

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$839,000

9.972 acres, 6846 Michaels Mill Road, Buckeystown, Maryland

Contractor Warehouse, Office and Storage

Located equidistant between I-270 Exits 26 and 31 in Buckeystown, Maryland, this industrially zoned 9+ acre lot provides outside storage for equipment and tractor trailer containers. The property is approved for a single user and includes an 11,700 square foot warehouse building. Ideal for small manufacturing or vehicle storage and repair business.

- Eight minute drive to I-270 Exits 26 & 31
- Three Phase Electric in Lower Building
- Single Phase 220 Electric in Upper Building
- Natural Gas Line to the Property
- Four 14 ft Overhead Doors
- Well and Septic



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302
Frederick, Maryland 21703
Email: rocky@macroltd.com

Mobile: 301-748-5655
Phone: 301-698-9696 ext. 202
Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

LOCATION: 3.7 miles west of I-270 Urbana Exit 26 in Buckeystown, Maryland

LEGAL: Tax Map 95, Parcel 1210

ZONING: Frederick County: LI— Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

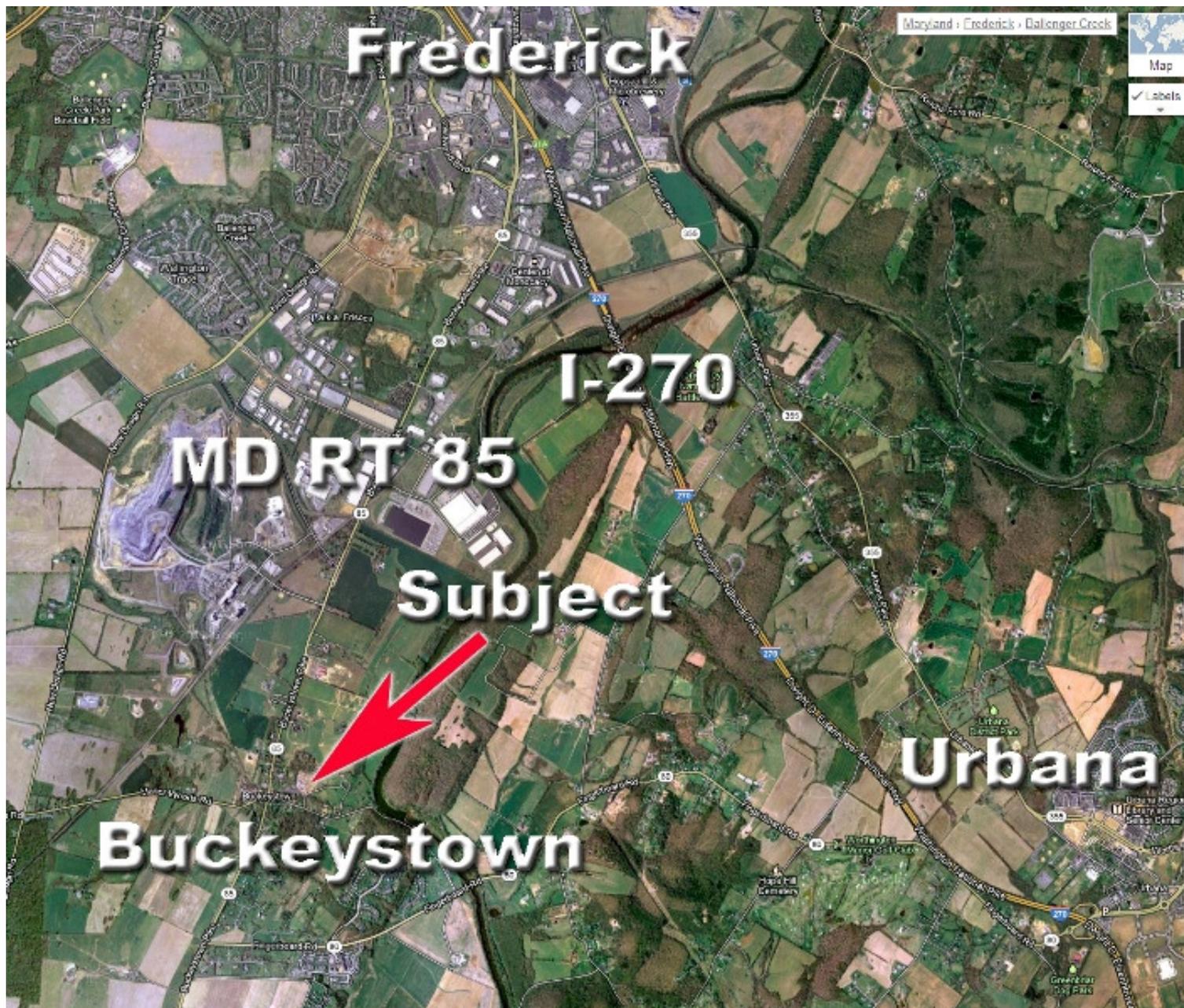
