



RELATIONSHIP
DRIVEN
REAL ESTATE



EXCLUSIVE OFFERING FROM CPG

3955 Dartmouth Court

Existing 9,860 SF Warehouse/ Office
Prime Industrial User/ Investor Opportunity



3955 Dartmouth Court
Frederick, MD 21703



3955 Dartmouth Court is a 9,860 sf, freestanding building on 3.81 acres of LI (Limited Industrial) zoned land in Frederick, Maryland. The building features a 8,000 sf warehouse, and 1,860 sf office with plenty of parking, small truck court, and outdoor storage. The property is fenced, with secure access, video surveillance, and is within the Stanford Industrial Park.

The property is unique opportunity for a user/ investor to purchase an existing warehouse/ office in southern Frederick County, Maryland, near the developing Quantum Loophole data center development.



7272 Wisconsin Avenue, 10th Floor
Bethesda, MD 20814



(301) 951 0154



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CONTENTS

EXECUTIVE SUMMARY	05
PROPERTY INFO	06
PICTURES & OVERVIEW	07-08
FLOORPLAN	09
MAPS & MARKET INFO	10-12
DEAL TEAM & DUE DILIGENCE LINK	13

BUSINESS TERMS

Sales Price	\$2,600,000.00
Study Period	30 Days
Terms	Cash at Closing
Deposit	Minimum Of 10% Of Purchase Price
Settlement	30 Days

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.





CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale 3955 Dartmouth Court, Frederick, MD, the (“Property”). The Property is an existing 9,680 sf structure on 3.81 acres± of LI (Limited Industrial) zoned land, including 8,000 sf of warehouse and a 1,680 sf office. The Property is within the Stanford Industrial Park in south Frederick County, near the Quantum Loop-hole data center development, QLoop. The Property is approved for a Contractor Storage & Yard.

The warehouse component is a 20’ tall metal building with adjoining office featuring multiple private offices, a kitchenette and a large conference room. The Property has a large asphalt parking lot, truck court, and outdoor storage area. The Property is served by private well and private septic, and has 200 amp electrical service, with the ability to add additional service. The usable area of the lot was recently fenced with a new 8’ metal privacy fence, featuring a secured gate access. The office has been recently renovated, and secured with video surveillance.

Frederick has experienced positive population growth of over 5% for consecutive years, and is home to major employers such as Fort Detrick, AstraZeneca, Lonza, Kite Pharma, MedImmune, and the National Cancer Institute. This is a rare opportunity for a User/ Investor to purchase a vacant, stand alone, warehouse/ office in with industrial zoning in Frederick County, MD.



**3.81 ACRES
INDUSTRIAL LAND**



**QUICK ACCESS
TO US 15**



**OUTDOOR
STORAGE**



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Address: 3955 Dartmouth Court, Frederick, MD 21703

Tax ID: 01-036823

Municipality: Frederick County

Property Size: 3.81 Acres±

Building Size: 9,860 SF

Year Built: 2003

Renovations: The office was renovated in 2022.

Building: 8,000 SF Warehouse, 1,860 SF Office

Current Zoning: LI – Limited Industrial

Approved Use: Contractors Office & Yard

Permitted Uses:

- Landscape Contractor
- Laboratory Research, Experimental or Testing
- Self Storage
- Wholesaling and/or Warehouse
- Recreational Vehicle Storage Facility
- Indoor/ Outdoor Storage Facility

Parking:

- 9 Spaces
- 1 ADA Spaces
- 10 Total
- ~9,000 SF Asphalt Truck Court/ Storage
- ~15,000 SF Gravel Storage Area



