




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.

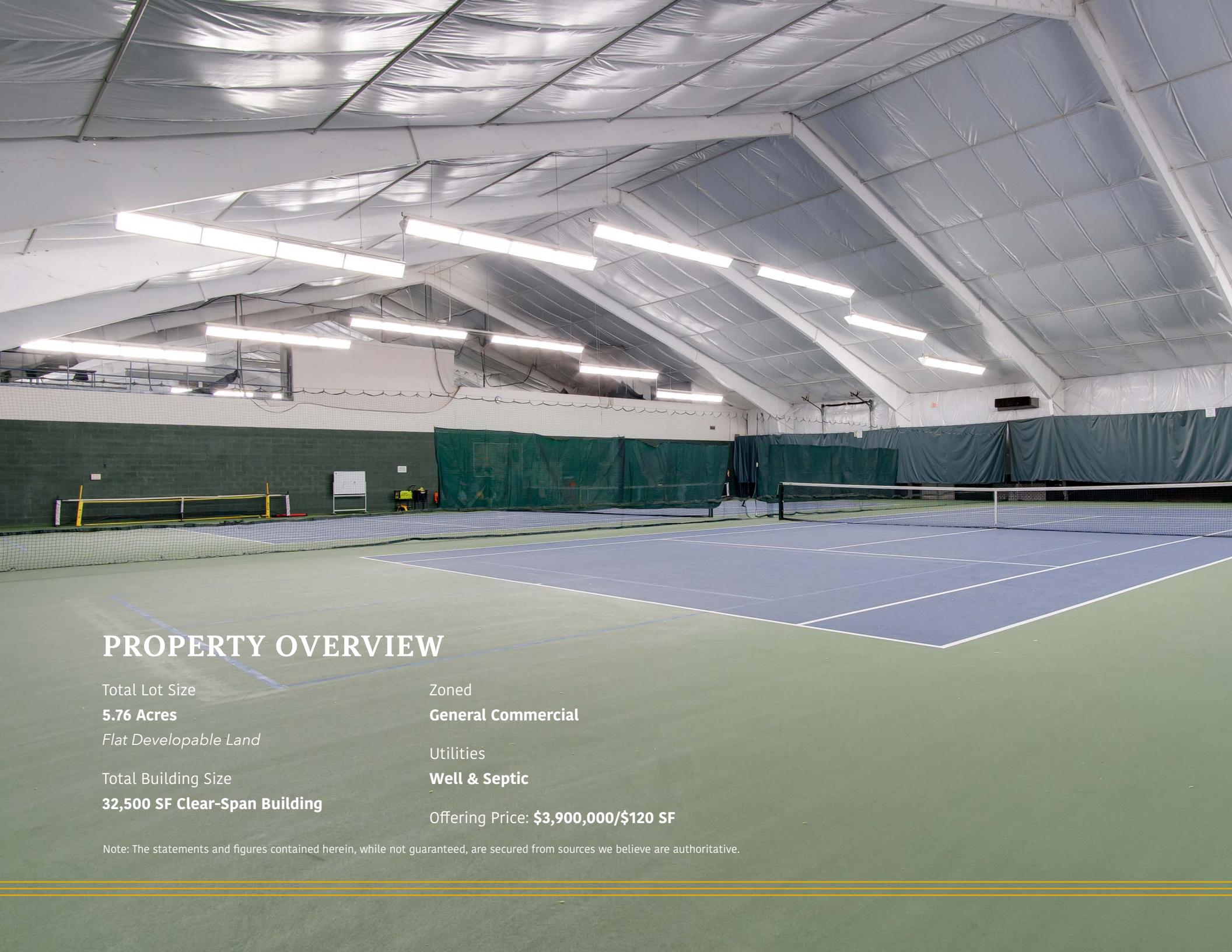


Scan for marketing
video



AREA FOR POTENTIAL EXPANSION OR DEVELOPMENT





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**

