



65+/- ACRES OF GENERAL INDUSTRIAL LAND IN FREDERICK COUNTY AVAILABLE FOR SALE

3937 Cap Stine Road, Frederick, Maryland

TPCRE.com

Available for sale is 65+/- acres of general industrial (GI) zoned land in Frederick, Maryland off of Cap Stine Road. GI is Frederick County's heaviest industrial zoning district which allows for outside yard storage such as contractor yards, petroleum product storage, solar facilities, salvage yards, mineral extraction, stone & wood processing, manufacturing and many more uses. This property is the largest tract of GI zoned land available in Frederick County on the market today with easy access to interstate roads. There is a preliminary subdivision plan with engineering work and ten approved perc sites convey (seller will reserve Lot 1 with all of the current improvements). The property is located between the Stanford Industrial Park and is in close proximity to Routes 15 and 340.

For more information, please contact:

Charles Seymour, Broker/Owner | 240 436 6040 Phone | cseymour@tpreinc.com

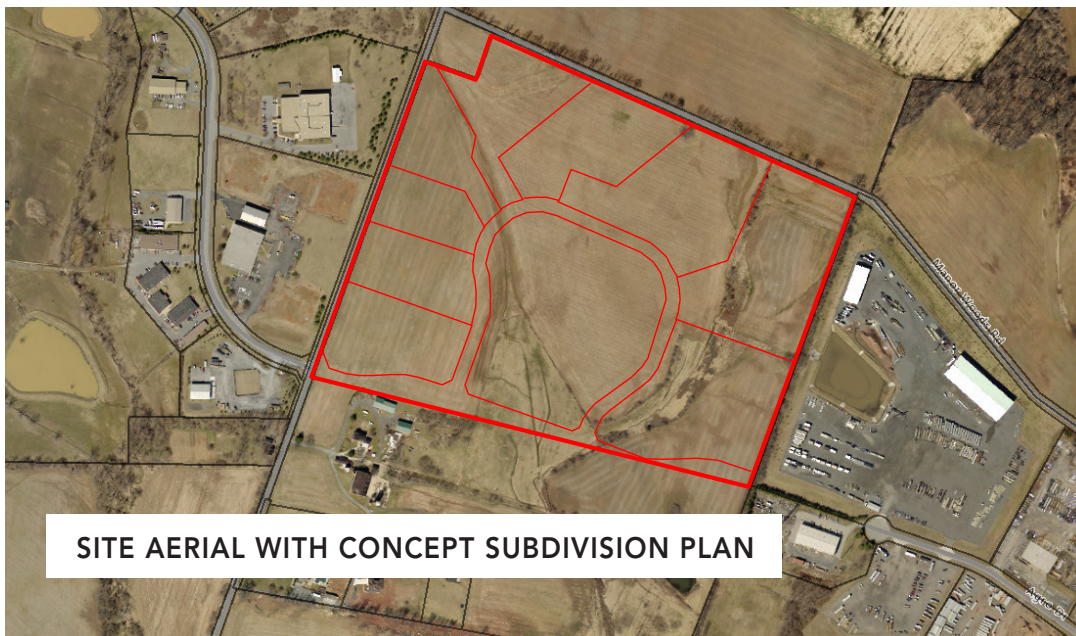
Ted McCutcheon, Commercial Sales & Leasing | 240 436 6058 Phone | tmccutcheon@tpreinc.com

8923 Fingerboard Road, Frederick, Maryland 21704 | www.TPCRE.com | 301 831 8232 Office



65+/- ACRES OF GENERAL INDUSTRIAL LAND IN FREDERICK COUNTY
3937 Cap Stine Road, Frederick, Maryland

SITE AERIAL



SITE AERIAL WITH CONCEPT SUBDIVISION PLAN

Permitted Uses

Natural Resources Uses

- Agricultural Activities
- Nursery Retail / Wholesale
- Sawmill
- Mineral Extraction/Processing

Commercial Uses - Retail

- Auction House
- Boats, Sales, & Service
- Farm Equipment Sales / Service
- Feed and Grain Mill
- Lumber Yard

Commercial Business & Personal Services

- Communication Towers
- Carpentry, Electrical, Plumbing, Welding, Printing & Upholstery
- Contractors, Fencing, Pool & Siding
- Landscape Contractor

Wholesaling and Processing

- Agricultural Products Processing
- Bottling Plant
- Contractors Equipment & Material Storage Yard
- Petroleum Products Storage
- Laboratory Research - Experimental or Testing
- Industrial Laundry & Dry Cleaning
- Self Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Yard Storage

Commercial Amusements

- Race Tracks
- Outdoor Sports Rec Facility

Institutional

- Community Fire & Rescue

Automobile & Related Services

- Auto Filling & Service Station
- Auto Repair / Service Shop
- Sales & Service Center
- Salvage Yard
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal

Animal Care and Service

- Animal Auction Sales

Open Space & Institutional

- Shooting Range / Club (trap, skeet, rifle & archery)
- Aircraft Landing & Storage

