



EXCLUSIVE OFFERING FROM CPG REALTY

MT AIRY INDUSTRIAL LAND

50.24 ACRE ASSEMBLAGE—ZONED INDUSTRIAL

FOR SALE - INDUSTRIAL DEVELOPMENT OPPORTUNITY

INDUSTRIAL DEVELOPMENT OPPORTUNITY

The Mt Airy Industrial Land Assemblage is made up of three parcels totaling 50.24 acres of Industrial zoned land in the Town of Mt Airy. A conceptual plan for a 364,000 logistics facility with outdoor storage is on Page 4. The property has access from Twin Arch Road, and frontage along the CSX Railway. Mt Airy is in Carroll County, Maryland, and on the I-70 corridor ~20 miles west of Baltimore, MD and ~12 miles east of Frederick, MD.

HIGHLIGHTED PERMITTED USES

- ◆ Warehousing & Storage (indoor and outdoor of goods and materials)
- ◆ Manufacturing
- ◆ Transportation Terminals
- ◆ Heavy Equipment Sales & Services



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MT AIRY INDUSTRIAL LAND ASSEMBLAGE

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BUSINESS TERMS

SALES PRICE	CONTACT CPG REALTY FOR GUIDANCE
STUDY PERIOD	45 DAYS
TERMS.....	NEGOTIABLE
DEPOSIT.....	MINIMUM OF 5% OF PURCHASE PRICE
SETTLEMENT.....	NEGOTIABLE
OFFERS DUE	APRIL 7, 2023

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission offered with this opportunity.



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CPG Realty, LLC, as exclusive representative to the Seller, is pleased to present the Mt Airy Industrial Land Assemblage in Carroll County, MD. The property is Carroll County Tax Map 602, Parcels 131, 132 & 133, and consists of a total of 50.24 acres (the “Property”). Parcels 131 and 133 are within the Town of Mt Airy, and Parcel 132 (approximately 1.05 acres), is in the process of annexation to the Town and should be completed by 3rd quarter of 2023.

A conceptual plan is provide by Bohler Engineering on Page 4, which displays a conceptual plan for 364,000 SF logistics facility with 503 parking spaces, 98 trailer spaces along with the potential for additional outdoor storage. Please contact Chris Rizzi with Bohler with any additional land planning questions (contact info on page 4).

The Property is zoned Industrial (I) within the Town of Mt Airy, which is intended to provide for both heavy commercial and light industrial uses. See page 5 for all permitted uses, including those permitted by special exception. The highlighted permitted uses include Warehousing and Storage, Manufacturing, Transportation Terminals, Heavy Equipment Sales and Service, Wholesale Trade, Vehicle Repair, Service and Sales, and Flex Space.

Access is provided by Twin Arch Blvd from the north. The Property has tremendous visibility and exposure form Interstate 70 and is flanked by existing industrial uses to the east and west. The CSX railway borders the property to the South and the potential Buyer should verify with CSX if there is the potential for a rail spur.

Mt Airy is less than 25 miles west of I-695—Baltimore Beltway, along I-70, and less than 15 east of I-270 in Frederick, MD. This location supports a wide variety of potential industrial uses from both a warehousing and distribution perspective, and a user perspective including site work contractors, various trade contractors, and heavy equipment sales and service. The potential for outdoor storage makes the Mt Airy Industrial Land Assemblage a rare opportunity to purchase 50+ acres of Industrial Land in the greater DC & Baltimore Metro Markets.



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BOHLER //

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**50.24 ACRES
INDUSTRIAL LAND**



**QUICK ACCESS
TO INTERSTATE 70**



**OUTDOOR STORAGE
POTENTIAL**

ENTITLEMENT PROCESS

TOWN OF MOUNTY AIRY - CARROLL COUNTY

1 - Concept Plan (6-8 months)

APF Testing & SWM

Plan is reviewed by the Town Technical Committee

Plan is reviewed by the Town Planning Commission

3 - Final Site Plan (6-8 months)

Plan is reviewed by the Town Technical Committee

Plan is reviewed by the Town Planning Commission

4 - Establishment of Security and/or Public Works Agreements

5 - Final Approval

Link to Town Site Plan Process: [MT AIRY PROCESS](#)