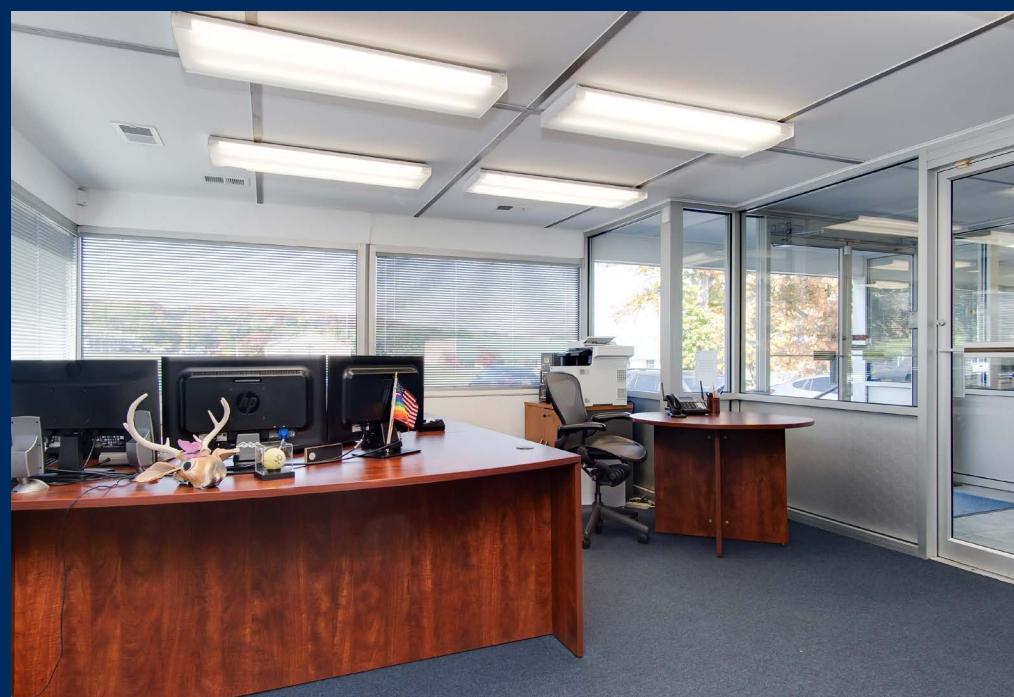
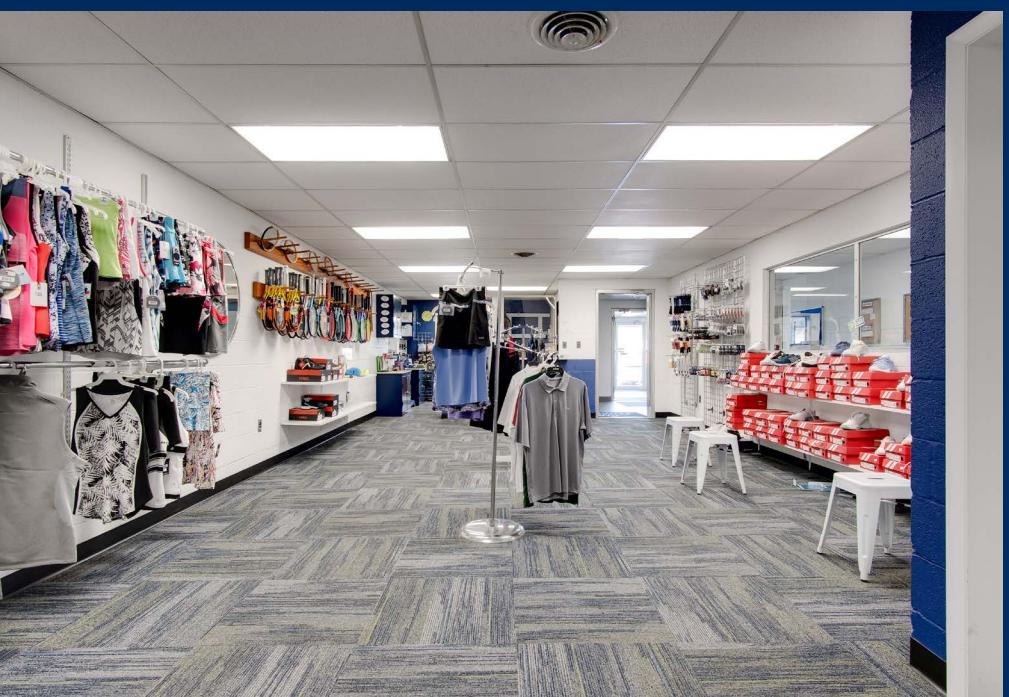
Note: The statements and figures contained herein, while not guaranteed, are secured from sources we believe are authoritative.



