

# MATAN

FREDERICK, MARYLAND



## 1567 TILCO DRIVE

FREDERICK, MD | WWW.MATANINC.COM

**QUICK ACCESS TO I-70**



### PROPERTY HIGHLIGHTS

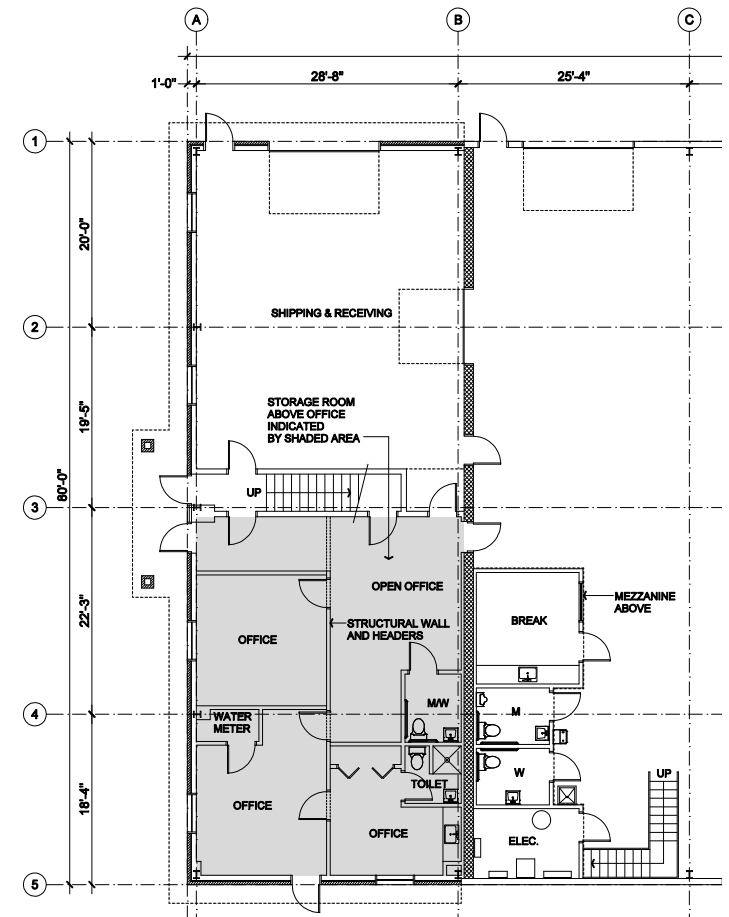
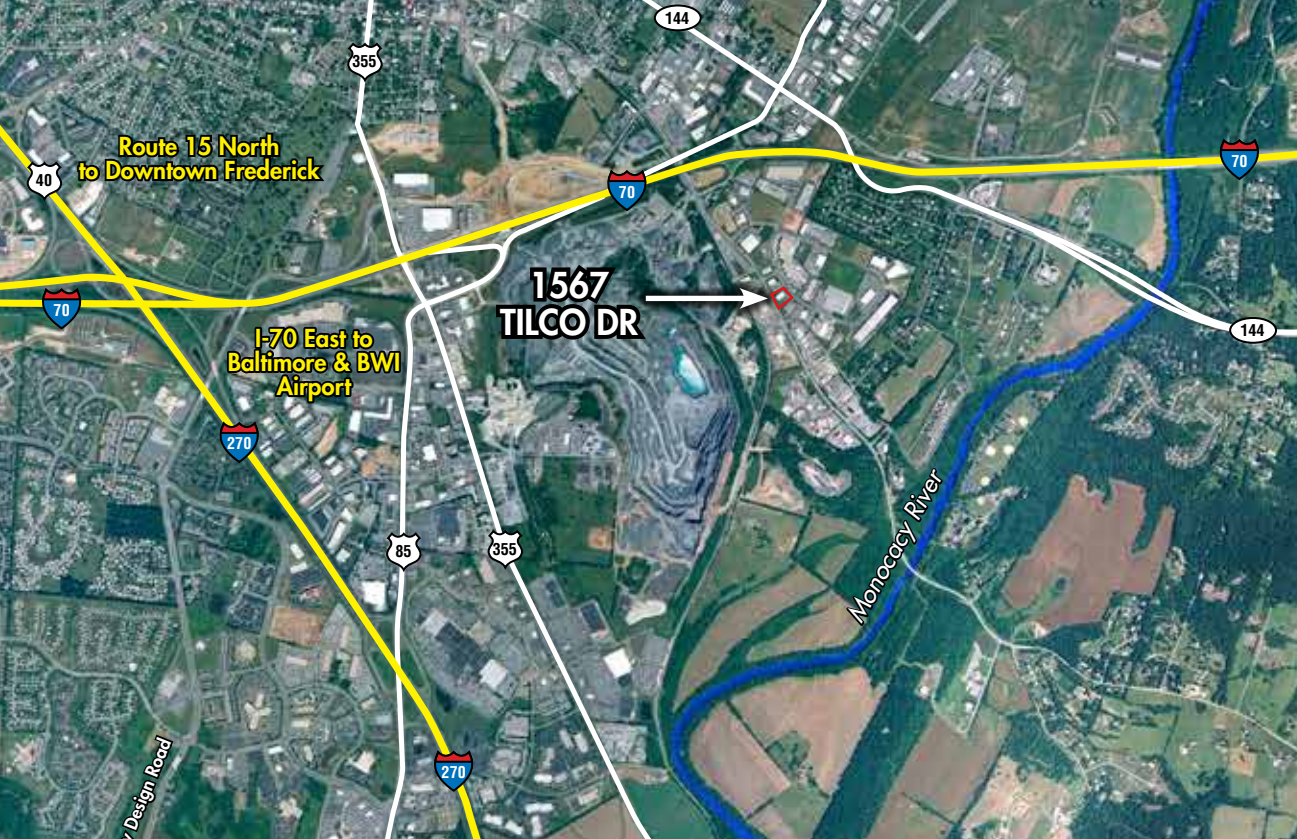
#### OVERVIEW

