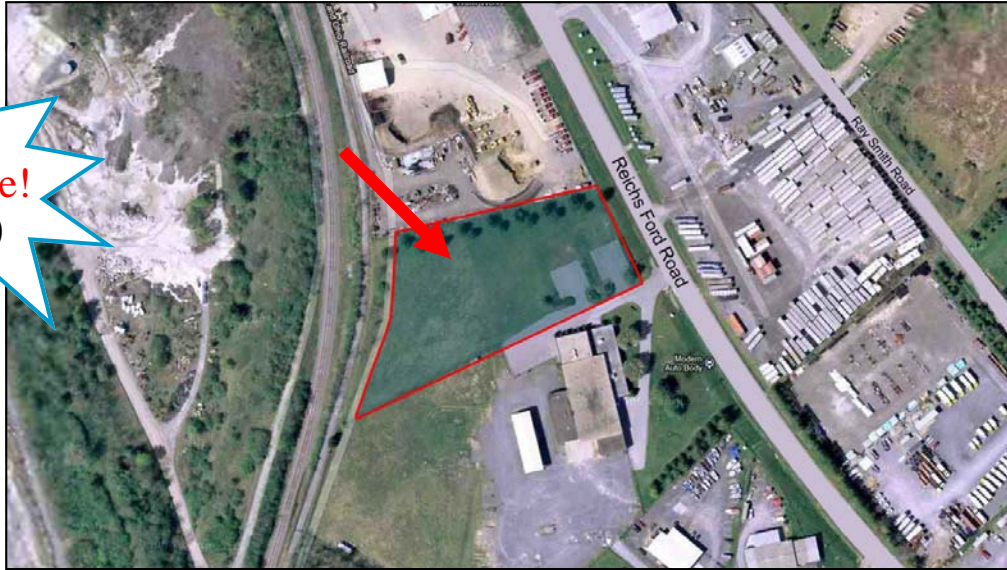


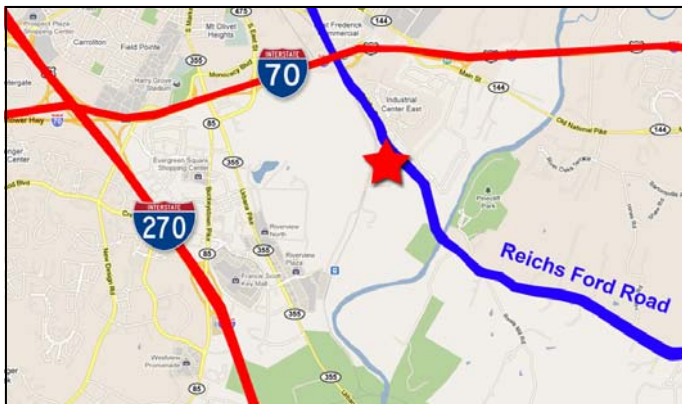
# GENERAL INDUSTRIAL LOT

**FOR SALE OR LEASE**

**Great Value!**  
**\$560,000**



**Reichs Ford Road, Frederick, Maryland 21704**



**Incredible Business Location Opportunity!**

- Minutes from Interstate 70
- Recorded plat
- Perc approved
- Also available for lease, lease rate negotiable
- Build to suit also available from developer.