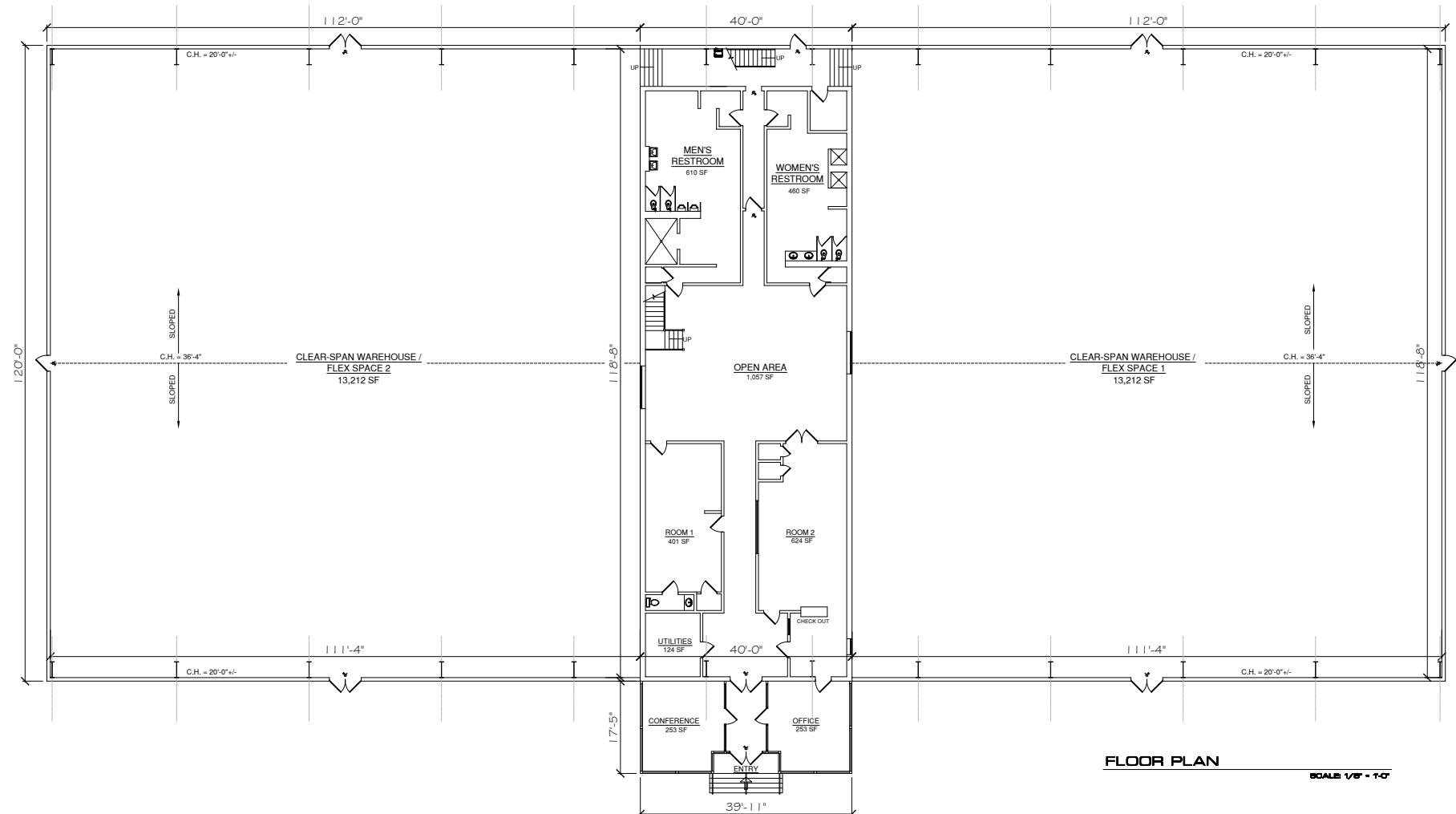
BUILDING FEATURES

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

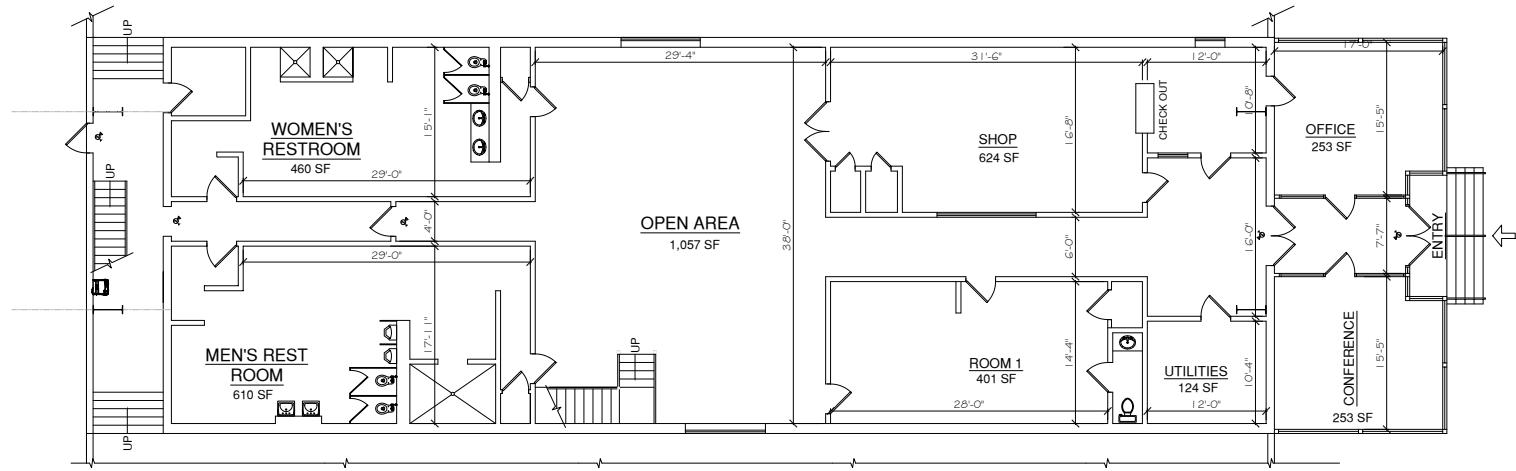


12-8-25
BY CADDWORKS, INC.

