

# PRIME LARGE INDUSTRIAL DEVELOPMENT LAND

Located within the I-270/MD 355 corridor

In Urbana, MD (Frederick County)



#### LAND AREA:

± 88.46 Acres Total

#### POTENTIAL USES:

Flex or Bulk Warehouse, Laboratory Research, Office, Medical Office, Manufacturing, Self-storage, Recreational Vehicle Storage & many more

#### OFFERED AT: \$6,000,000

#### NEARBY PROPERTIES:

Urbana Corporate Center  
Kite Pharma  
Legal & General  
Fannie Mae  
Social Security Data Center

#### LOCATION:

From I-270N exit 26 to Fingerboard Rd (MD 80) to a Right on Urbana Pike (MD 355) south to the intersection with Dr. Perry Rd.

#### ZONING:

Approximately 67 acres zoned Limited Industrial (LI)

#### SUMMARY:

Site offers perfect location for a flex-warehouse for support businesses and a quality self-storage facility for the fast growing community of The Villages of Urbana. Urbana currently has over 3,100 dwelling units built out of 4,275DU approved with an additional 1,000 acres of master planned growth.

INDUSTRIAL LAND FOR SALE



8923 Fingerboard Rd., Frederick, MD 21704

#### Charles Seymour

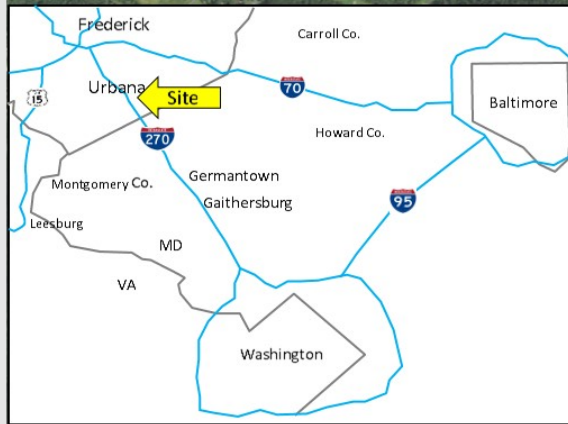
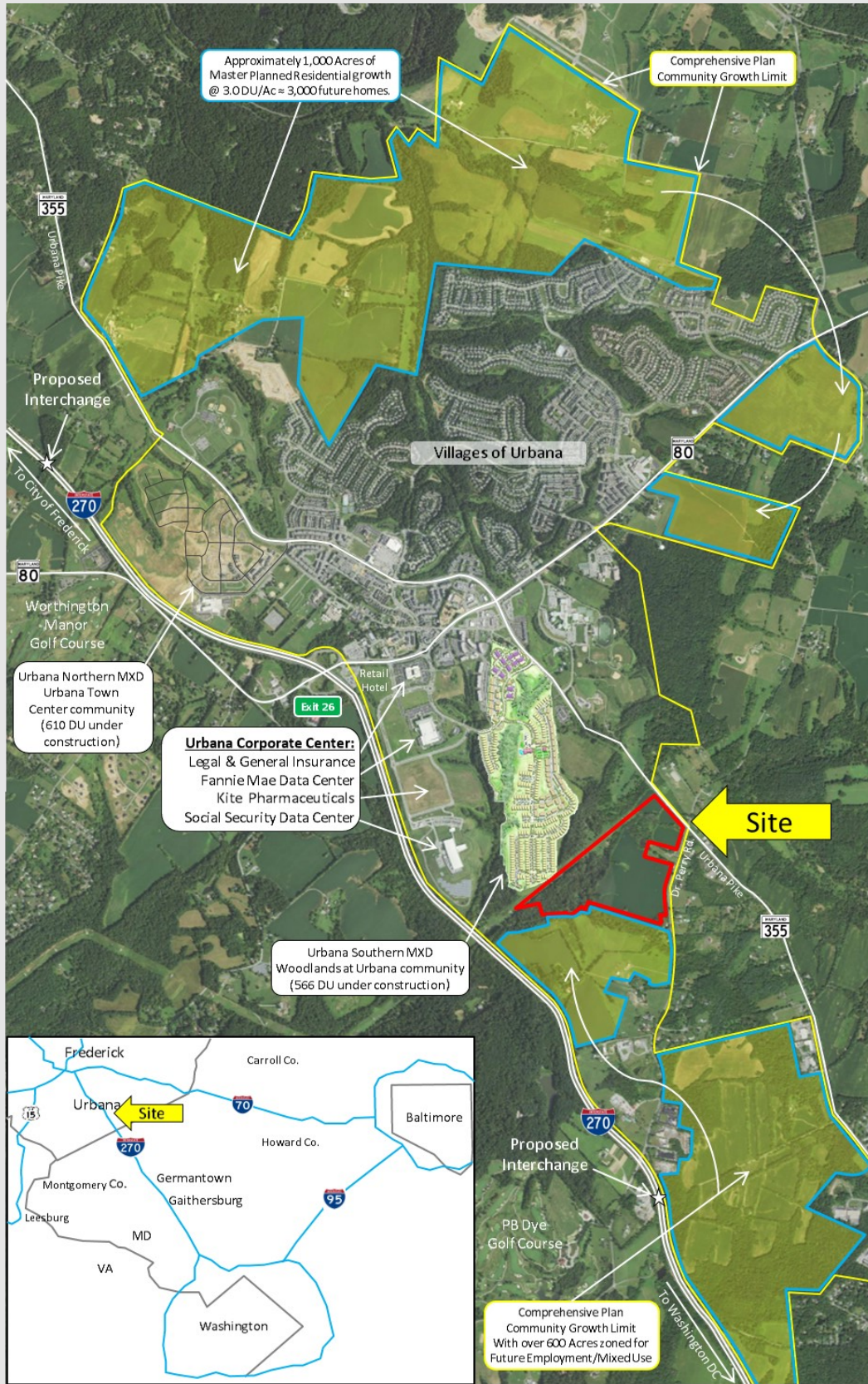
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