



  
FREDERICK  
COMMERCIAL  
REAL ESTATE

5216 RENN ROAD  
Frederick, MD

**SALE – 32,500 SF CLEAR-SPAN BUILDING ON 5.76 ACRES**



# EXECUTIVE SUMMARY

Frederick Commercial Real Estate is pleased to present 5216 Renn Road — a rare commercial real estate opportunity in one of Maryland's fastest-growing markets, in Frederick County. The 32,500 SF clear-span facility sits on 5.76 acres of flat, developable land with General Commercial zoning that supports a wide range of uses. Operating as a racquet club since 1972, the Sellers will deliver the building vacant of the business; offering the next owner exceptional

potential for repositioning, expansion, or immediate occupancy. The property's strategic location near the region's major transportation corridors of I-70, I-270, US-340, and US-15 provides seamless access to the Baltimore–Washington and Northern Virginia markets, making it an ideal choice for businesses seeking scalable space with strong regional connectivity.



Scan for marketing  
video





# AREA FOR POTENTIAL EXPANSION OR DEVELOPMENT





The image shows the interior of a large, clear-span building housing several tennis courts. The courts have blue playing surfaces and green outer areas. The ceiling is high with a complex steel truss system and numerous long, rectangular fluorescent light fixtures. Green safety netting is visible along the back wall. The overall atmosphere is bright and spacious.

## PROPERTY OVERVIEW

Total Lot Size

**5.76 Acres**

*Flat Developable Land*

Total Building Size

**32,500 SF Clear-Span Building**

Zoned

**General Commercial**

Utilities

**Well & Septic**

Offering Price: **\$3,900,000/\$120 SF**

Note: The statements and figures contained herein, while not guaranteed, are secured from sources we believe are authoritative.



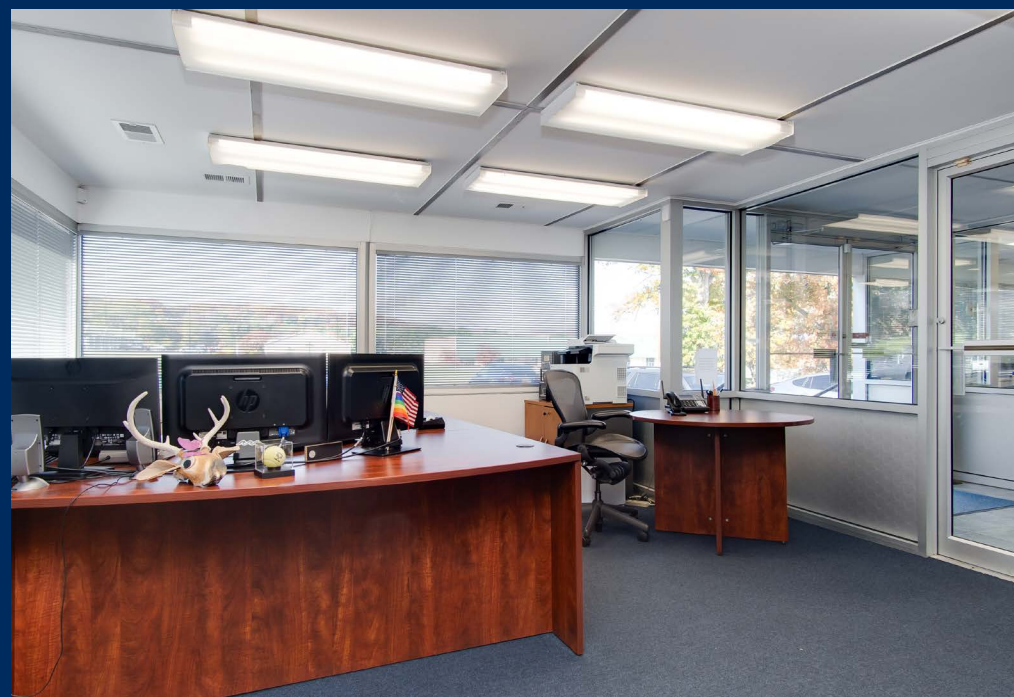
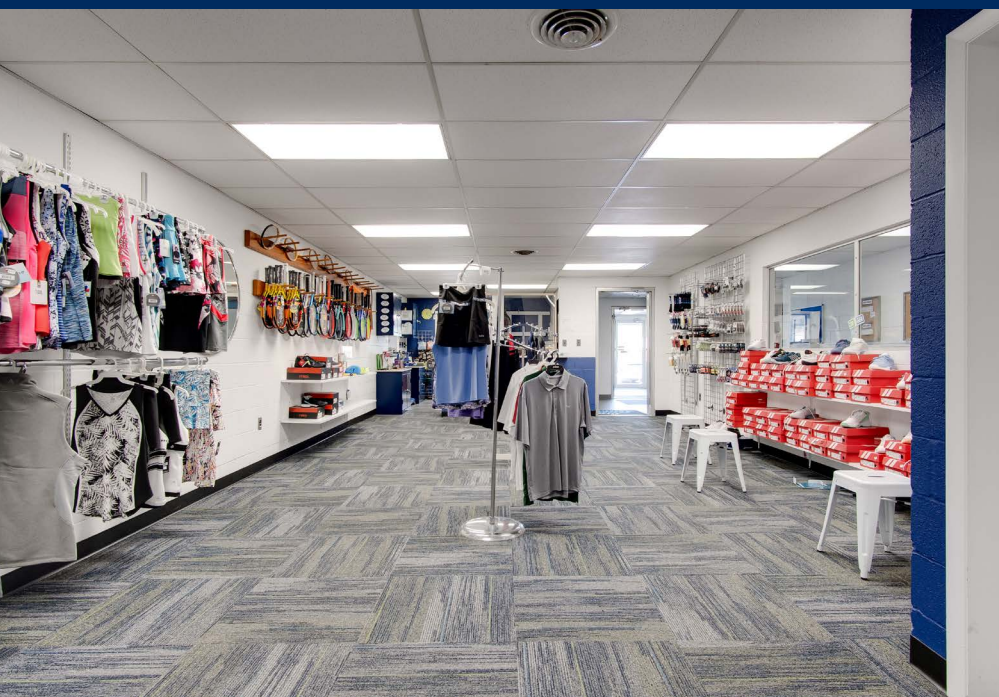
A wide-angle photograph of an indoor tennis facility. The facility features multiple blue tennis courts with white boundary lines, separated by green safety fencing. The background shows more courts and a large, high-ceilinged structure with a translucent, tent-like roof. Numerous long, rectangular fluorescent light fixtures are suspended from the ceiling, illuminating the space. The overall atmosphere is bright and spacious.