5216 RENN ROAD
FREDERICK, MD

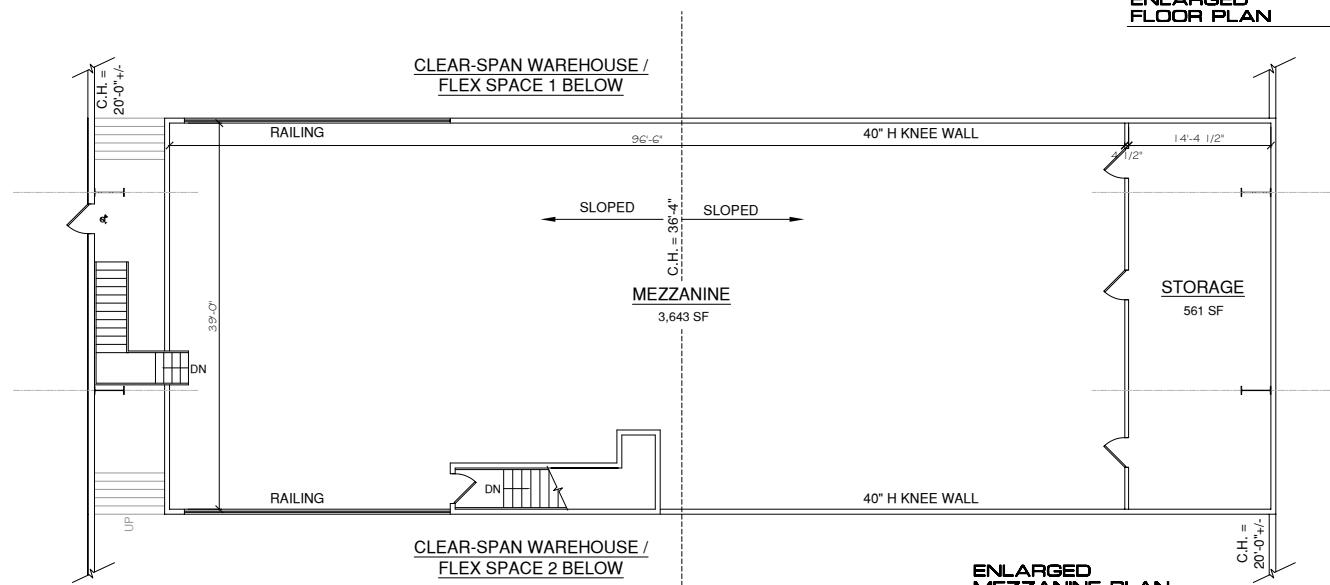
*CH = Ceiling Height

FLOOR PLANS



ENLARGED FLOOR PLAN

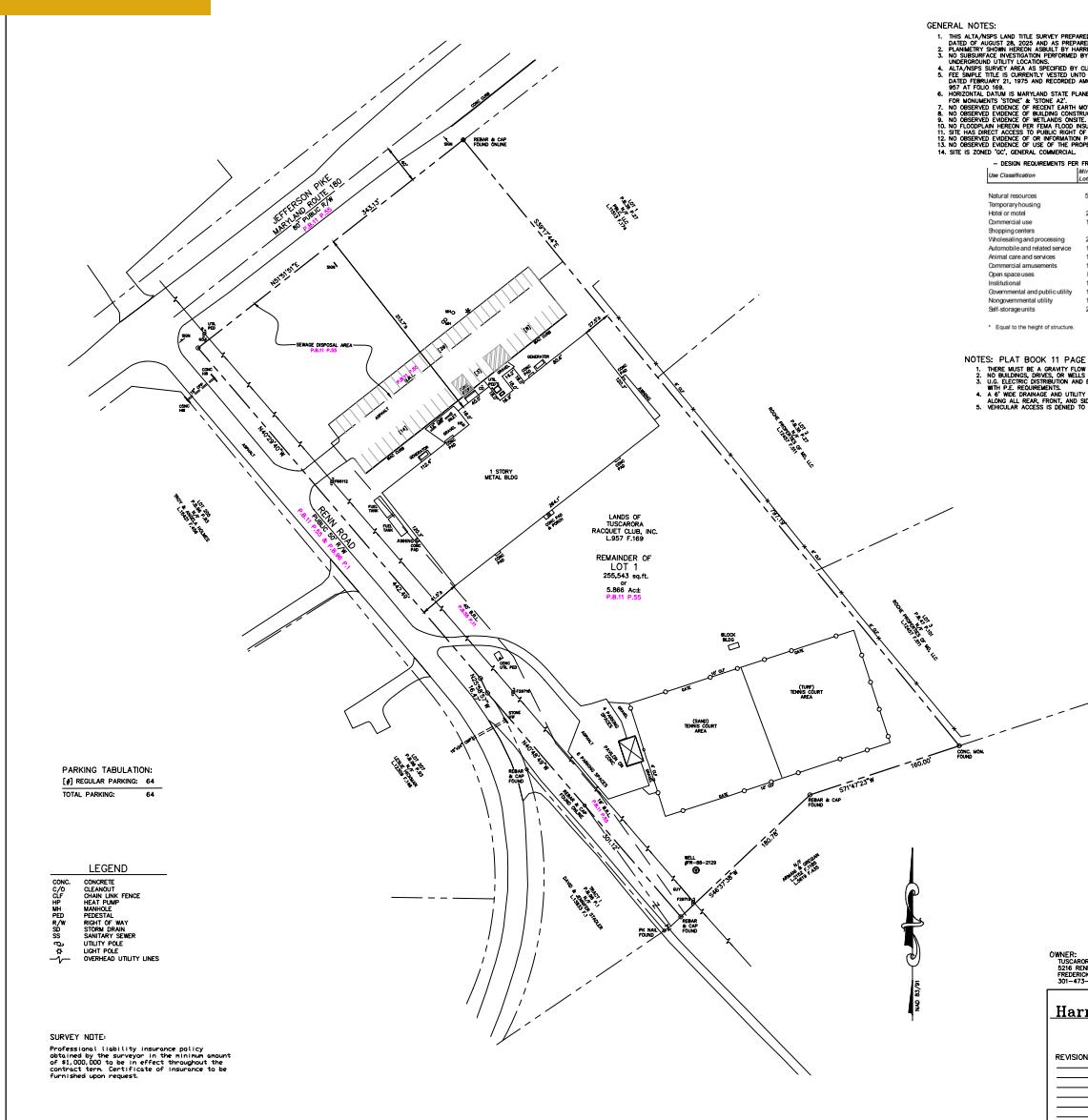
SCALE 3/16" - 1'-0"



