

# INVESTMENT SALE

**SINGLE TENANT NNN INDUSTRIAL LEASE**  
WASHINGTON DC MSA - 10 YEAR TERM  
**\$2,500,000 (8% CAP)**



2 Creamery Way | Emmitsburg, MD (Washington DC MSA)

## PROPERTY HIGHLIGHTS

### 100% LEASED INDUSTRIAL PROPERTY

- Tenant in business since 1955
- Tenant has occupied location since 2006
- Easy access to Route 15 (24,000 VPD)
- 14,650± SF (11,405± SF Warehouse, 3,245± SF Office)
- Fenced Yard with 2,500± SF Three Sided Pole Barn
- 4.41± Acres (includes SWM)
- Frederick County Industrial Vacancy = 3.1% (CoStar)

All information contained herein deemed reliable but not guaranteed.



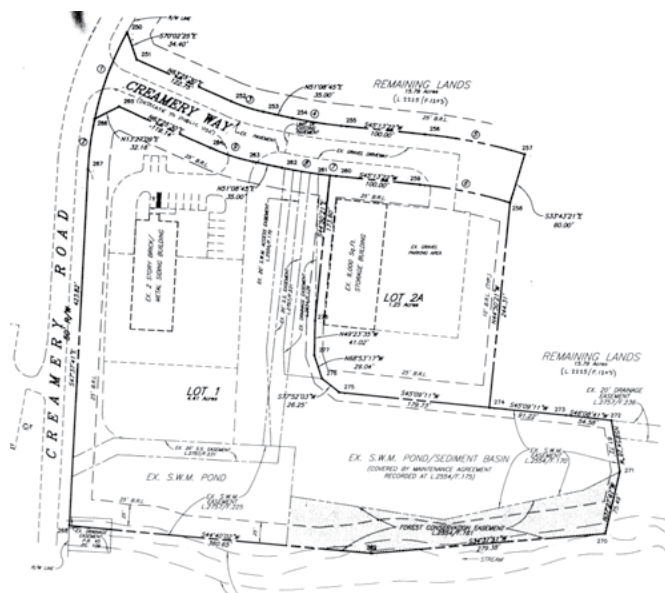
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**FOR MORE INFORMATION  
PLEASE CONTACT**

Seamus Fitzgerald  
(301) 787-4050  
seamus@frg.us  
www.frg.us

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NET LEASED INDUSTRIAL INVESTMENT  
10 YEAR TERM • 8% CAP RATE



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