## BUILDING FEATURES

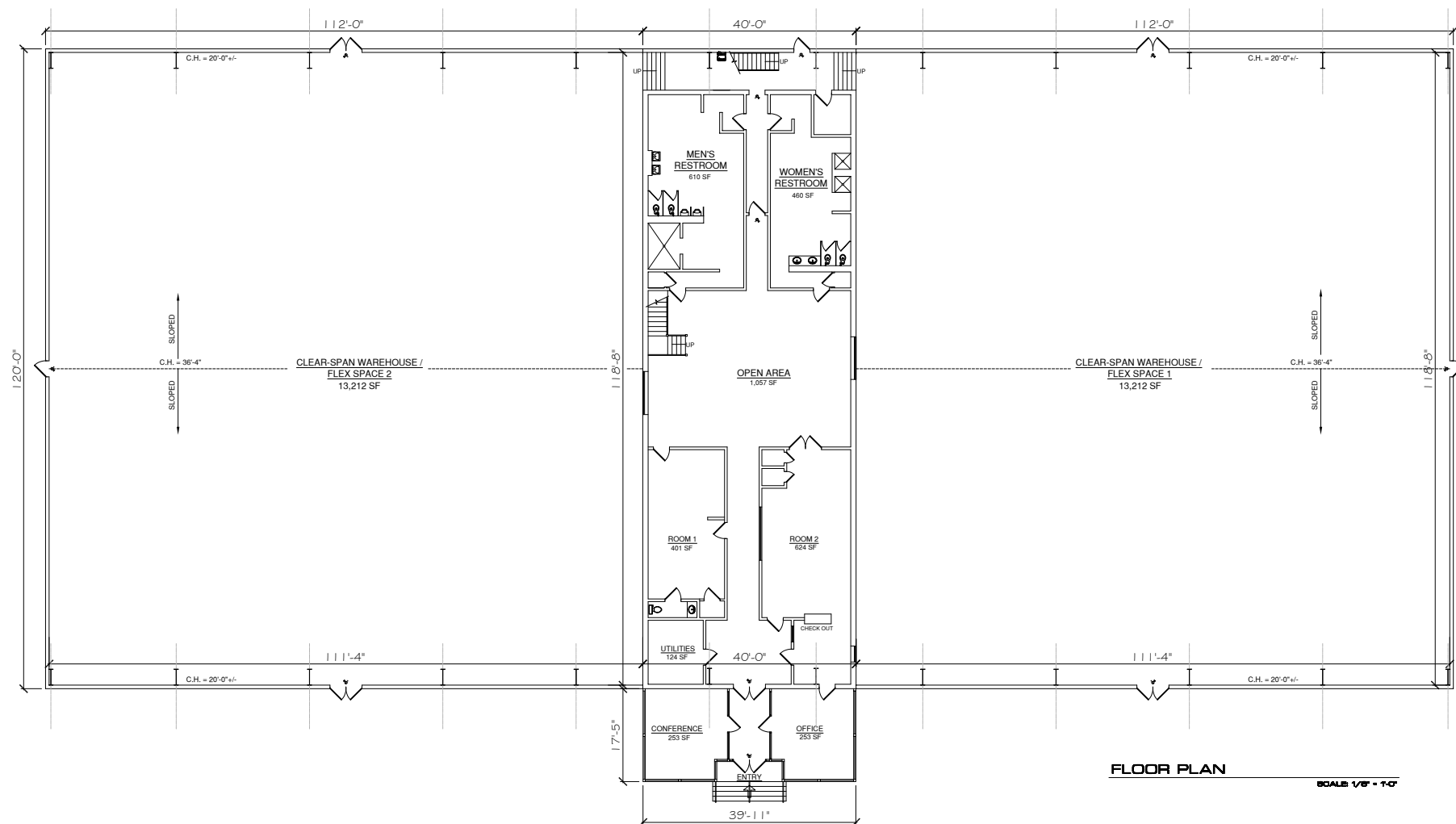
This property combines scale, flexibility, and expansion capability rarely found in today's Frederick industrial market. Key features include:

- **32,500 SF clear-span construction**
- **Ceiling height:** 36' clear; 20' at sidewalls
- **Heavy electrical capacity:** 480 AMP / 3-phase power
- **Fully retrofitted LED lighting**
- **Large open interior footprint** suitable for warehouse, manufacturing, recreational, automotive, or flex adaptation
- **Ample exterior space** for loading zones, storage, and circulation
- **Well:** 50 GPM (630 max GPD) & **Septic:** 2,000 gallons
- **55 Striped Parking Spaces**
- **Metal Roof**
- **Renovated** between 2019-2024
- **350' road frontage along US 180**





## FLOOR PLANS

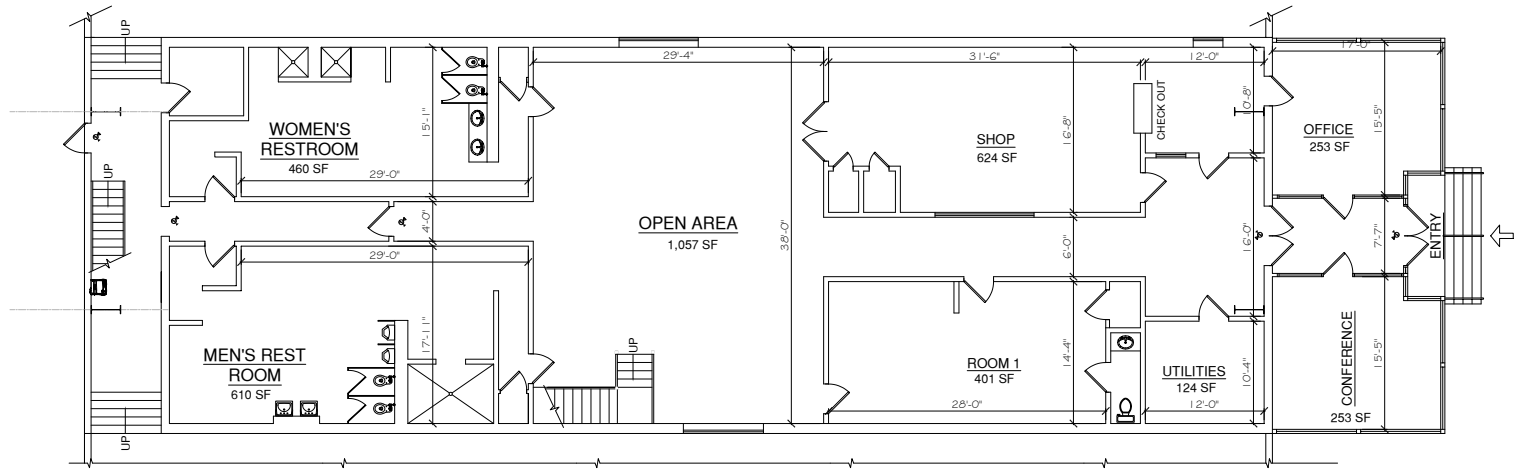


12-8-25  
BY CADDWORKS, INC.