- 10,400 SF
- 2,850 SF Office / Show Room
- 1,500 SF Mezzanine / Storage
- 7,550 SF Warehouse, 18.5' Clear Height
- 2 Drive-In Doors
- 2/1,000 Parking
- 1.29 Acre Parcel
- Potential for up to 1/3rd Acre Fenced Storage Lot
- Prime location in Industrial Center East
- Excellent Reichs Ford Road Frontage and Visibility
- Quick Access to I-70 (Exit 55)

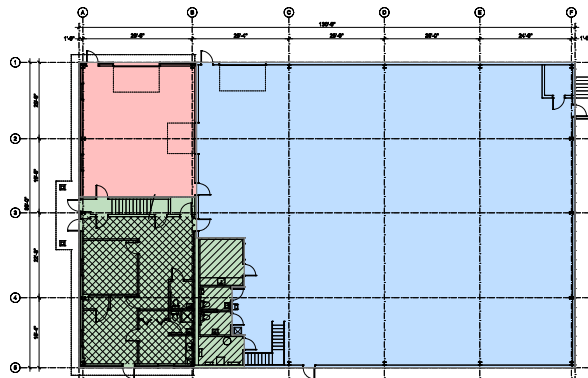
POTENTIAL CONTRACTOR YARD • FREESTANDING BUILDING

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**LOCATED IN INDUSTRIAL CENTER EAST**



**RENTABLE AREAS**

- SHIPPING RECEIVING - 1,086 RSF
- WAREHOUSE - 7,550 RSF
- OFFICE & UTILITY - 1,764 RSF

**MISC. AREAS**

- MEZZANINE - 360 SF
- STORAGE - 1,132 SF

SQUARE FOOT SUMMARY  
1/16" = 1'-0"

10,400 RSF