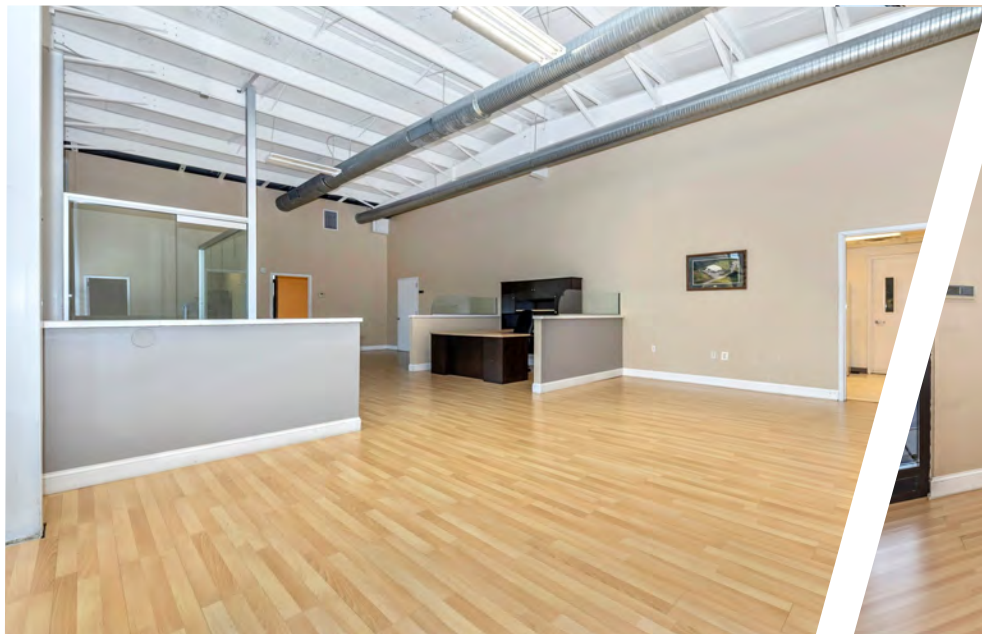
Roof: Metal

Ceiling Height: 16-17' clear

Mechanical Systems: Heat Pump & Central Air for Office.
Two (2) Renzor heaters warehouse installed, and one (1) Renzor heater uninstalled

Electrical Systems: 200 Amp Service

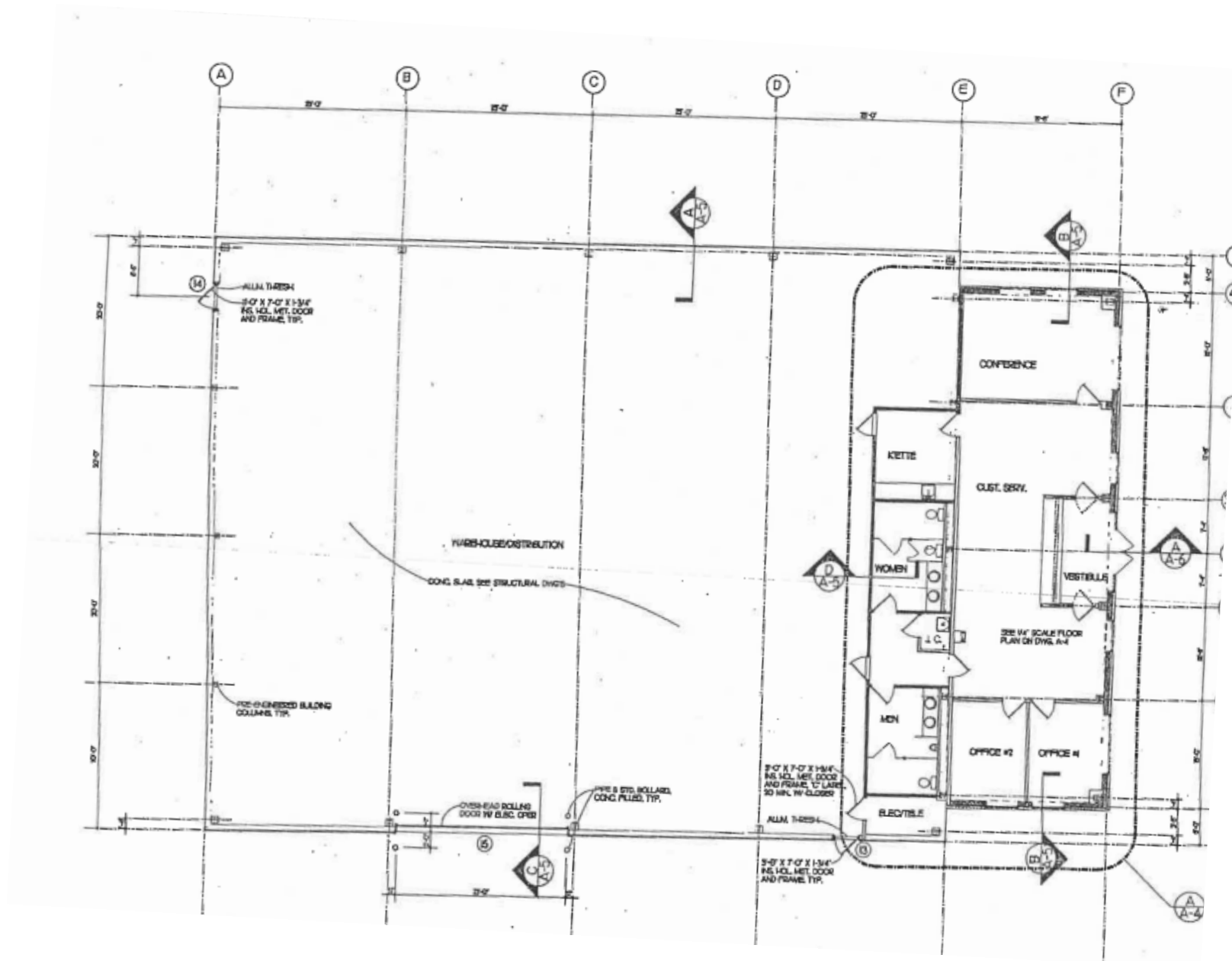
Security: Card Readers, Cameras, Gated Entrance



