



**For Sale**

**36 W Pennsylvania Avenue,  
Walkersville, MD 21793**

**kl**n**b**



## Site Overview

Sale	
For Sale	\$5,350,000 (\$205.77/SF)
Sales Type	Owner User
Status	Active

Building	
Type	Industrial warehouse
Clear Heights	14'-18'
RBA	26,000 SF
Stories	1
Office	+/- 2,200
Construction	Masonry

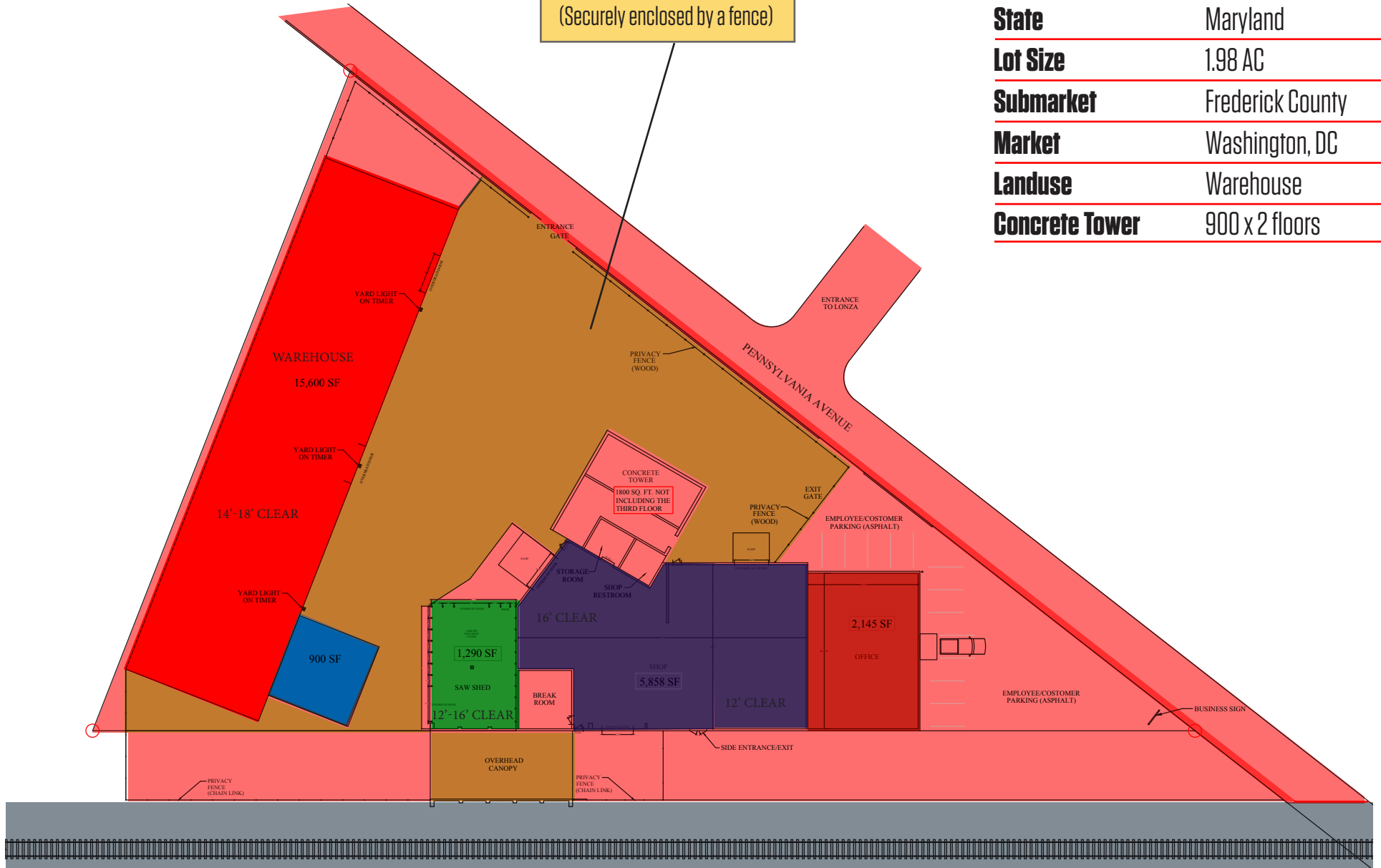
Loading	
Docks	1 ext
Drive Ins	7 total

Land	
Land Acres	1.98 AC
Zoning	Light Industrial Park (LIP)
Parcels	26-493019

# Site Plan

Large outdoor yard space  
(Securely enclosed by a fence)

<b>County</b>	Frederick
<b>State</b>	Maryland
<b>Lot Size</b>	1.98 AC
<b>Submarket</b>	Frederick County
<b>Market</b>	Washington, DC
<b>Landuse</b>	Warehouse
<b>Concrete Tower</b>	900 x 2 floors