5216 RENN ROAD  
FREDERICK, MD

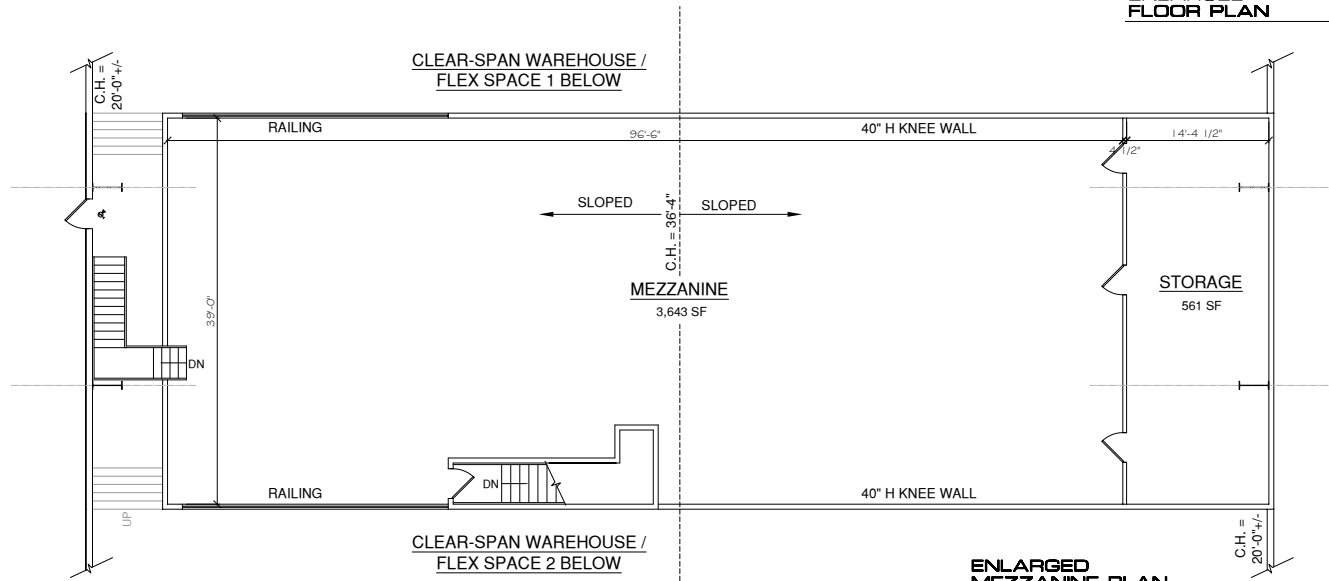
\*CH = Ceiling Height

# FLOOR PLANS



ENLARGED  
FLOOR PLAN

SCALE 3/16" = 1'-0"



ENLARGED  
MEZZANINE PLAN

SCALE 3/16" = 1'-0"

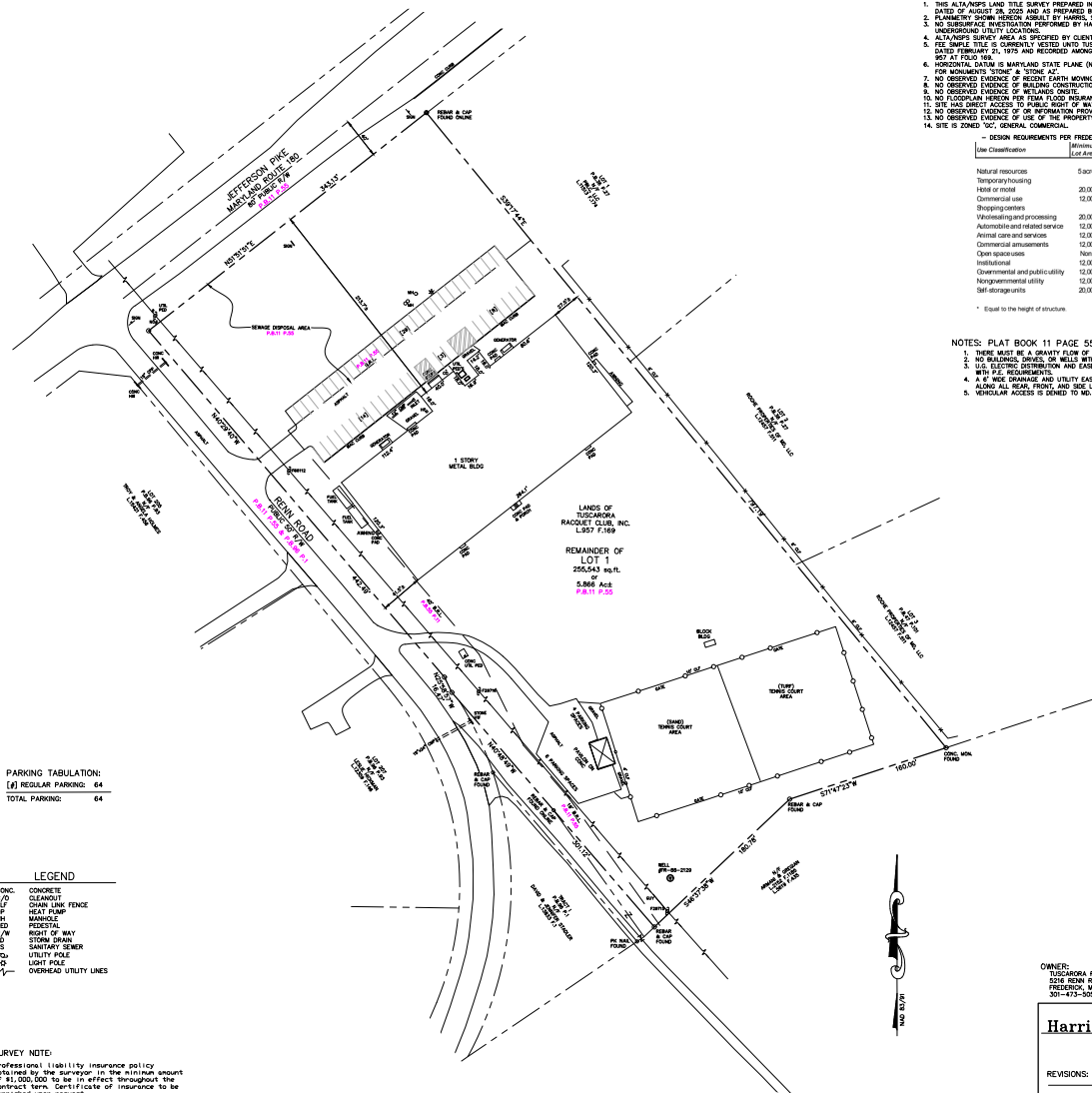
12-2-25  
BY CADDWORKS, INC.

