



TWO CHARLIES



FREDERICK BUSINESS PARK



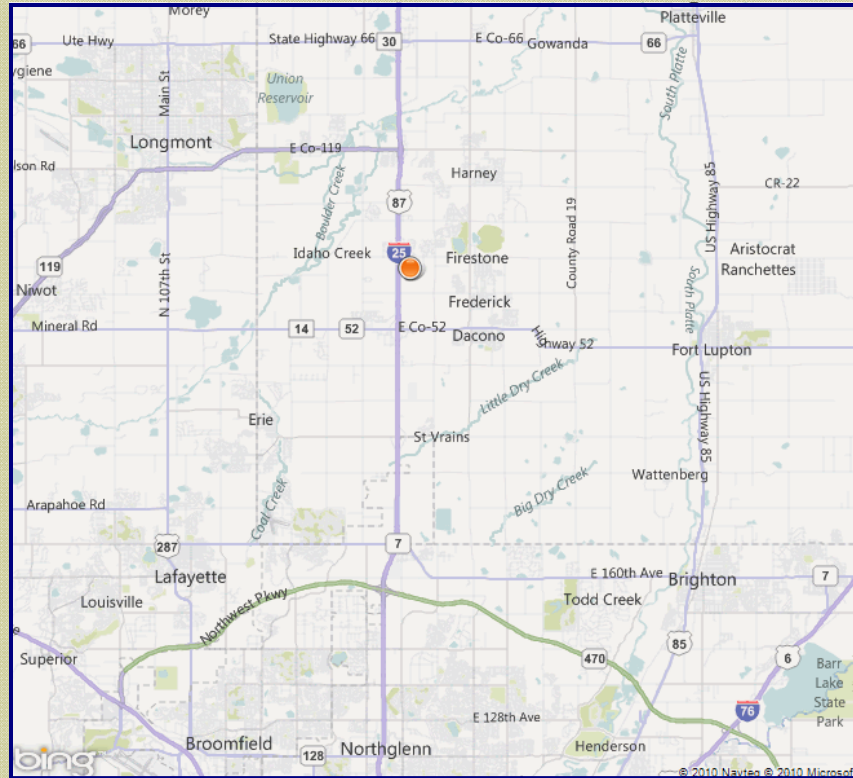
- LOT 1 BLOCK 3: 10.958 ACRES - \$2.50/SQ FT
- LOT 1 BLOCK 8: 14.984 ACRES - CALL FOR PRICING!
- PUD ZONING ALLOWS INDUSTRIAL AND OFFICE USES
- UTILITIES INSTALLED AT LOT 1 BLOCK 3:
 - SEWER—SAINT VRAIN SANITATION DISTRICT—TWO 4" SERVICES
 - WATER—TOWN OF FREDERICK—3/4" TAP
 - POWER—UNITED POWER
 - TELEPHONE—QWEST
 - ONSITE STORM WATER DETENTION
- LOCATED OFF OF I-25 FRONTAGE ROAD (3 MILES S. OF HWY 119/2 MILES N. OF HWY 52)

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Area Map



Lot 1 Block 3 Site Plan - modular buildings not included