ENLARGED MEZZANINE PLAN

SCALE 3/16" - 1'-0"

PLAT



GENERAL NOTES

DESIGN REQUIREMENTS FOR FREDERICK COUNTY ZONING ORDINANCE, § 1-19-4A-100.						
Land Classification	Area	Lot	Lot Width	Front	Side	Front
	(Acres)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)
Natural resources	5 acres	300	40	50	50	30
Temporary housing						
Hotel or motel	20,000	100	25	15	40	60
Commercial use	12,000	200	55	8	25	60
Shopping centers	25,000	200	55	8	25	60
Wholesaling and processing	20,000	100	25	—	25	60
Automobile repair and service	12,000	200	55	8	25	60
Animal care facilities	12,000	100	25	8	25	60
Commercial amusements	12,000	100	15	8	25	60
Open spaces						
Industrial	12,000	200	40	40	40	30
Governmental and public utility	12,000	200	40	40	40	30
Nongovernmental utility	12,000	200	40	40	40	30
Subsidized housing	12,000	200	40	40	40	30

- Equal to the height of structure

LEGAL DESCRIPTION

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN FREDERICK COUNTY, MARYLAND,

AND IS DESCRIBED AS FOLLOWS:

Lot 1, Section 1, per plat of subdivision titled "Land Subdivision" recorded among the land records of Frederick County, Maryland, in Plat Book 11 at Plat 55.

SAVING AND EXCEPTING those parcels of real property described in Deeds

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

ITEM #	LIBERATOR	EASEMENT TYPE	AFFECT	PLOTTED
ITEM 7	Plot Book 11, Page 55	Matters of Record Plot (B.R.L.)	AFFECTS	PLOTTED
ITEM 8	Liber 968, File 411	Potomac Co. Right of Way	AFFECTS	No - Inadequate Information to Locate
ITEM 9	Liber 1363, File 682	Potomac Co. Right of Way	AFFECTS	No - Inadequate Information to Locate
ITEM 10	Plot Book 11, Page 55	Matters of Record Plot (Note)	AFFECTS	PLOTTED
ITEM 11	Plot Book 11, Page 55	Matters of Record Plot (Note)	AFFECTS	PLOTTED
ITEM 12	Plot Book 11, Page 55	Matters of Record Plot (Note)	AFFECTS	PLOTTED

SURVEYOR'S CERTIFICATION

DRA

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

OWNER:
TUSCARORA RACQUET
5216 RENN RD.
FREDERICK, MARYLAND

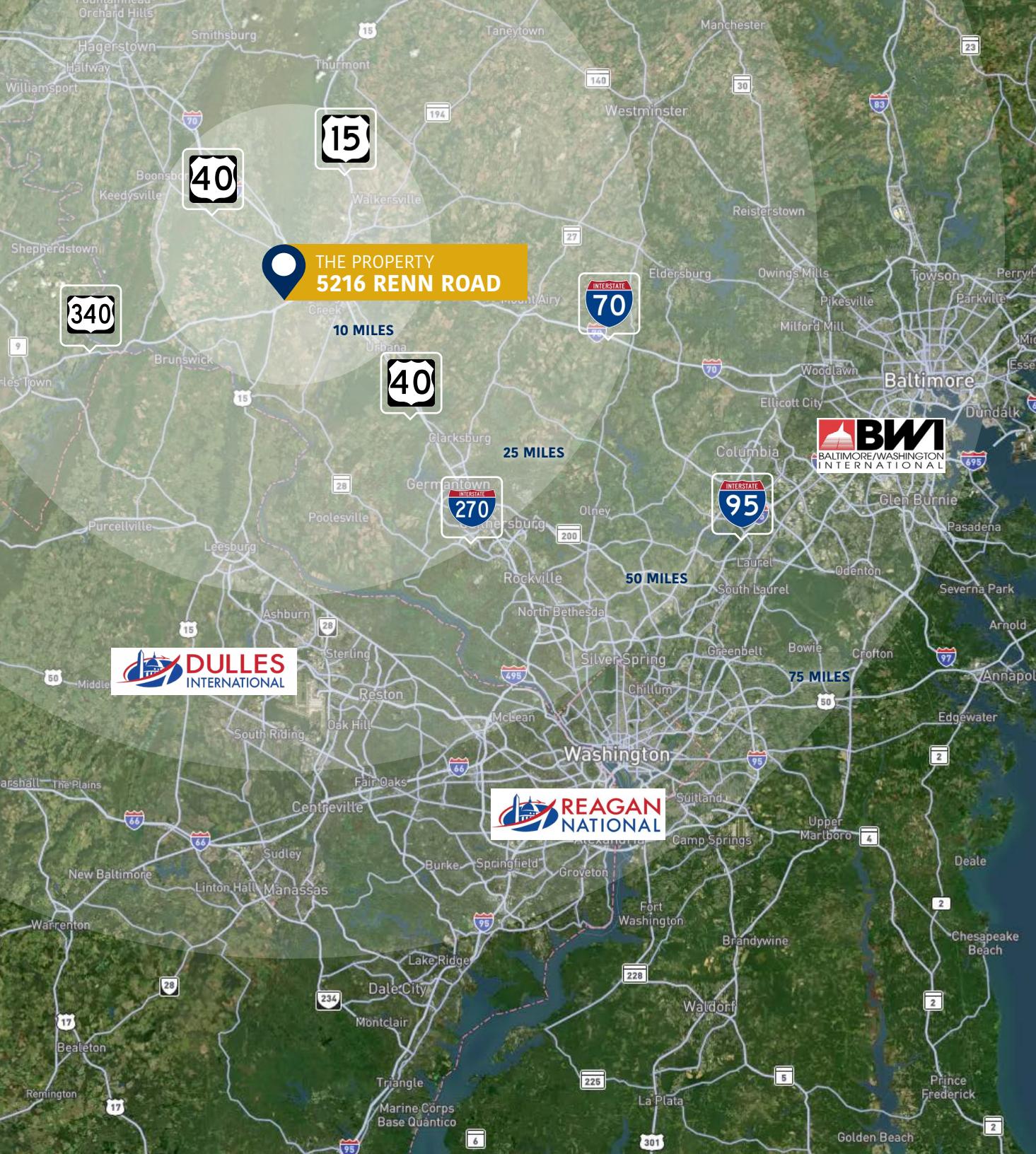
ALTA/NSPS LAND TITLE SURVEY
LOT 1
TUSCARORA TENNIS CLUB
5216 RENN ROAD
BALLENDER ELECTION DISTRICT No. 23
FREDERICK COUNTY, MARYLAND