15

DARTMOUTH COURT

FLOOR PLAN





3955 Dartmouth Court

CAP STINE ROAD

Stanford Industrial Park

Mullinix Agro Industrial Park

BALLENGER CREEK PIKE

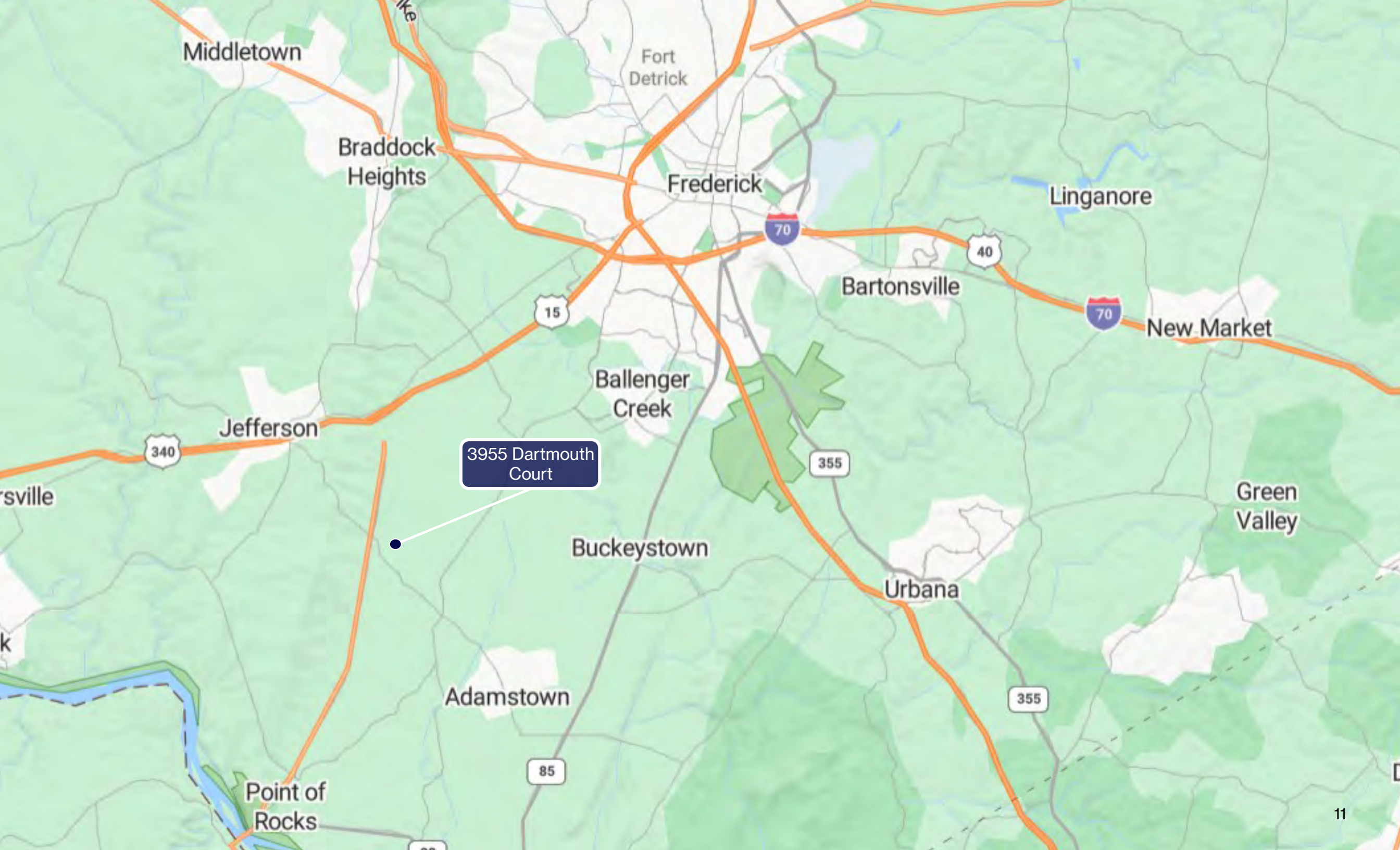
NEW DESIGN ROAD

MANOR WOODS ROAD



MOUNTVILLE ROAD





Middletown

Fort Detrick

Braddock Heights

Frederick

Linganore

Bartonsville

New Market

Jefferson

Ballenger Creek

3955 Dartmouth Court

Buckeystown

Green Valley

Urbana

Adamstown

Point of Rocks



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Market Data

Frederick, Maryland, has consistently been ranked nationally as one of the top 25 places to live by Livability.com, as a preferred workforce and business destination in the Baltimore-Washington Region. The City of Frederick is the second largest city in