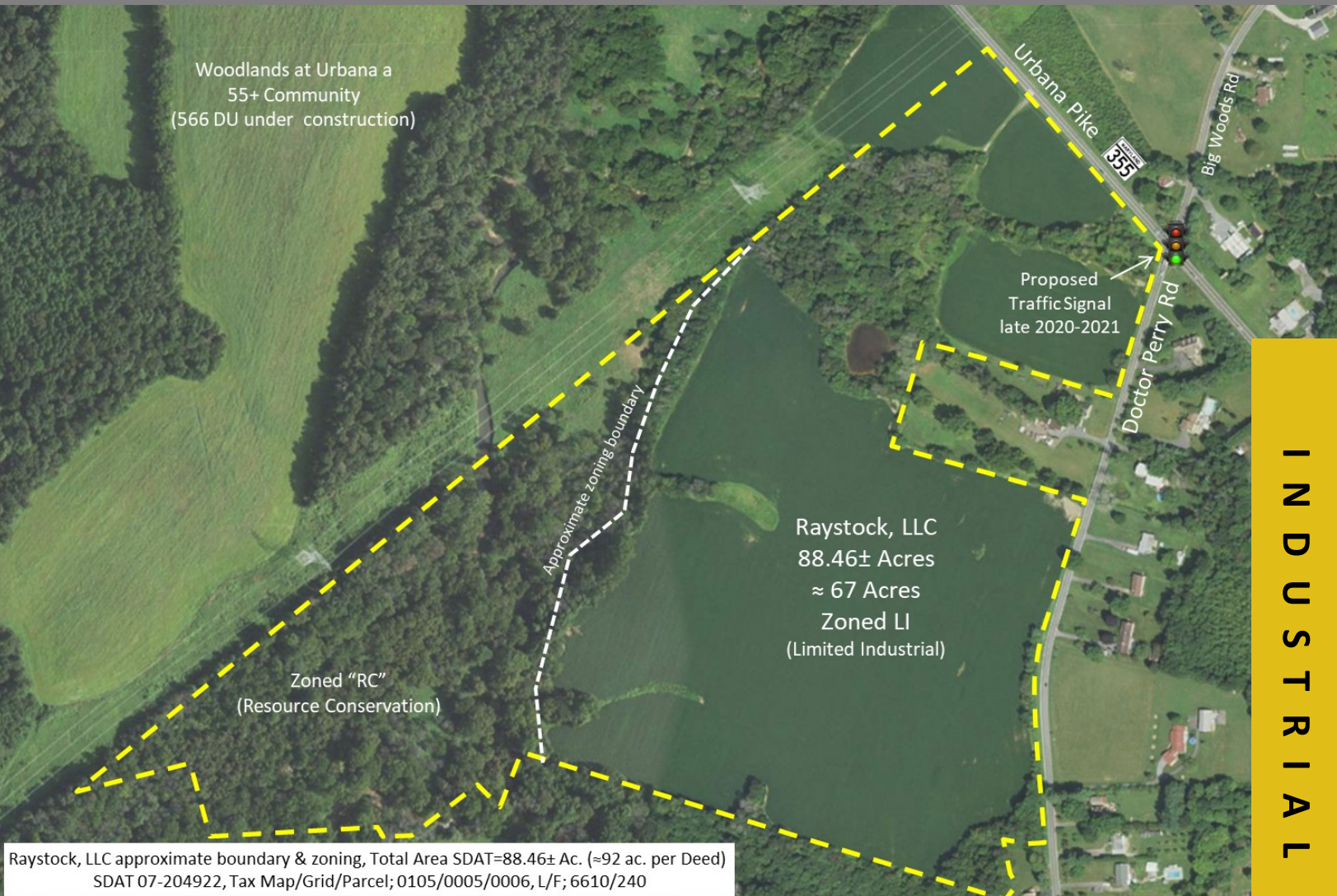


# INDUSTRIAL LAND

± 88.46 Acres Total

Urbana Pike & Dr Perry Rd

Frederick County, MD



INDUSTRIAL LAND FOR SALE

Raystock, LLC approximate boundary & zoning, Total Area SDAT=88.46± Ac. (≈92 ac. per Deed)  
SDAT 07-204922, Tax Map/Grid/Parcel; 0105/0005/0006, L/F; 6610/240

## POTENTIAL USES:

Data Center, Wholesaling &/or Warehouse, Laboratory-Research, Manufacturing & Assembly, Self-Storage, Hotel/Motel, Solar Facility,

## NEARBY PROPERTIES:

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

## DIRECTIONS:

From I-270 Exit 26 (Urbana) follow Fingerboard Rd (MD 80) turn right onto Urbana Pike (MD 355) south. Property is located at the western corner of Urbana Pike and Doctor Perry Roads.