10'

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

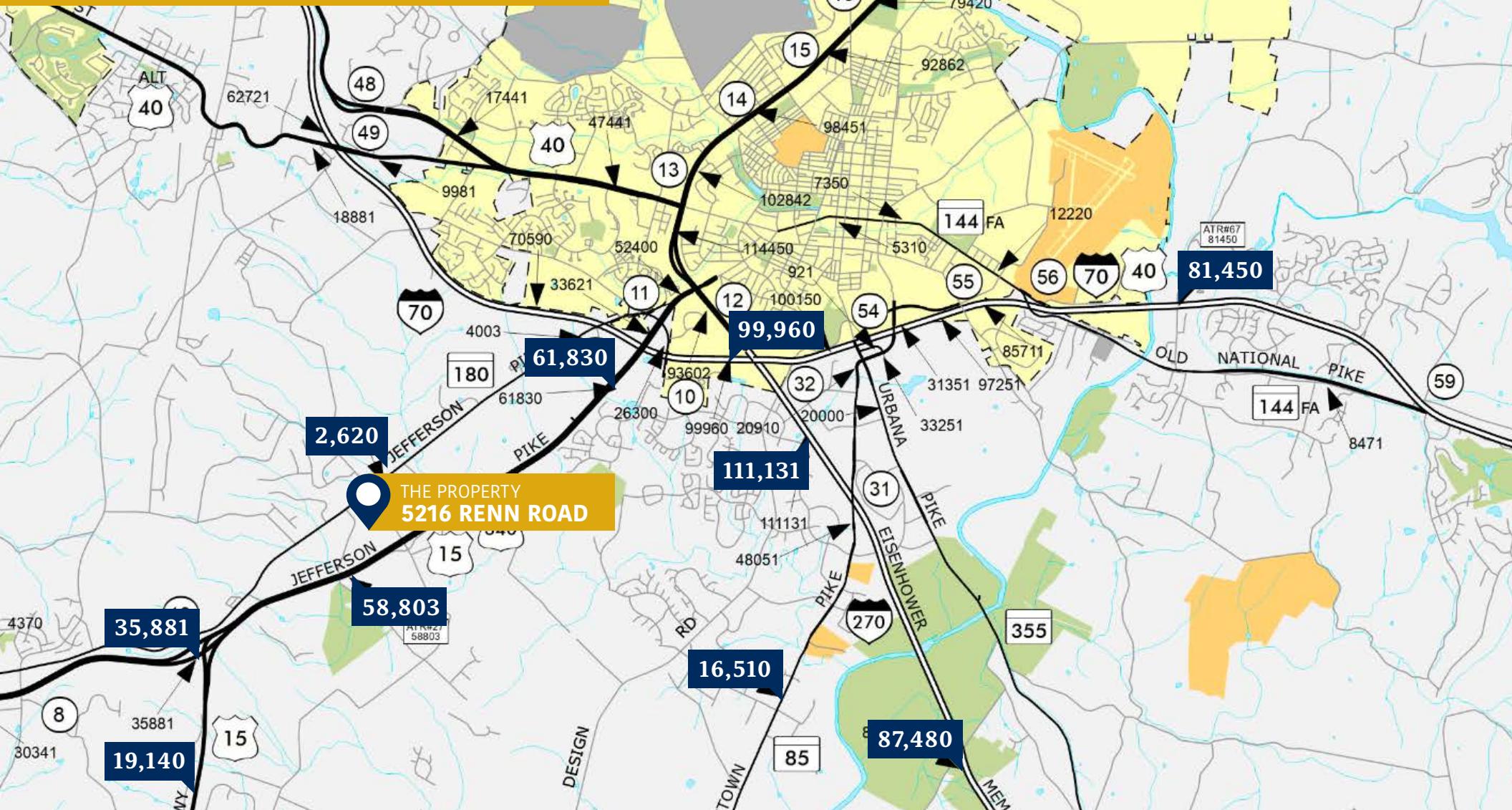
- **US-340:** 0.8 miles
- **US-15:** 0.8 miles
- **I-70:** 3 miles
- **I-270:** 3 miles
- **Capital Beltway I-495:** 38 miles
- **Baltimore Beltway I-695:** 42 miles