Maryland and has a population growth rate of over 5%. Frederick is within an hour drive to Washington DC, Baltimore, and Northern Virginia (Dulles Airport). Frederick boasts a skilled workforce, fast track permitting, no County Business Personal Property Tax, Inventory Tax Exemptions, Frederick County New Jobs Tax Credit, Frederick County Industrial Business Tax Credit and several other tax credit opportunities for doing business in Frederick, Maryland.

FREDERICK COUNTY BUSINESS

287,079

Population

104,000+

Workers

7,700+

Businesses

5.7%

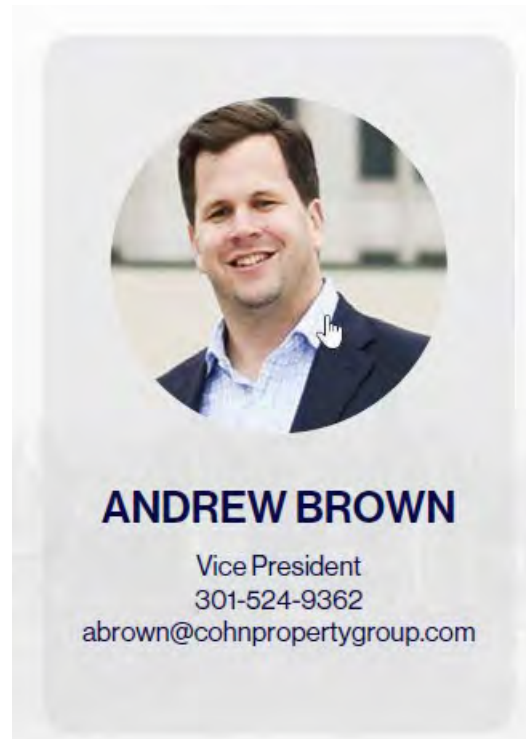
Population Growth 2020 – 2022

130+

Life Science Companies

\$106,129

2021 Median Income



PLEASE CONTACT CPG FOR MORE INFORMATION

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