Industrial Uses

- Limited Manufacturing & Assembly Use
- General Manufacturing

Governmental & Nongovernmental Utilities

- Arena or Stadium
- Nongovernmental Utility
- Solar Facility, Commercial

Solid Waste Operations

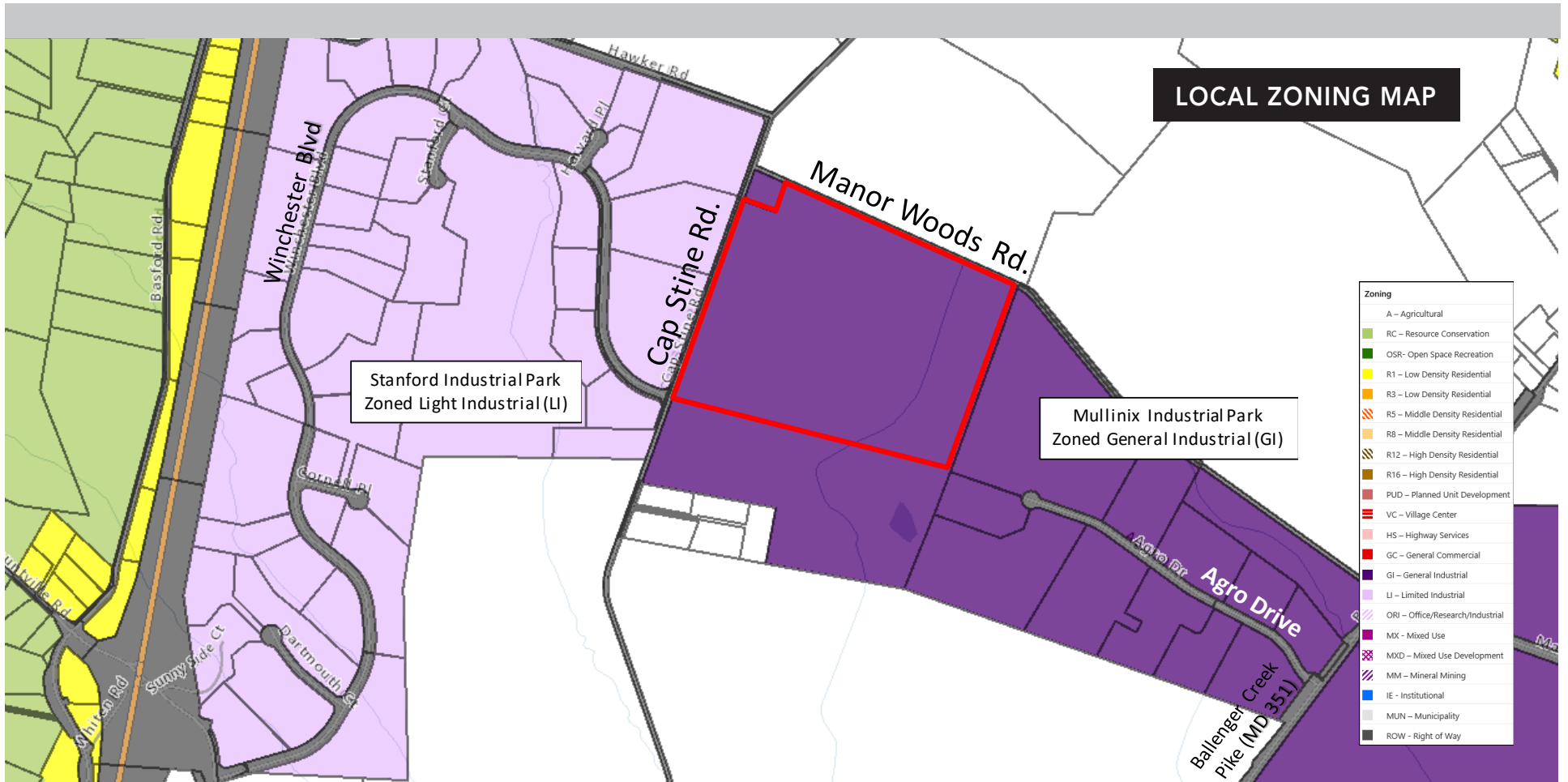
- Borrow Pit Operations
- Industrial Waste Landfill
- Rubble Landfill
- Recycling Pickup and Distribution Centers

Composting

- Limited & Unlimited Wood Waste Recycling Facility
- Sludge Amended Yard Waste
- Solid Waste Composting

Information is believed to be accurate, but should not be relied upon without verification.

65+/- ACRES OF GENERAL INDUSTRIAL LAND IN FREDERICK COUNTY AVAILABLE FOR SALE
3937 Cap Stine Road, Frederick, Maryland



Information is believed to be accurate, but should not be relied upon without verification.

For more information, please contact:

Charles Seymour, Broker/Owner | 240 436 6040 Phone | cseymour@tpreinc.com

Ted McCutcheon, Commercial Sales & Leasing | 240 436 6058 Phone | tmcutcheon@tpreinc.com

8923 Fingerboard Road, Frederick, Maryland 21704 | 301 831 8232 Phone | www.TPCRE.com

65+/- ACRES OF GENERAL INDUSTRIAL LAND IN FREDERICK COUNTY AVAILABLE FOR SALE

3937 Cap Stine Road, Frederick, Maryland



About Turning Point Real Estate

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

Visit us on the web at www.TPCRE.com

For more information, please contact:

Charles Seymour, Broker/Owner

240 436 6040 Phone | cseymour@tpreinc.com

Ted McCutcheon, Commercial Sales & Leasing

240 436 6058 Phone | tmccutcheon@tpreinc.com

8923 Fingerboard Road, Frederick, Maryland 21704

301 831 8232 Office | 301 831 8993 Fax