DISTANCE TO AIRPORTS

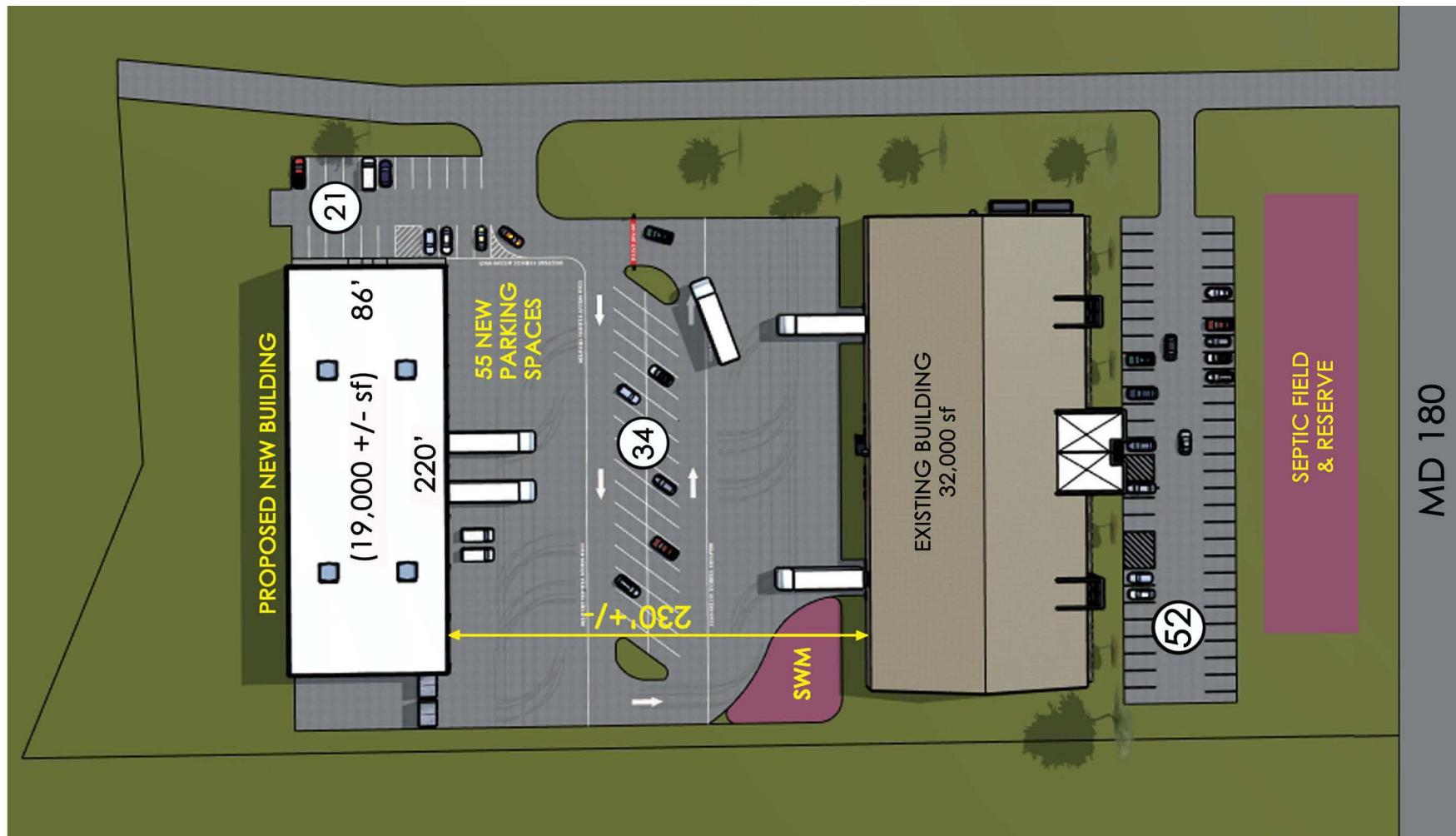
- **Dulles International Airport:** 37 miles
- **Ronald Reagan Washington National Airport :** 52 miles
- **Baltimore/Washington International Airport:** 55 miles