## SUMMARY:

Approximately 67 gross acres of LI zoned land. Perfect location for a Data Center, Flex-warehouse a quality Self-Storage facility for the community of 3000 existing homes (4,200 DU approved and more land master planned.) Public water & sewer available or develop on well & septic.



8923 Fingerboard Rd., Frederick, MD 21704

## Charles Seymour

Broker  
240.436.6040 Direct  
301.831.8232 Office  
CSeymour@tpreinc.com

## Ted McCutcheon

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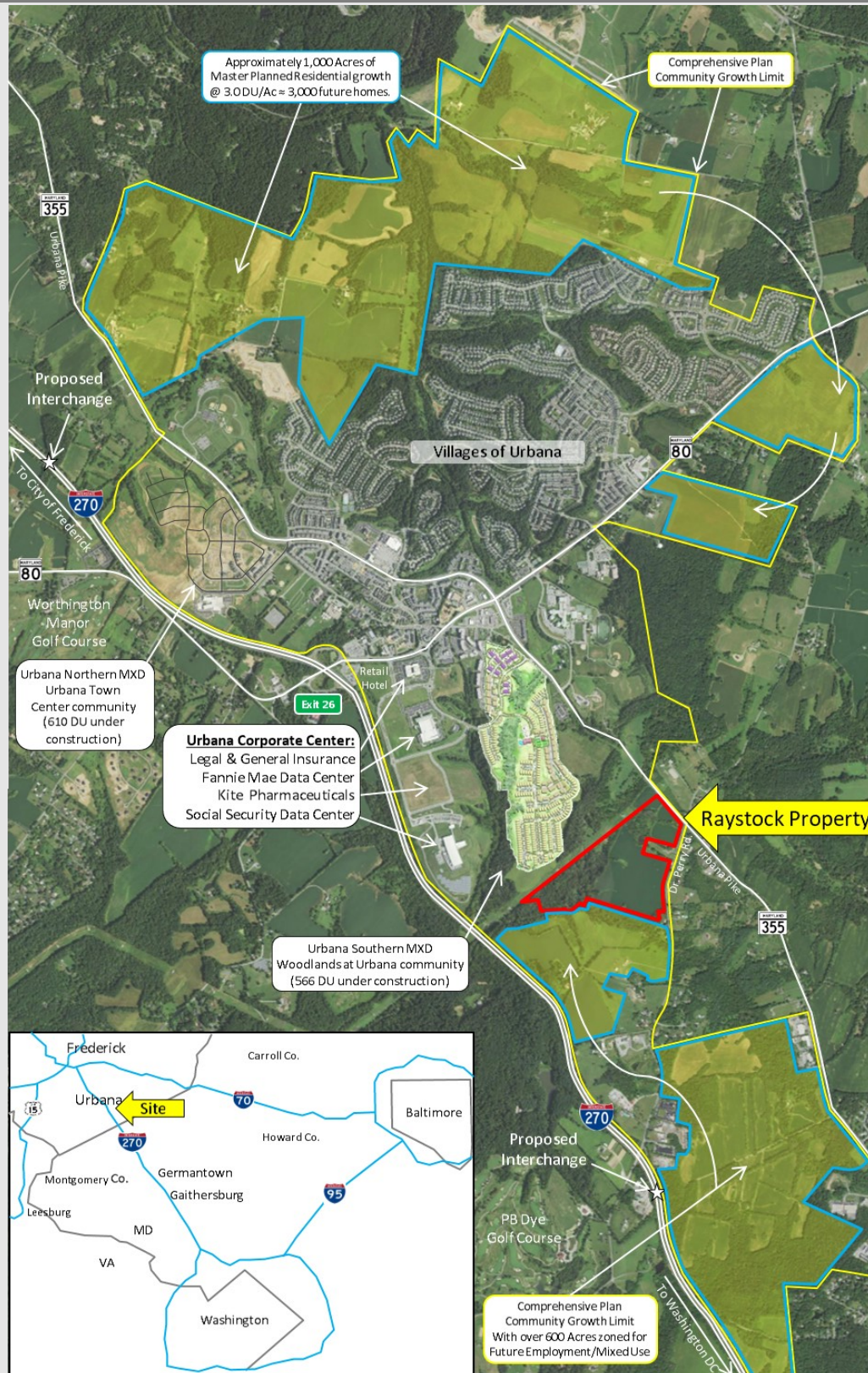


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