Address: South side of Twin Arch Blvd, Mt Airy, MD

Tax Map: Carroll County Tax Map 602, Parcel 131, 132 & 133

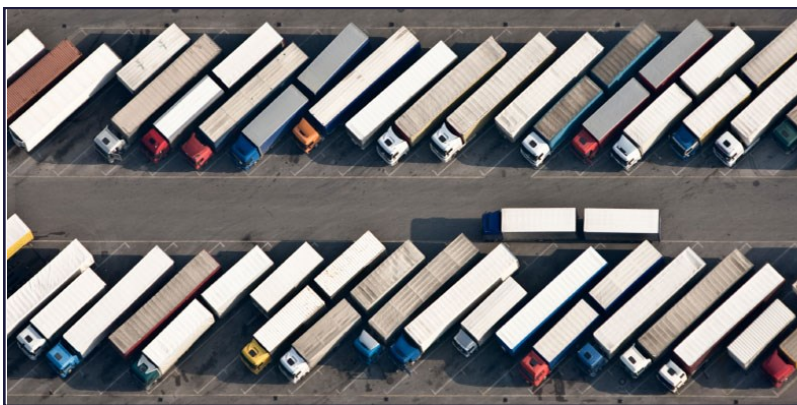
Municipality: Town of Mt Airy (parcel 132, approximately 1.05 acres is in the annexation process to the Town, and should be completed by 3rd quarter 2023)

Property Size: 50.24 Acres \pm

Current Zoning: Industrial (I)

Existing Conditions: The Property is aside a gentle hill with the North being the highest point, and the South being the lowest and is mostly wooded. See the drone picture on page 12.

Height Restriction: 45'

