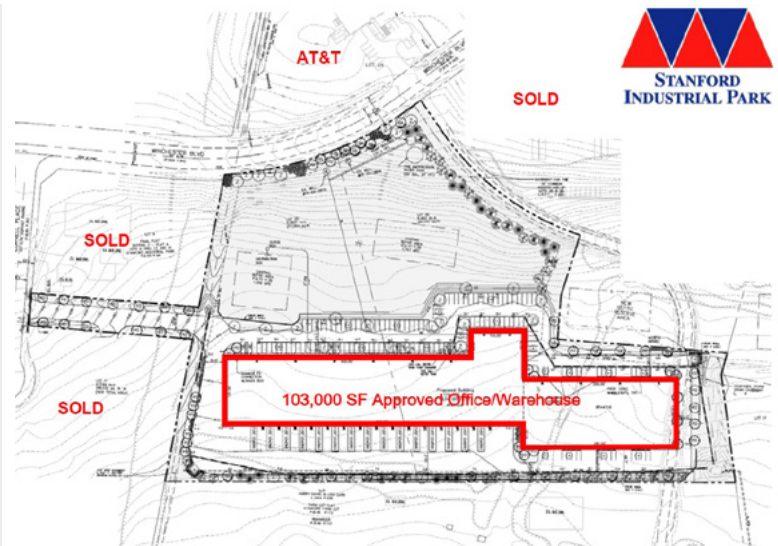
Winchester Boulevard | Frederick, MD

PROPERTY HIGHLIGHTS

CONDITIONAL SITE PLAN APPROVAL FOR 103,000 SF WAREHOUSE

- 11.3 ± Acres
- Zoned LI (Frederick County Limited Industrial)
- Adjacent to Rt. 15 and Rt. 340
- Convenient to I-70 and I-270
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Concept Plan



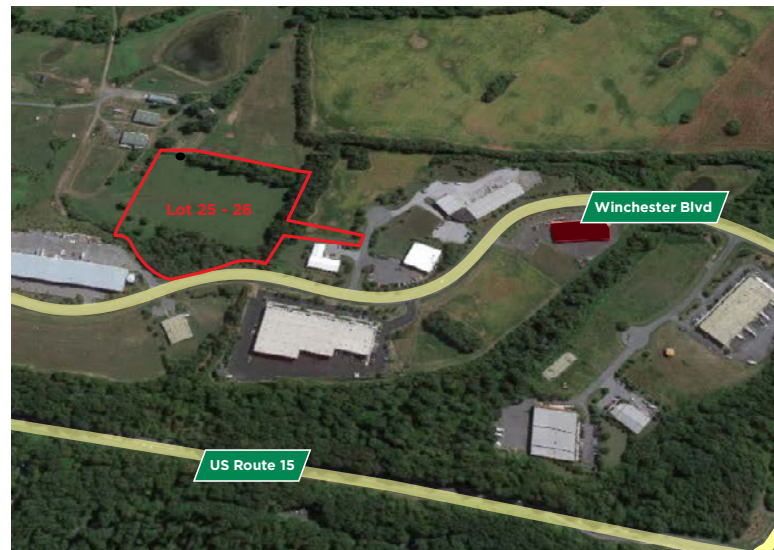
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FREDERICK COUNTY LI ZONING (LIMITED INDUSTRIAL) APPROVED USES

Wholesaling and/or Warehouse - PS	Shooting Range/Club - Trap, Skeet, Rifle, Archery - PS	Automobile Filling & Service Station - PS ****
Contractors Office & Storage - PS	Childcare Center, Nursery School - E	Car Wash - PS
Limited Manufacturing & Assembly Use - PS	Recycling Pick-up & Distribution Centers - PS	School Bus Parking - PS
Contractors - Fencing, Pool, & Siding - PS	Agricultural activities - P	Motor Freight Terminal - PS ****
Office Business - PS	Apiary - P	Auction sales - Animals - PS
Carpentry, Electrical, Plumbing, Welding, Printing & Upholstering - PS	Agritourism Enterprise - P	Race Tracks - PS
Landscape Contractor - PS	Nursery Retail - PS	Carnival or Circus - X
Auto Parts Sales and Installation - PS	Nursery Wholesale - P	Health Club, Fitness Center, Vocational Training Facility - PS
Automobile Repair or Service Shop - PS ****	Forestry - P	Theatre - Drive In or Outdoor Stage - PS
Self-Storage Units - PS	Caretaker Residence in Conjunction with Permitted Use -P	Theatre - Indoor - PS
Motel/Hotel - PS	Boat Sales and Service- PS	Nightclub, Tavern, Lounge - PS
Auction House -PS	Farm Equipment Sales or Service - PS ****	Airports - Public - PS ****
Lumber Yard - PS	Feed and Grain Mill - PS	Fairground - PS
Medical Clinic -PS	Furniture Repair - PS	Aircraft Landing & Storage Areas - Private - E
Restaurant - PS	Mobile Home Sales - PS	Place of Worship - PS
Carpet or Rug Cleaning - PS	Stone Monument Sales - PS	Private School - T
Petroleum Products and Storage - PS	Broadcasting Studio - PS	Community Fire & Rescue Service - PS
Laboratory Research - Experimental or Testing - PS	Communications Tower - PS**	Arena or Stadium - PS
Industrial Laundry or Dry Cleaning - PS ****	Bus Depot - PS	Public School - T
Auto Sales & Service Center - PS ****	Commercial School or Education Program - PS	Non-governmental Utility - PS
RV Storage Facility - PS	Photography Studio - PS ****	Non-governmental Electric Substation - E
Outdoor Sports Recreation Facility - PS	Agricultural Products Processing - PS	Borrow Pit Operations - PS
Indoor Sports Recreation Facility - PS	Bottling Plant - PS	Resource Recovery Facility/ Separated Recyclables - SW
	Stone Monument Processing - PS	Sludge Amended Yard Waste - SW

P = Principle permitted use subject to design regulations

PS = Principle permitted use subject to site development plan approval

E = Principle permitted use as a special exception with site development plan approval

T = Permitted as a temporary use as a special exception

X = Temporary use only

SW = Solid waste loading zone

**Communication towers are not permitted in residential district, PUD, or MXD districts with a residential component.

****These uses are prohibited within wellhead protection areas; outside of WHPA the location and containment of hazardous substances for these uses must meet the requirements of Section 1-6-50.