5216 RENN ROAD  
FREDERICK, MD

\*CH = Ceiling Height



# PLAT



PARKING TABULATION:	
[#] REGULAR PARKING:	64
<hr/>	
TOTAL PARKING:	64

### LEGEND

CONC.	CONCRETE
C/O	CLEANOUT
CLF	CHAIN LINK FENCE
HP	HEAT PUMP
MH	MANHOLE
PED	PEDESTAL
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
U	UTILITY POLE
☆	LIGHT POLE
—	OVERHEAD UTILITY LINES

**SURVEY NOTE:**

Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

GENERAL NOTES:

- THIS ALTAIR/PLANS AND SURVEY PREPARED IN CONNECTION WITH A REVIEW OF COMPANY FOR TITLE NO.0862 DATED OF AUGUST 28, 2020 AND AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS SURVEY WAS CONDUCTED BY THE FOLLOWING ENGINEERS: JAMES, SHAMRA & ASSOCIATES, INC. TO VERIFY OR LOCATE SITE INFORMATION UTILITY LOCATIONS.
- FILE SHAP/1 TITLE IS CURRENTLY MISTED UNTO TUSCARORA RACQUET CULIN, INC. A MARYLAND CORPORATION BY DEED OF CONVEYANCE DATED 08/28/2020 TO TUSCARORA RACQUET CULIN, INC. A MARYLAND CORPORATION, MARYLAND IN 807 47 FOLD 18.
- FILE SHAP/1 TITLE IS MARYLAND STATE PLANE (NAD 83/99) BASED ON DATA SUPPLIED BY THE FREDERICK COUNTY FOR MONUMENTS "STONE" & "STONE A".
1. NO OBSERVED EVIDENCE OF ANY OTHER MOVING MONUMENTS.
2. NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS.
3. NO OBSERVED EVIDENCE OF ANY OTHER MOVING MONUMENTS.
4. NO FLOODPLAIN HEREON PER PER FLOOD INSURANCE MAP 22040120082E DATED AUGUST 1, 2003.
5. NO OBSERVED ACCESS TO THE PROPERTY AS SHOWN ON THE PLANS.
6. NO OBSERVED EVIDENCE OF OR INFORMATION PROVIDED FOR A CHANGES TO THE ADJACENT RIGHT OF WAY.
7. NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLURP OR SANITARY LANDFILL.
14. SITE IS ZONED "C", GENERAL COMMERCIAL.

## - DESIGN REQUIREMENTS PER FREDERICK COUNTY ZONING ORDINANCE, § 1-19-6.100.

Use Classification	Minimum Lot Acres	Lot Length	Front Yard	Side Yard	Rear Yard	Height
Natural resources	5 acres	300	40	50	50	30'
Temporary housing						
Hotel or resort	20,000	100	25	15	40	60'
Commercial use	12,000	100	25	8	25	60'
Shipping centers						
Wholesaling and processing	12,000	100	25	8	25	60'
Automobile and related service	12,000	100	25	8	25	60'
Animal care and services	12,000	100	25	8	25	60'
Concessional amusements	12,000	100	25	8	25	60'
Open spaces	None	-	-	-	-	-
Institutional	12,000	200	40	40	40	40'
Education and publicity	12,000	200	40	40	40	40'
Nonresidential utility	12,000	200	40	40	40	30'
Self-storage units	12,000	100	25	10	25	60'

\* Equal to the height of structure.

NOTES: PLAT BOOK 11 PAGE 55

1. THERE MUST BE A GRAVITY FLOW OF SEWAGE TO SEPTIC AREA.
2. NO BUILDINGS, DRIVES, OR WELLS WITHIN SEWAGE RESERVATION AREA.
3. U.G. ELECTRIC DISTRIBUTION AND EASEMENT THEREFORE IN ACCORDANCE W/ P.E. REQUIREMENTS.
4. A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL REAR, FRONT, AND SIDE LOT LINES.
5. VEHICULAR ACCESS IS DENIED TO MD. ROUTE 180.

NOTES CORRESPONDING TO SCHEDULE B, PART II, EXCEPTIONS, FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, COMMITMENT #5882, DATED AUGUST 28, 2025

ITEM #	LIBER/FOLIO	EASEMENT TYPE	AFFECT	PLOTTED
ITEM 7	Plat Book 11, Page 55	Matters of Record Plat (B.R.L.)	AFFECTS	PLOTTED
ITEM 8	Liber 968, Folio 411	Potomac Edison Co. Right of Way	AFFECTS	No - Inadequate Information to Locate
ITEM 8	Liber 1363, Folio 682	Potomac Edison Co. Right of Way	AFFECTS	
ITEM 9	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED
ITEM 10	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED
ITEM 11	Plat Book 11, Page 55	Matters of Record Plat (Note)	AFFECTS	PLOTTED

**SURVEYOR'S CERTIFICATION**

To TUSCARORA RACQUET CLUB, INC., a Maryland corporation, NEXCURT HOLDINGS, LLC, a Maryland limited liability company and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on October 1, 2025.

*DRAFT*

DATE \_\_\_\_\_

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DAVID THOMAS BEARD

REGISTERED PROPERTY LINE SURVEYOR  
MD. REGISTRATION #576, EXPIRES 03/23/27  
FOR HARRIS SMARGA & ASSOCIATES, INC.  
MD. REGISTRATION #24

OWNER:  
TUSCARORA RACQUET CLUB, INC  
5216 RENN RD.  
FREDERICK, MARYLAND 21703  
301-473-5050

Harris, Smariga & Associates, Inc.