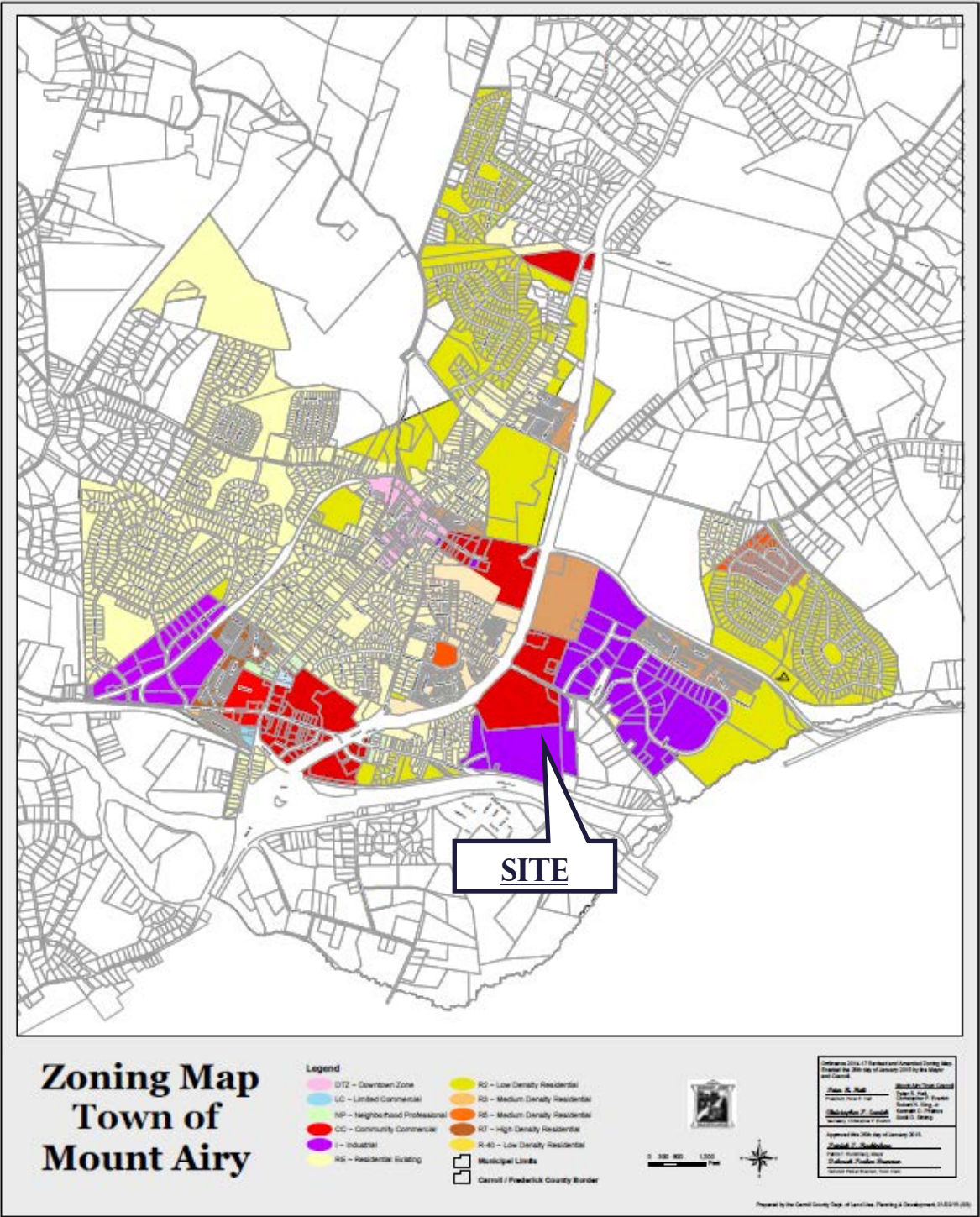


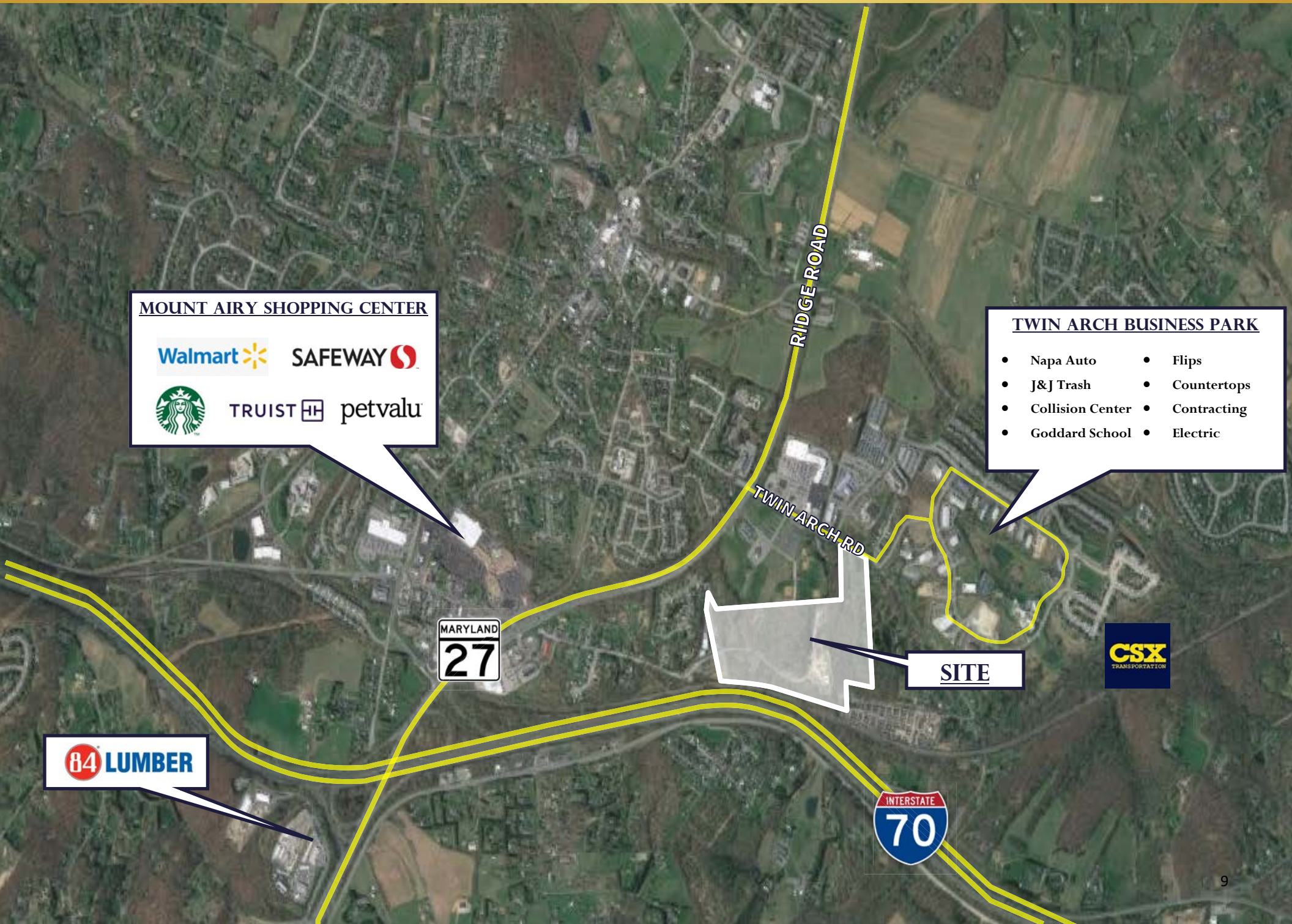
PERMITTED USES

- Warehousing & Storage: indoor and outdoor storage of goods and materials, including warehousing, pole yards, building material storage, trucking storage, lumber yards, farm implement sales and service and construction companies having outside storage of equipment (not auto wrecking, junk and other salvage storage).
- Manufacturing uses of a light nature, R&D or science oriented industries.
- Transportation Terminals
- Heavy Equipment Sales & Services
- Wholesale Trade (distribution)
- Heating, Plumbing & Electrical Supplies
- Vehicle Repair, Service & Sales (mobile homes, RVs)
- Offices, Business & Professional
- Flex Space

SPECIAL EXCEPTION USES (BZA Approval)

- Bulk Storage of Oil, Petroleum, Gas or similar
- Industrial Center
- Retail & Commercial in excess of 65,000 SF
- Freestanding signs
- Child Care Services





MOUNT AIRY SHOPPING CENTER





TWIN ARCH BUSINESS PARK

- Napa Auto
- J&J Trash
- Collision Center
- Goddard School
- Flips
- Countertops
- Contracting
- Electric



SITE



MOUNT AIRY, MD

Mount Airy, MD is known as the ‘Heart of the Four County Community” of Carroll, Frederick, Howard, and Montgomery County. Its strategically located at the junction of Interstate 70 and Maryland 27 in close proximity of Baltimore, Frederick and Washington D.C. Its one of the largest municipalities in Carroll County and is the home to a variety of national retailers including Walmart, TJ Maxx & Homegoods, Weis Markets, Safeway, Tractor Supply, Chick-Fil-A, as well as, Lorien Health, and the Carroll Hospital Center.

CARROLL COUNTY, MD

Carroll County, MD features a diverse range of recognized industry leaders to innovative manufactures, education and health service providers and professional and business service companies including Northop Grumman, Stanley / Black & Decker, Inc., Performance Good Group, Lehigh Cement Company, Fuchs North America, Evapco, Inc., and Advanced Thermal Batteries. The County has a great trained workforce population and an energetic Office of Economic Development with multiple programs and resources for new businesses entering Carroll County.