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**

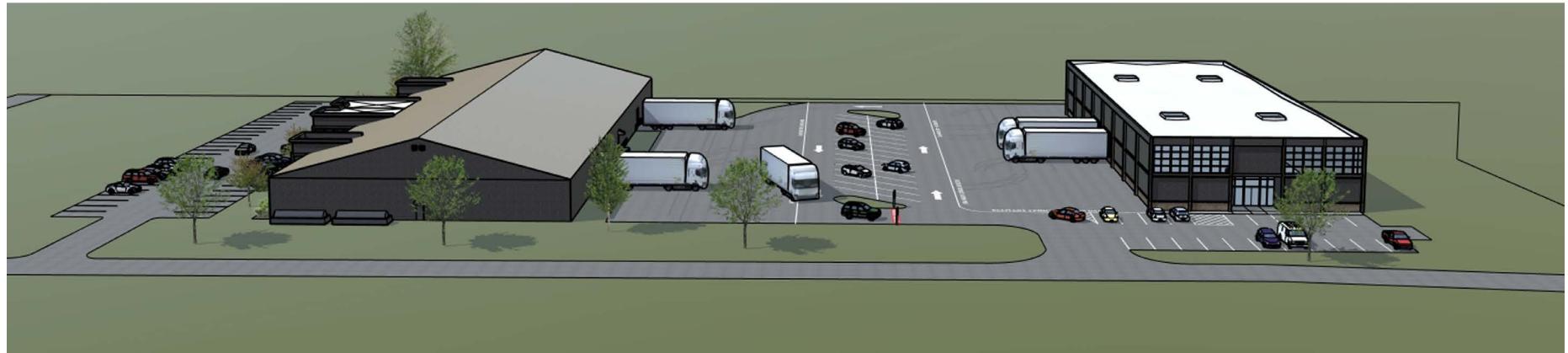
CONCEPT DRAWINGS



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

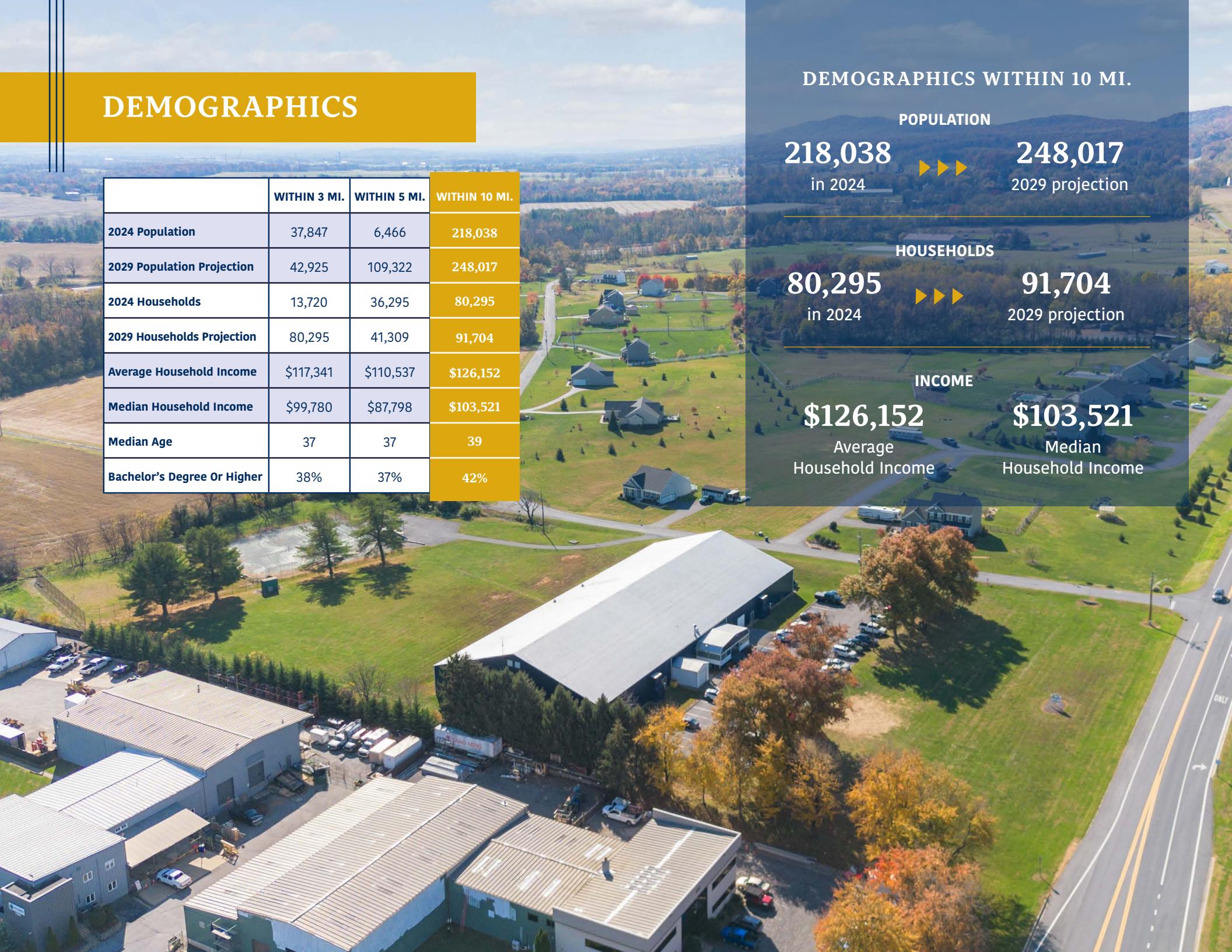
INCOME

\$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%	-

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%.

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.

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.”

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

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



704 N East St
FREDERICK, MD 21701

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



9750 Doctor Perry Rd
IJAMSVILLE, MD 21754

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



4607 Wedgewood Blvd
FREDERICK, MD 21703

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



4590 Mack Ave
FREDERICK, MD 21703

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



1200 N Maple Ave
BRUNSWICK, MD 21716

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

COMPARABLE SALES DATA



4519 Mack Ave
FREDERICK, MD 21703

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



6907 Baltimore National Pike
FREDERICK, MD 21701

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



5719 Industry Ln
FREDERICK, MD 21704

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



229 Buchheimer Rd
FREDERICK, MD 21701

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



4107 Harvard Pl
FREDERICK, MD 21703

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

OUR TEAM



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
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FREDERICK COMMERCIAL REAL ESTATE
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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.

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