Planners/Engineers/Surveyors  
125 South Carroll Street, Frederick, MD  
301-662-4488 / FAX 301-662-49

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

LOT 1

TUSCARORA TENNIS CLUB

5216 RENN ROAD  
BALLENGER ELECTION DISTRICT No. 23  
FREDERICK COUNTY, MARYLAND

SCALE: 1"=50'

1"=50'
DRAWN

BY: SWL

CHECKED  
BY: WCH

DATE: OCTOBER, 2025

SHEET: 1

OF: 1
PROJECT:

PROJECT	7540

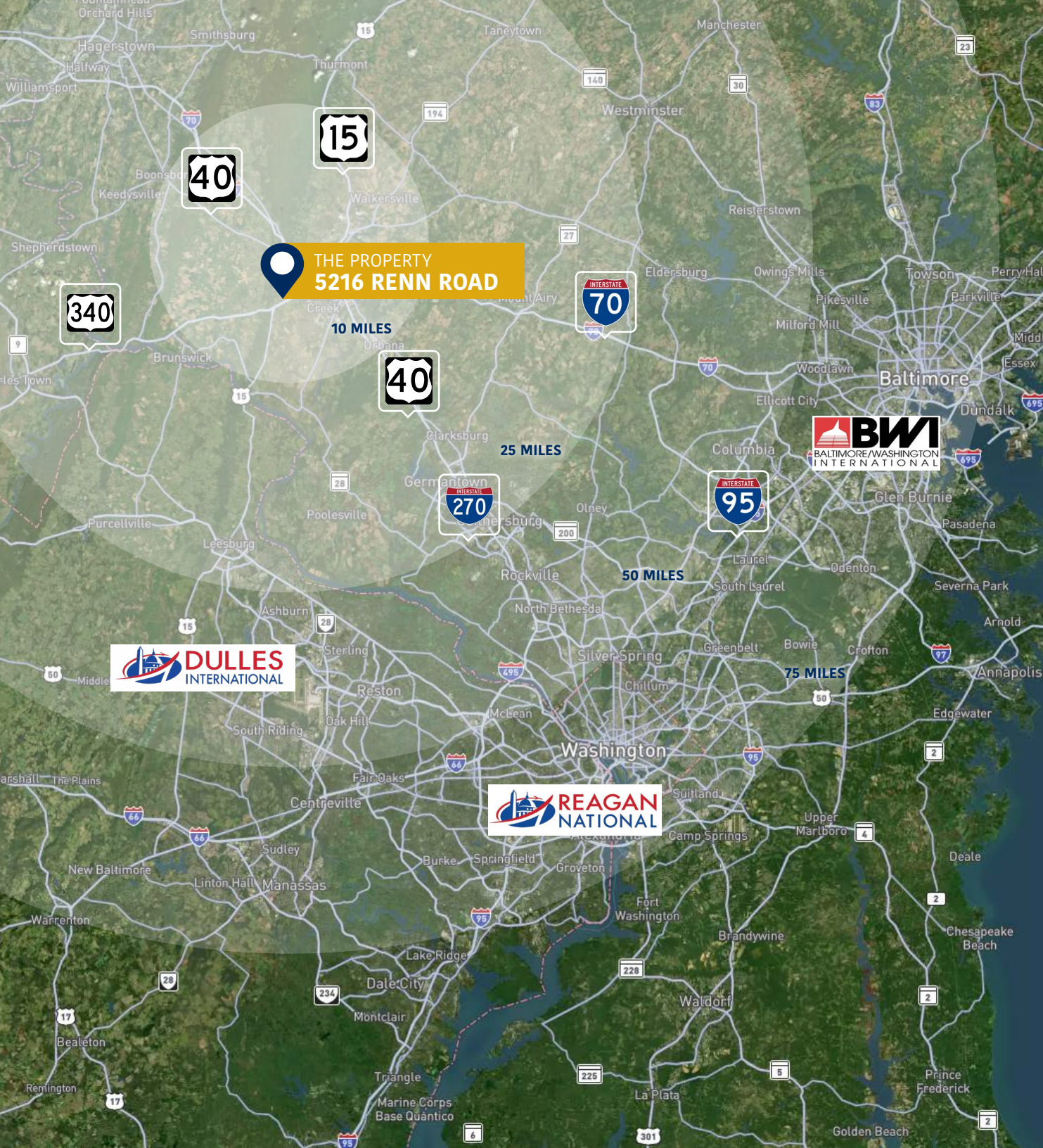


# LOCATION LOCATION LOCATION

5216 Renn Road is positioned within Frederick's highly accessible southwest corridor, considered the "last mile" to the regional highway system. Perfect for businesses that want quick and easy access to their customer base or want their customers to have convenient access to them. Located just outside Frederick City limits, the property benefits from lower County tax rates while retaining close access to the City's amenities, workforce, and business infrastructure. This location offers convenient access to three international airports within an hours drive of each other.







# DRIVING DISTANCE TO HIGHWAYS & AIRPORTS

## DISTANCE TO HWY

- **US-340:** 0.8 miles
- **US-15:** 0.8 miles
- **I-70:** 3 miles
- **I-270:** 3 miles
- **Capital Beltway I-495:** 38 miles
- **Baltimore Beltway I-695:** 42 miles