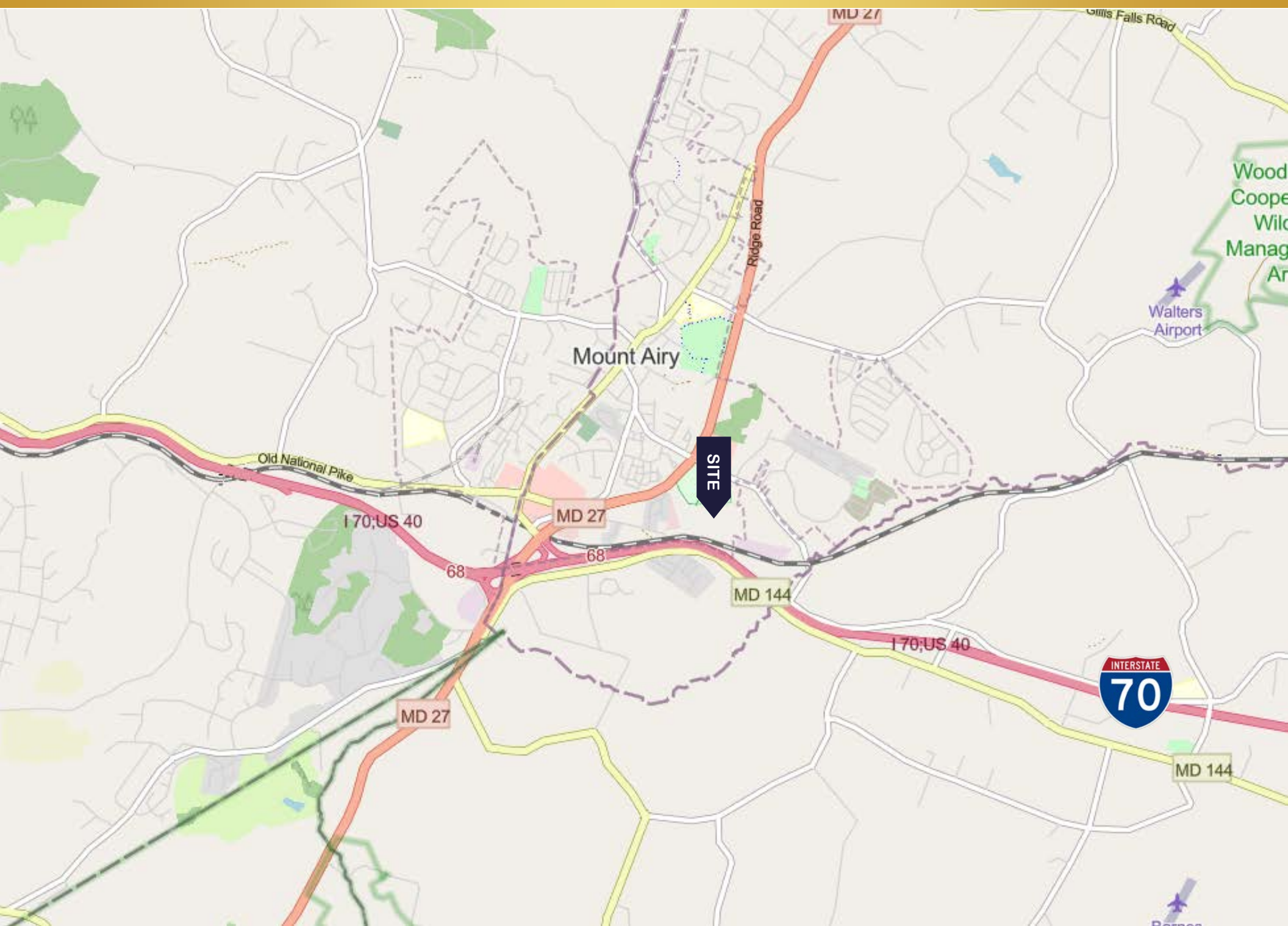
	5-MILE RADIUS	10-MILE RADIUS
2022 POPULATION	32,345	124-178
AVG HOUSEHOLD INCOME	\$156,020	\$157,194
DAYTIME EMPLOYEES	9,070	26,290