## Transportation

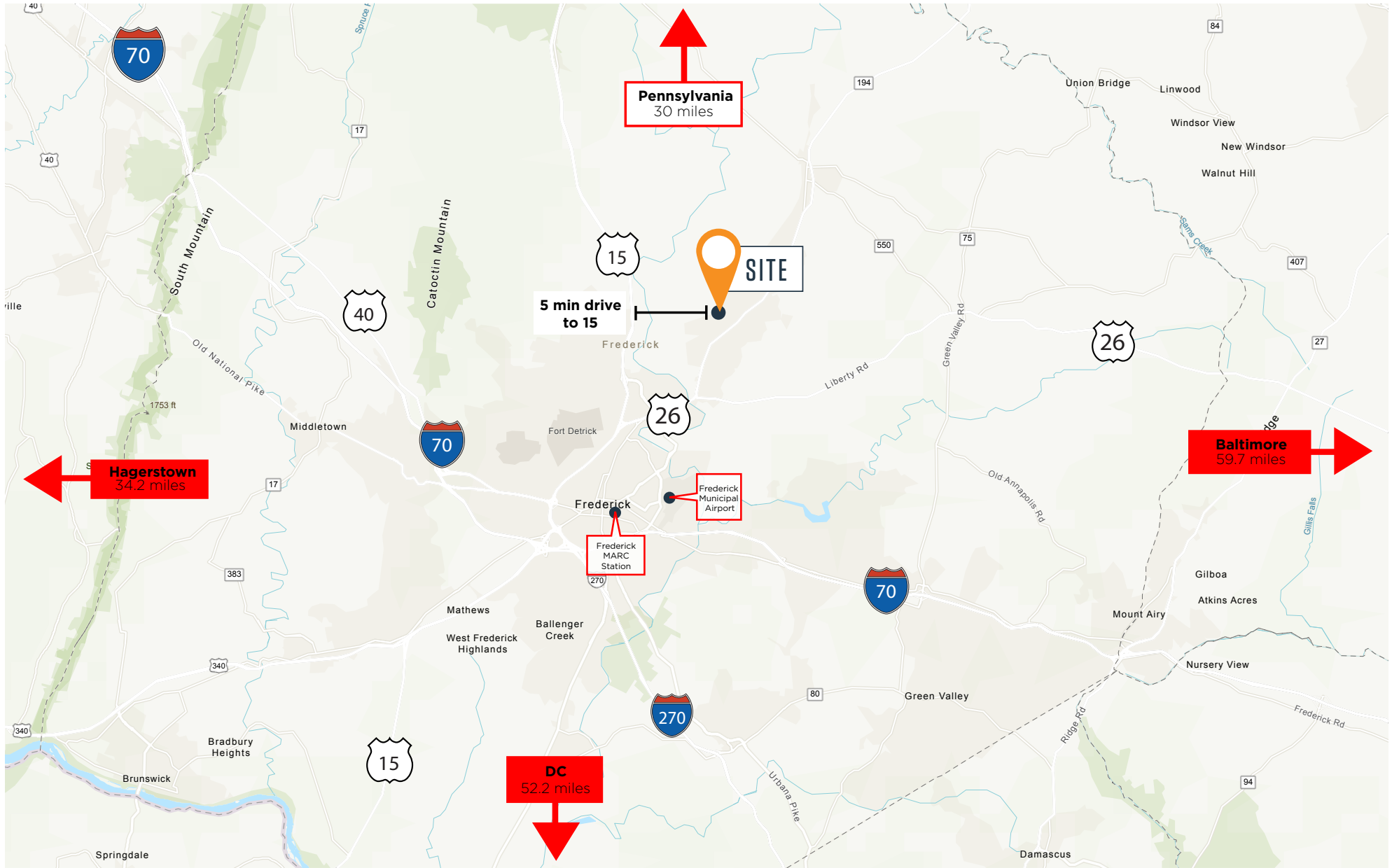
Distance to Highway	
Route 15	2.5 miles
Route 40	8.6 miles
I-70	9.3 miles
I-270	10.3 miles
Route 340	19 miles

Commuter Rail	
MARC Station	7.2 miles

Airport	
Fredrick Municipal	6.7 miles
Hagerstown Regional	43.6 miles
Baltimore/Washington International	59.9 miles
Dulles International	47 miles
Ronald Reagan Washington	57.9 miles

Distance to Cities	
Leesburg	32.6 miles
Hagerstown	34.2 miles
Washington, DC	52.5 miles
Baltimore	59.7 miles
Annapolis	78.7 miles

# Local Map





# Site Notes

Recent Renovations	
Upgraded roof, siding, and insulation on the back shop	2014
New EPDM roof on main building in	2016
Office upgrades/remodel	2021
Office HVAC replaced	2021
New paving (base only)	2024

Electrical	
Shop	800-amp 120/208
Warehouse	600-amp 277/480

Other	
Natural Gas Service	
8' Privacy fence for securing outdoor lot	
Roadside visibility off Biggs Ford Rd	







Media Systems, Inc.  
804.359.3620  
newmediasystems.net

**Robert Pugh**  
rpugh@klnb.com  
301.222.0211

**Kenneth Fellows**  
kfellows@klnb.com  
301.222.0210

**Keiry Martinez**  
kmartinez@klnb.com  
703.334.5629

**Jackie McGaughey**  
jmccaughey@klnb.com  
301.264.8820



12435 Park Potomac Ave, Suite 250, Rockville, MD, 20854

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