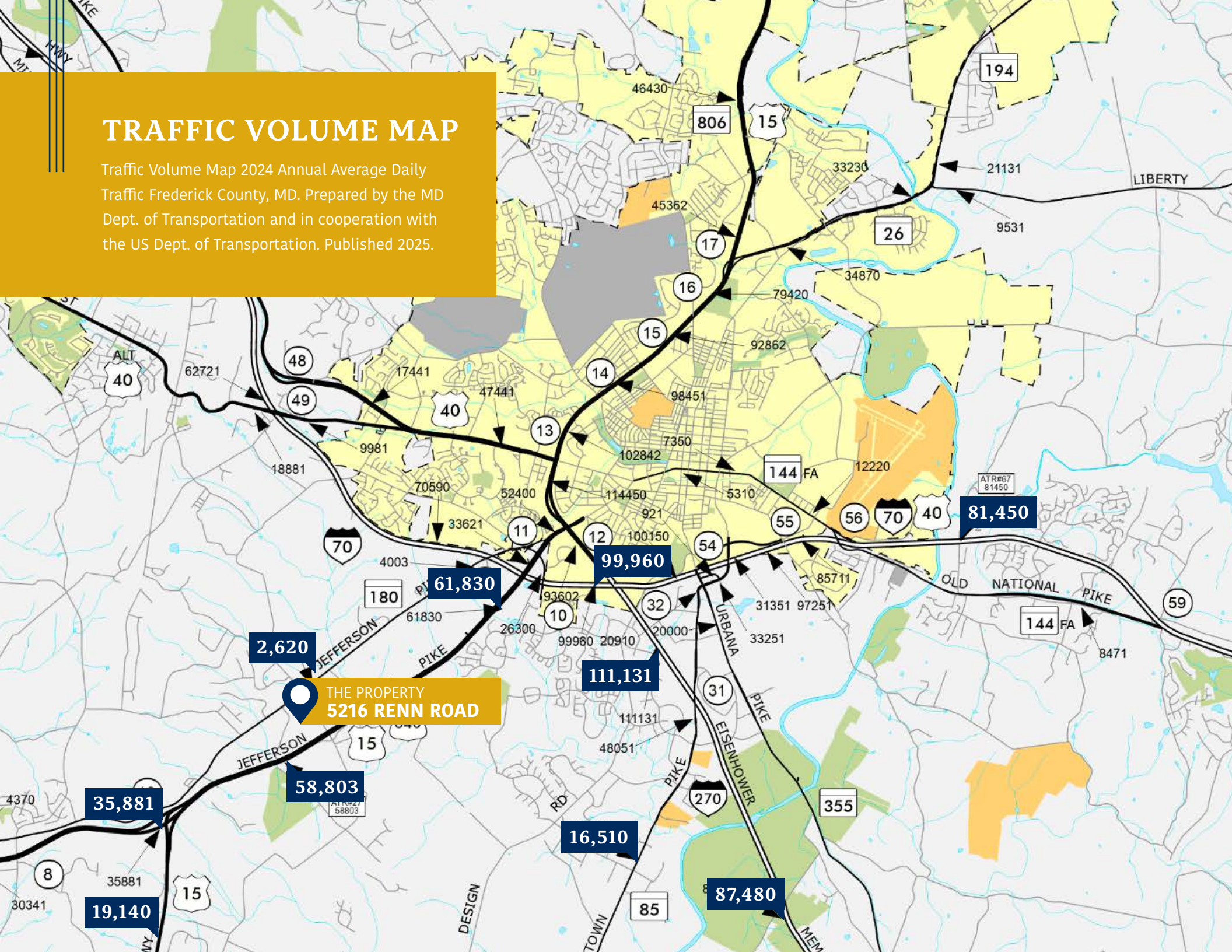
## DISTANCE TO AIRPORTS

- **Dulles International Airport:** 37 miles
- **Ronald Reagan Washington National Airport :** 52 miles
- **Baltimore/Washington International Airport::** 55 miles



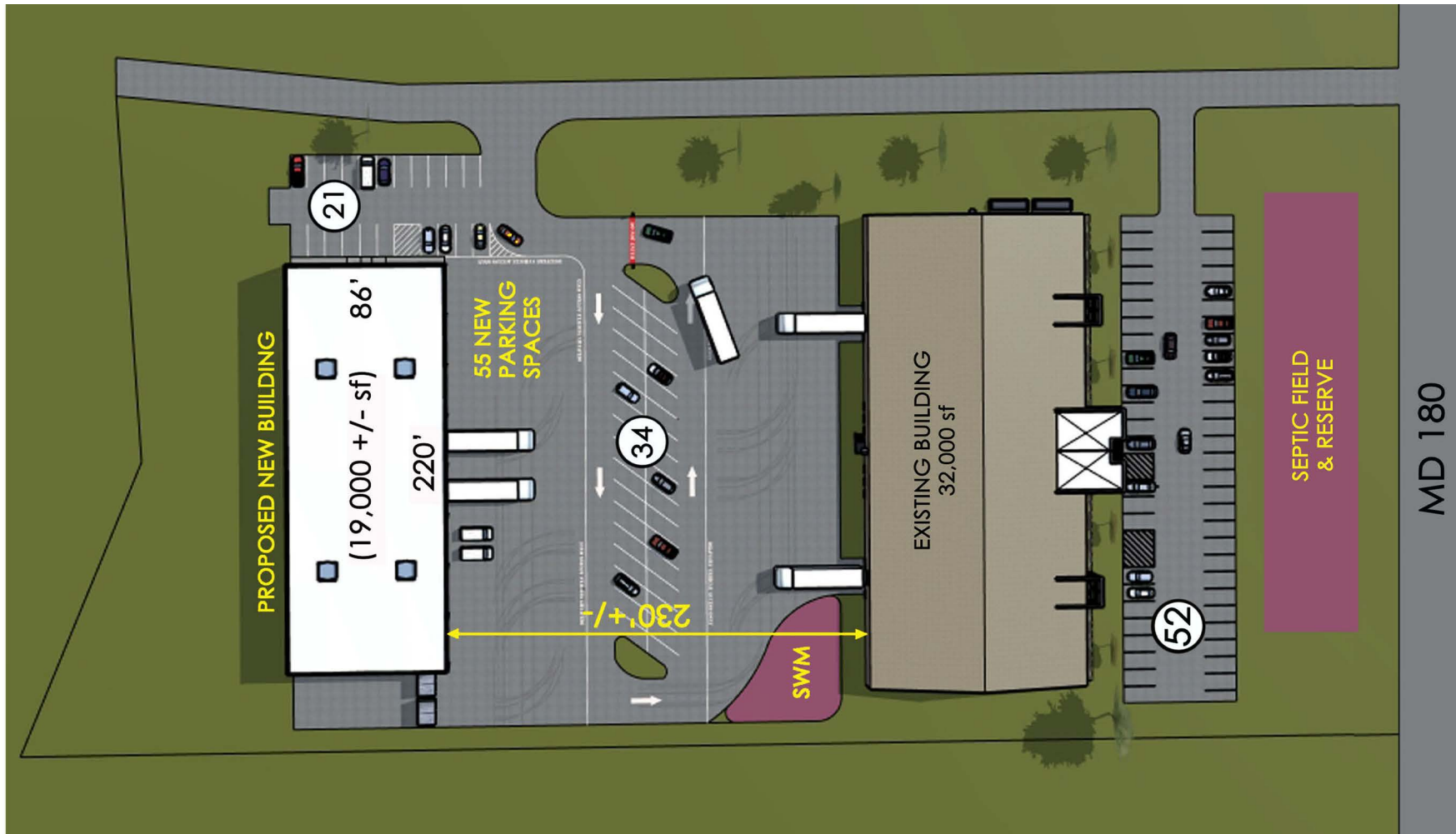
# TRAFFIC VOLUME MAP

Traffic Volume Map 2024 Annual Average Daily Traffic Frederick County, MD. Prepared by the MD Dept. of Transportation and in cooperation with the US Dept. of Transportation. Published 2025.





## CONCEPT DRAWINGS



Aerial views of upgraded existing building and proposed new building.