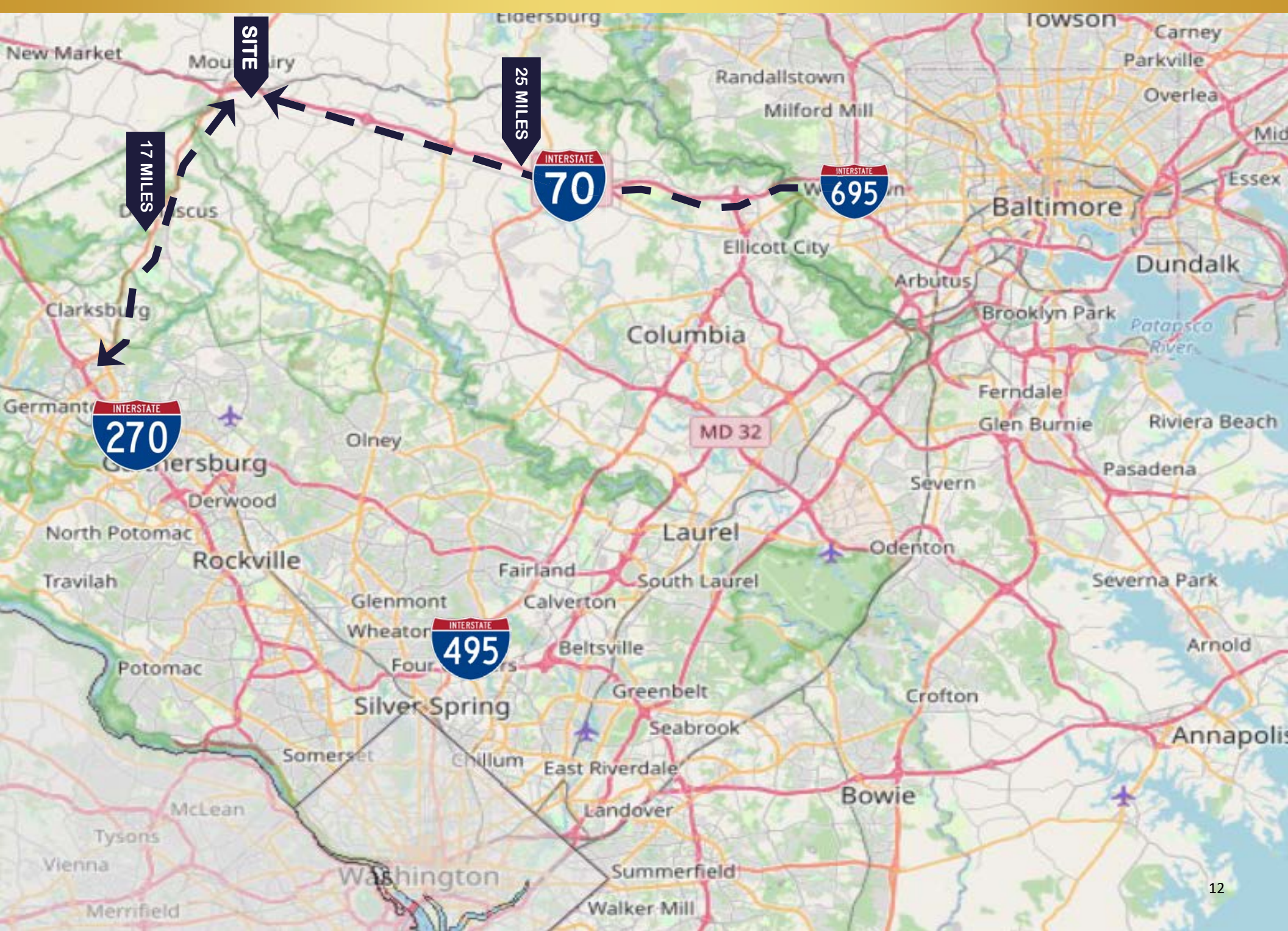


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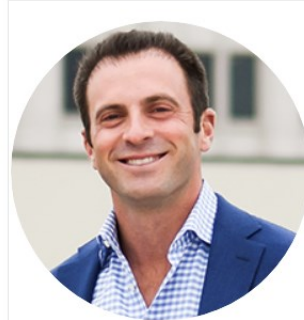


ADDITIONAL INFORMATION

A Due Diligence Folder has been created for your reference. Click on the Dropbox.com link below to access the Due Diligence Documents.

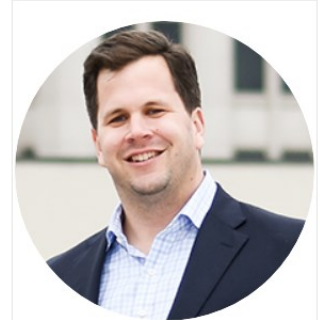
[MT AIRY INDUSTRIAL LAND
DUE DILIGENCE FOLDER LINK](#)

- Sketch Plan
- Zoning Information
- Pictures
- Town Process



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**CPG REALTY IS A BOUTIQUE FULL-SERVICE REAL ESTATE FIRM
WITH AN EXTENSIVE TRACK RECORD, AND WEALTH OF
EXPERTISE ACROSS MULTIPLE PRODUCT AND PROPERTY
TYPES. WITH 55+ YEARS OF COMBINED REAL ESTATE EXPERIENCE,
WE HAVE SUCCESSFULLY COMPLETED OVER
\$1 BILLION IN TRANSACTIONS.**