



Rare Development or End user Opportunity 8.3 ± Acres General Industrial (GI) Zoning

FOR SALE

4305 Lime Kiln Road

Frederick, MD 21703



*Rare find of **General Industrial** zoned land with over 16,000 sq. ft. of structures. Currently site is served by onsite well & septic however Public Water and Sewer is available and accessible approximately 1,470 feet north at the intersection of MD 85 and Geoffrey Way. Move in turn-key or redevelop and build your new state-of-the-art facility.*

Key uses ONLY permitted in GI are:

- >Mineral processing
- >Contractors, equipment and material storage yard.
- >Yard Storage
- >Salvage yard
- >General Manufacturing
- >Resource Recovery non-separated (SW)

CSX rail access potential!

Note: Property has a 150' cell tower on a 0.3-acre site however Seller will be reserving the tower lease via a separate ground lease

Photo May 2021
Property boundaries are approximate and for pictorial reference only

For more information please contact:

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