- **Loading docks**
- **107 Parking Spaces** (55 New Spaces/52 Existing)
- **51,000 SF Combined Building Space**



# CONCEPT DRAWINGS

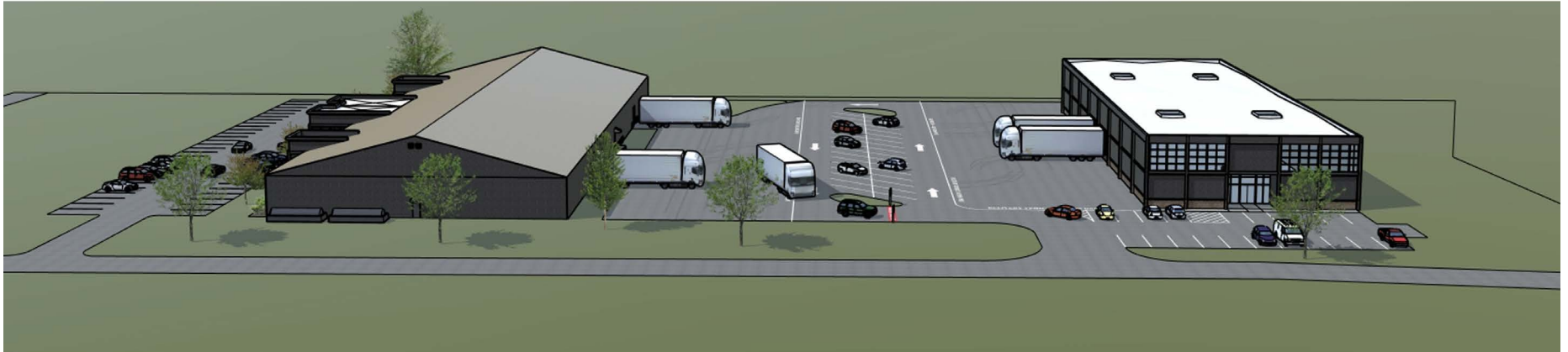


Proposed upgrade to existing building.  
Front view.





# CONCEPT DRAWINGS



Proposed upgrade to existing building.  
Side view, parking and loading dock areas.



# DEMOGRAPHICS

	WITHIN 3 MI.	WITHIN 5 MI.	WITHIN 10 MI.
2024 Population	37,847	6,466	218,038
2029 Population Projection	42,925	109,322	248,017
2024 Households	13,720	36,295	80,295
2029 Households Projection	80,295	41,309	91,704
Average Household Income	\$117,341	\$110,537	\$126,152
Median Household Income	\$99,780	\$87,798	\$103,521
Median Age	37	37	39
Bachelor's Degree Or Higher	38%	37%	42%

## DEMOGRAPHICS WITHIN 10 MI.

### POPULATION

218,038

in 2024



248,017

2029 projection

### HOUSEHOLDS

80,295

in 2024



91,704

2029 projection

### INCOME

\$126,152

Average  
Household Income

\$103,521

Median  
Household Income



# FREDERICK INDUSTRIAL CAPITAL MARKET SUMMARY REPORT

Source: Costar.com

“Frederick County’s industrial landscape comprises a mix of modern distribution centers, mid-sized warehouses, and flex properties, located near transportation corridors connecting the Washington, D.C. metro with regional and national markets. The area’s industrial stock is owned by private investors, institutions, and local developers such as Matan and St. John Properties. The submarket’s appeal stems from its robust infrastructure, access to skilled labor, and proximity to both urban and rural demand drivers, making it a favored destination for logistics and manufacturing.

Transaction activity involves a diverse mix of players. Private capital was responsible for about half of the buying activity over the past five years, while institutional capital accounted for about 20%. Owner-users made up roughly 10%. Out-of-market investors own the majority of existing assets, but local investors and users contribute to a balanced landscape. Most transactions involve warehouses under 100,000 square feet, and

sales frequently consist of both vintage assets and newer developments. In the past 12 months in Frederick County, sales volume has tallied \$131 million which represented 810,000 SF of inventory, compared to the five-year average of \$64.1 million. The cyclical peak for quarterly sales volume was \$53 million during 21Q4, and the last completed quarter totaled \$85.7 million.

Transaction pricing averaged \$167/SF in the past 12 months versus the five-year average of \$132/SF. While average transaction pricing is affected by asset mix, the market price, a modeled estimate of current values across all industrial assets in Frederick County, offers a smoothed and complementary price trend. In the past 12 months, the industrial market price averaged \$158/SF. This compares to the five-year average of \$133/SF. By comparison, the transactional and market price averages for the Washington metro were \$220/SF and \$240/SF in the past year.”

ASSET VALUE	12 MO SALES VOLUME	MARKET CAP RATE	MKT SALE PRICE/SF CHG (YOY)
\$4.2B	\$130.9M	7.3%	14.2%

12 MO SALES VOLUME	TOTAL	LOWEST	HIGHEST
Transactions	13	-	-
Sales Volume	\$130.9M	\$800K	\$46.8M
Properties Sold	13	-	-
Transacted SF	781.9K	6.4K	216K
Average SF	60.1K	6.4K	216K

12 MO SALES PRICE	TOTAL	LOWEST	HIGHEST	MARKET
Cap Rate	7.8%	7.8%	7.8%	7.3%
Sale Price/SF	\$167	\$52	\$354	\$157
Sale Price	\$10.1M	\$800K	\$46.8M	-
Sale vs Asking Price	-3.90%	-5.9%	-2.9%	-
% Leased at Sale	78.8%	0%	100%	-

Source: Costar.com as of 12/2025



# FREDERICK INDUSTRIAL SUBMARKET SUMMARY REPORT

Source: Costar.com as of 12/2025

“Frederick County has around 24.2 million square feet of industrial space, of which 13.9 million square feet is logistics space. Approximately 1.4 million square feet of space is currently under construction, representing a 5.7% expansion of inventory. The overall vacancy rate is 7.8%. The vacancy rate in logistics is currently 6.5%, flex is 13.3%, and specialized is 0.0%.

The outlook for the submarket overall is generally positive. Risks include disruptions in the logistics market, uncertainty surrounding potential tariffs, and businesses related to home sales.”

Rent growth peaked in mid-2022 and is currently 5.2% compared to 5.2% in the region. The overall average rent is \$15.00 per square foot, and it varies from \$14.20 per square foot on average for logistics space to \$16.30 per square foot on average for flex space.