**NOW \$560,000**



**Rocky Mackintosh**

Owner / Broker

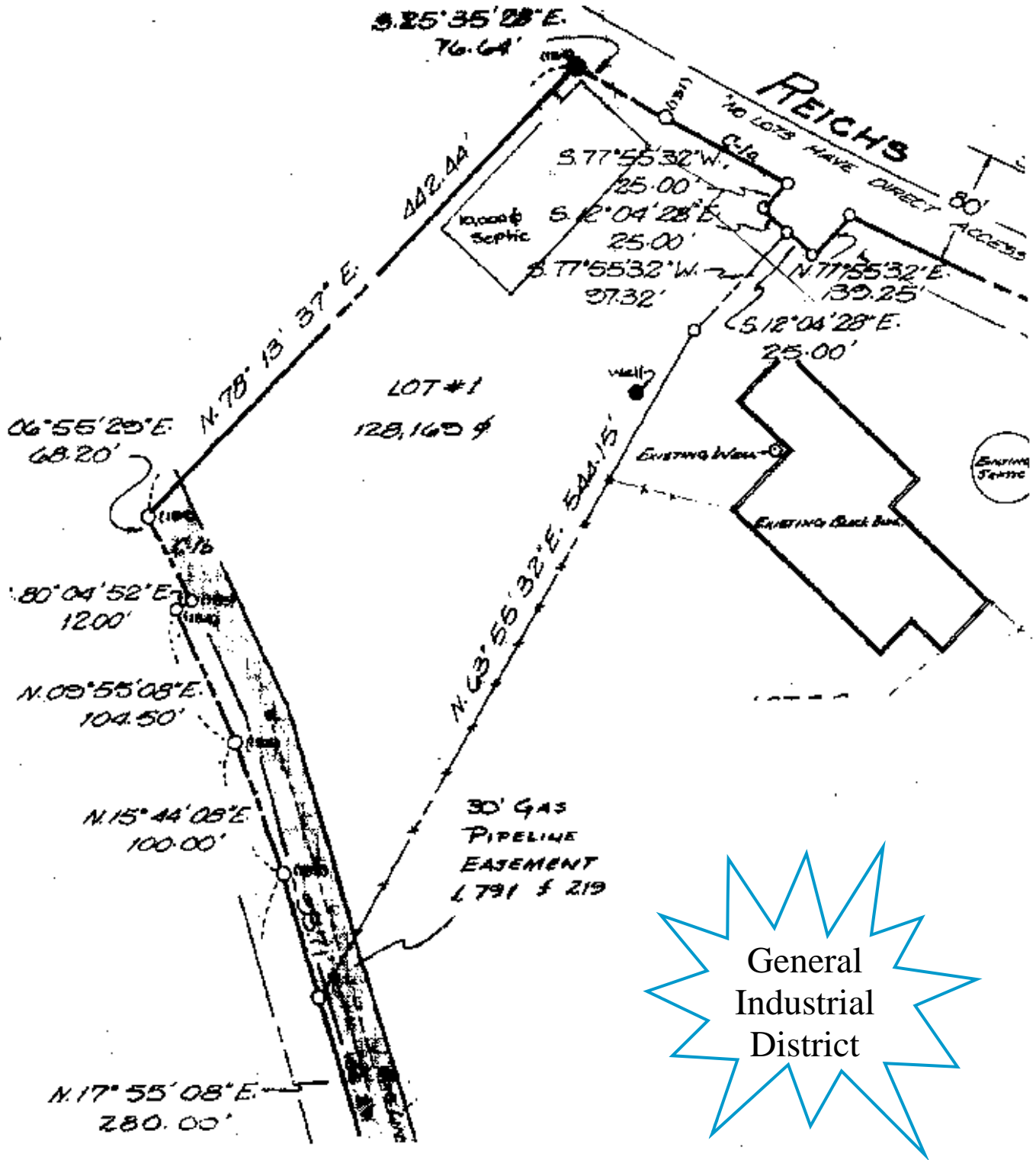
**MacRo**  
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# General Industrial Lot for Sale/ Lease

## Lot 1, Section 1, Ausherman Industrial Park



*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.*

# General Industrial Lot for Sale/ Lease

## Lot 1, Section 1, Ausherman Industrial Park

### General Industrial Land Uses, Permitted by Right:

#### Wholesaling and Processing

Agricultural products processing\*  
Bottling plant\*  
Contractors, equipment and material storage yard\*  
Carpet or rug cleaning\*  
Petroleum products storage\*  
Laboratory research, experimental or testing\*  
Industrial laundry and dry cleaning\*  
Self-storage units\*  
Stone monument processing\*  
Wholesaling and/or warehouse\*  
Yard storage\*

#### Automobile and Related Services

Automobile filling and service station\*  
Automobile repair or service shop\*  
Sales and service center\*  
Salvage yard\*  
School bus parking\*  
Truck stop and filling station service facility\*  
Motor freight terminal\*

#### Commercial Business and Personal Services

Broadcasting studio\*  
Communication towers\*  
Bus depot\*  
Carpentry, electrical, plumbing, welding\*  
Contractors, fencing, pool and siding\*  
Landscape contractor\*  
Medical clinic\*  
Office business\*

#### Commercial Uses - Retail

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\*

\*Principle permitted use subject to site  
development plan approval

#### Animal Care and Service

Auction sales - animals\*

#### Solid Waste Operations

Borrow pit operations\*  
Recycling pickup and distribution centers\*

#### Natural Resources Uses

Agricultural activities  
Agritourism enterprise  
Nursery Retail\*  
Nursery Wholesale  
Forestry  
Sawmill\*  
Mineral extraction\*  
Mineral processing\*

#### Commercial Amusements

Race tracks\*  
Theater, drive-in or outdoor stage\*  
Outdoor recreation center\*  
Limited manufacturing and assembly use\*  
General manufacturing\*

#### Open Space and Institutional

Airports, public\*  
Fairground\*  
Shooting range/club-trap,skeet,rifle,archery

#### Institutional

Community fire and rescue service\*

#### Governmental and Nongovernmental Utilities

Arena or stadium\*  
Nongovernmental utility\*

#### Residential Uses

Caretaker residence  
(in conjunction with a permitted use)

#### GENERAL INDUSTRIAL DISTRICT (GI)

is intended to provide areas for industries  
involving manufacturing or processing and  
for those industrial uses which cannot meet  
the performance criteria of the limited  
industrial district.