LOT SIZE: Approx. 9.972 acres

BLDG SIZE: Approx. 11,700 SF

PRICE: \$839,000

CONTACT: **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATOR MAP

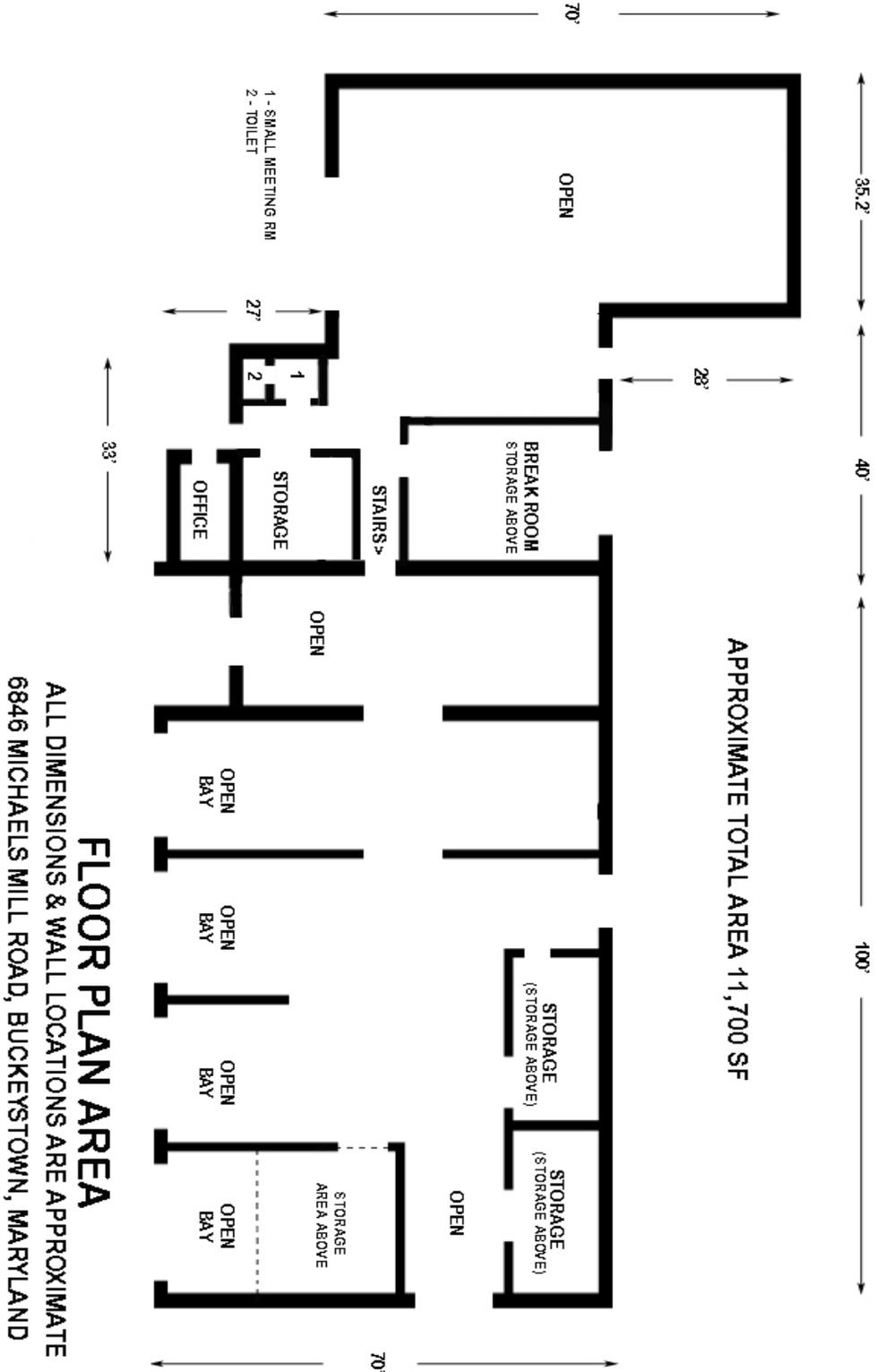


Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

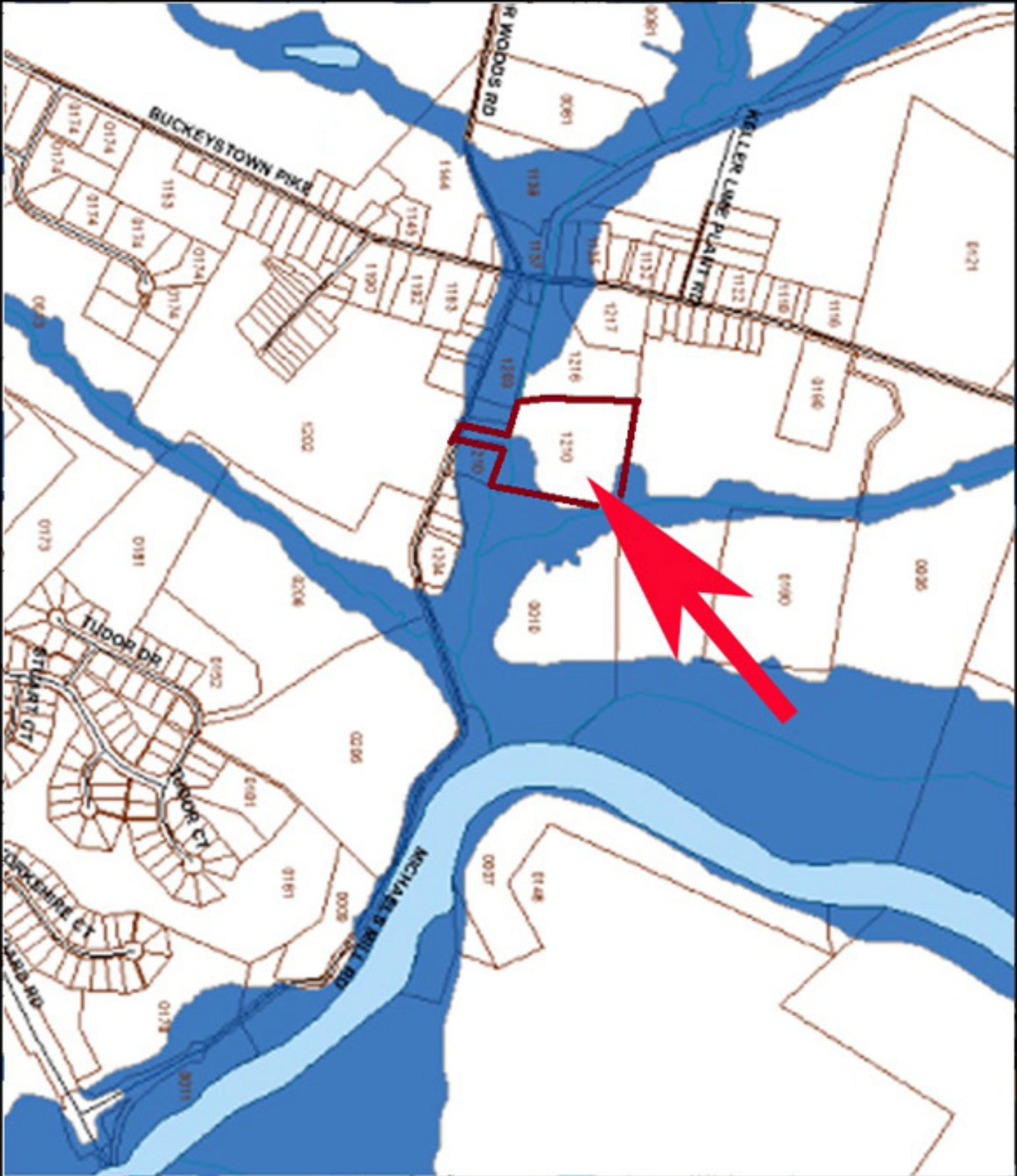
PHOTOS



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.



Draft FEMA 100 Year Floodplain Adopted 9/14/07



The FEMA Flood 100 year floodplain data was provided by the Department of Homeland Security - Federal Emergency Management Agency.

The base FEMA flood map was last updated by Franklin County on September 14, 2007. The base flood plain map was created by the Department of Public Safety, Emergency Management and Planning, The American Red Cross, and the American Flood Insurance Program. The data is considered current until updates are received from FEMA.

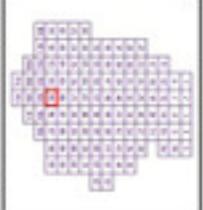
Should you have a question about the Flood Insurance (FEMA) or Flood Insurance Information you should contact the Franklin County Emergency Management Center 1427 Federal Ave. (1-877-202-2027)



- FEMA 100 Year Floodplain
- Rivers, Lakes, & Streams
- Property Lines (Parcels)
- Intersections

The purpose of this report is to provide information to the public regarding the FEMA 100 Year Floodplain. This report is intended to provide information to the public regarding the FEMA 100 Year Floodplain. This report is intended to provide information to the public regarding the FEMA 100 Year Floodplain. This report is intended to provide information to the public regarding the FEMA 100 Year Floodplain.

The FEMA 100 Year Floodplain data was provided by the Department of Homeland Security - Federal Emergency Management Agency. The data is considered current until updates are received from FEMA.



ZONING

Frederick County Zoning– LI (Limited Industrial)

Limited Industrial

The Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Continued Next Page

ZONING (CONTINUED)

- Airports, Public
- Fairground
- Shooting Range/Club -
Trap, Skeet, Rifle, Archery
- Aircraft Landing and
Storage Areas, Private and/
or Commercial Use
- Child Care Center/Nursery
School
- Place of Worship
- Community Fire and
Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric
Substation
- Borrow Pit Operations
- Recycling Pickup and
Distribution Centers
- And more...