CURRENT QUARTER	RBA	VACANCY RATE	MARKET ASKING RENT	AVAILABILITY RATE	NET ABSORPTION SF	DELIVERIES SF	UNDER CONSTRUCTION
Logistics	13,911,487	6.5%	\$14.23	15.7%	50,096	0	1,294,004
Specialized Industrial	2,838,876	0%	\$16.04	0.2%	0	0	0
Flex	7,426,013	13.3%	\$16.30	16.1%	(17,442)	60,240	93,280
Submarket	24,176,376	7.8%	\$15.04	14.1%	32,652	60,240	1,387,284
ANNUAL TRENDS	12 MONTH	HISTORICAL AVERAGE	FORECAST AVERAGE	PEAK	WHEN	TROUGH	WHEN
Vacancy	0.2% (YOY)	8.8%	8.8%	17.0%	2010 Q2	2.0%	1999 Q1
Net Absorption SF	(4.1K)	398,680	430,589	2,006,403	1996 Q4	(825,008)	2019 Q3
Deliveries SF	60.2K	453,211	559,392	1,862,574	1997 Q3	0	2025 Q3
Market Asking Rent Growth	5.2%	3.9%	3.4%	10.5%	2022 Q3	-3.3%	2009 Q4
Sales Volume	\$131M	\$27.6M	N/A	\$141.7M	2025 Q3	\$0	2004 Q2

Source: Costar.com as of 12/2025



## COMPARABLE SALES DATA



**5294 Agro Dr**  
FREDERICK, MD 21703

<b>SOLD</b>	9/5/2025
<b>SALE PRICE</b>	\$4,000,000
<b>PRICE PER SF</b>	\$235.29
<b>BUILDING SIZE</b>	17,000 SF
<b>LAND AREA</b>	6 Acres
<b>PARCEL ID</b>	01-021265



**704 N East St**  
FREDERICK, MD 21701

<b>SOLD</b>	7/29/2025
<b>SALE PRICE</b>	\$1,610,000
<b>PRICE PER SF</b>	\$216.86
<b>BUILDING SIZE</b>	41,382 SF
<b>LAND AREA</b>	0.95 Acres
<b>PARCEL ID</b>	02-141493



**9750 Doctor Perry Rd**  
IJAMSVILLE, MD 21754

<b>SOLD</b>	4/28/2025
<b>SALE PRICE</b>	\$1,803,050
<b>PRICE PER SF</b>	\$216.19
<b>BUILDING SIZE</b>	146,614 SF
<b>LAND AREA</b>	3.37 Acres
<b>PARCEL ID</b>	07-256590



**4607 Wedgewood Blvd**  
FREDERICK, MD 21703

<b>SOLD</b>	10/17/2024
<b>SALE PRICE</b>	\$8,305,000
<b>PRICE PER SF</b>	\$148.96
<b>BUILDING SIZE</b>	243,936 SF
<b>LAND AREA</b>	5.60 Acres
<b>PARCEL ID</b>	01-026763



**4590 Mack Ave**  
FREDERICK, MD 21703

<b>SOLD</b>	8/20/2024
<b>SALE PRICE</b>	\$875,000
<b>PRICE PER SF</b>	\$257.28
<b>BUILDING SIZE</b>	40,510 SF
<b>LAND AREA</b>	0.93 Acres
<b>PARCEL ID</b>	01-017322



**1200 N Maple Ave**  
BRUNSWICK, MD 21716

<b>SOLD</b>	6/20/2024
<b>SALE PRICE</b>	\$1,400,000
<b>PRICE PER SF</b>	\$97.70
<b>BUILDING SIZE</b>	109,771 SF
<b>LAND AREA</b>	2.52 Acres
<b>PARCEL ID</b>	25-469658



## COMPARABLE SALES DATA



**4519 Mack Ave**  
FREDERICK, MD 21703

<b>SOLD</b>	5/31/2024
<b>SALE PRICE</b>	\$1,600,000
<b>PRICE PER SF</b>	\$94.76
<b>BUILDING SIZE</b>	49,658 SF
<b>LAND AREA</b>	1.14 Acres
<b>PARCEL ID</b>	01-017373



**6907 Baltimore National Pike**  
FREDERICK, MD 21701

<b>SOLD</b>	5/20/2024
<b>SALE PRICE</b>	\$2,000,000
<b>PRICE PER SF</b>	\$102.04
<b>BUILDING SIZE</b>	75,359 SF
<b>LAND AREA</b>	1.73 Acres
<b>PARCEL ID</b>	02-216698



**5719 Industry Ln**  
FREDERICK, MD 21704

<b>SOLD</b>	3/6/2024
<b>SALE PRICE</b>	\$5,286,985
<b>PRICE PER SF</b>	\$151.06
<b>BUILDING SIZE</b>	84,506 SF
<b>LAND AREA</b>	1.94 Acres
<b>PARCEL ID</b>	28-538782



**229 Bucheimer Rd**  
FREDERICK, MD 21701

<b>SOLD</b>	2/29/2024
<b>SALE PRICE</b>	\$1,250,000
<b>PRICE PER SF</b>	\$178.57
<b>BUILDING SIZE</b>	56,628 SF
<b>LAND AREA</b>	1.30 Acres
<b>PARCEL ID</b>	02-149125



**4107 Harvard Pl**  
FREDERICK, MD 21703

<b>SOLD</b>	12/29/2023
<b>SALE PRICE</b>	\$2,000,000
<b>PRICE PER SF</b>	\$121.07
<b>BUILDING SIZE</b>	98,010 SF
<b>LAND AREA</b>	2.25 Acres
<b>PARCEL ID</b>	01-025546



# OUR TEAM

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**CHRIS KLINE, JR.**  
President/Broker of Record

**CKline@FredCommercial.com**  
**(301) 401-4106**

**CHRIS KLINE, JR.** is the Broker of Record and founded the company in January of 2019.

Chris is a native of Frederick County, Maryland and the ninth generation of the Kline family to live in and start a business in the community. Chris possesses aptitudes that allow him to see the big picture, to comprehend his clients' vision and to understand his role, as he navigates complex and sensitive deals. He describes himself and his outlook as three-dimensional, approaching his work and his clients from all sides, in an effort to deliver the best service.



**SHELLEY SULLIVAN**  
Sales and Leasing Associate

**SSullivan@FredCommercial.com**  
**(240) 691-2545**



**FREDERICK COMMERCIAL REAL ESTATE**  
is a third party brokerage firm  
representing Sellers, Landlords,  
Buyers and Tenants in the Frederick  
County and Frederick City markets.

We specialize in all commercial sectors of the real estate market, with an emphasis on Industrial, Retail, Office, Multifamily and adaptive reuses of historic properties and/or properties where a change of use is necessary. Frederick Commercial Real Estate is built on a foundation of deep ties to Frederick, successive and successful family businesses, and a commitment to Frederick's business, civic and political communities.

**Frederick-Commercial.com**  
**(240) 457-4802**