

FULLY OPERATIONAL STATE-OF-THE-ART SHOOTING & TRAINING FACILITY AVAILABLE FOR SALE

4537

METROPOLITAN COURT

FREDERICK, MD 21704

NAIklb



# CONFIDENTIALITY

NAI KLNb ("Broker") has been retained by the owner of 4537 Metropolitan Court in Frederick, Maryland ("Property") as the exclusive broker for this acquisition opportunity.

This Confidential Offering Memorandum has been prepared by Broker for use by the prospective purchaser ("Prospective Purchaser") to whom Broker has provided this Confidential Offering Memorandum. The use of this Confidential Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Prospective Purchaser prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Confidential Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Confidential Offering Memorandum. No representations or warranties are made as to the completeness and/or accuracy of any information contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Confidential Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Confidential Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto, and any conditions to Owner's obligations thereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Confidential Offering Memorandum immediately to:

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# TABLE OF CONTENTS

EXECUTIVE SUMMARY

AERIALS

BUILDING SPECS

AIR FILTRATION / HVAC

PLUMBING

FLOOR PLAN

PHOTOS

# EXECUTIVE SUMMARY

## THE OFFERING

NAI KLNБ, in its capacity as exclusive agent, is pleased to offer for sale the fee simple interest of the Property commonly known as 4537 Metropolitan Court, Frederick, MD 21704. Included with the sale is the ongoing business of a fully operational, state of the art, indoor shooting and training facility occupying 100% of the Property.

The Property is situated in the established McKinney Business Park and benefits from a strategic location equidistant from Baltimore, MD and Washington, DC. It is convenient to major road networks including Buckeystown Pike (Rt 85), the north/south route of I-270 and east/west route of I-70.



## INVESTMENT HIGHLIGHTS



### EXCELLENT INVESTMENT OPPORTUNITY

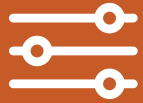
4537 Metropolitan Court, located in Frederick, Maryland, provides an investor/user the chance to purchase a well located and maintained office and flex building of approximately 32,300 square feet on just under 4 acres containing a profitable, fully staffed, on-going indoor shooting range and training facility. This is an ideal situation for an operator to take the existing business to the next level by increasing lines of revenue by expanding entertainment options or developing agency contract work such as law enforcement or the U.S. military.



### STRATEGIC LOCATION

4537 Metropolitan Court sits in Frederick County, the northern anchor of the I-270 Tech Corridor, a key economic engine of the state of Maryland. It has tremendous market access and is intersected by five (5) major highways with more than 1/3 of the U.S. population within a day's drive. It is also within 50 miles of three (3) international airports: BWI, Dulles, and Reagan National along with the Baltimore Harbor, 3rd largest seaport in the United States.

# EXECUTIVE SUMMARY



## STRONG MARKET FUNDAMENTALS

The market fundamentals in the Frederick County industrial/flex submarket, of which the Property is a part, are extremely strong. This submarket is comprised of 23.1 million square feet of industrial and flex space in approximately 620 buildings with a vacancy rate of only 5.6%. Occupancy levels have generally been high over the recent past, starting at 91.2% at the end of 2019, rising to 94.6% at the end in 2020 and reaching over 95.4% by 4th quarter of 2021. This submarket has seen positive net absorption of 360,000 square feet to date.



## ECONOMIC OPPORTUNITY

The Project provides an excellent opportunity for an investor/user to acquire an in-fill flex property located in an established business park containing a profitable business for the Purchaser to operate and grow that is meticulously maintained with off street parking, state of the art amenities and access to major road networks.



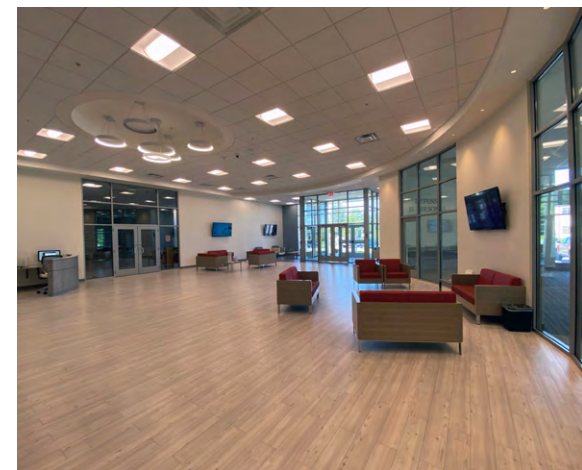
## THE PROCESS

4537 Metropolitan Court is offered free and clear of any in-place financing. The purchase price should be payable “all cash” to the Seller at settlement. Other terms and conditions shall be in accordance with the Purchase and Sale agreement which will contain among other things, an acknowledgement that the Project is being sold on an “as is” basis. A prospective purchaser shall rely on its own investigation, valuation and judgment as to the condition of the Property in submitting an offer. All offers shall be priced on an “as is” basis. The Seller reserves the unrestricted right to refuse all offers and to change terms and conditions as required.



**PURCHASE PRICE**  
**\$8,500,000**

**FINANCIAL INFORMATION**  
Available upon request and  
receipt of a signed  
Confidentiality Agreement.





# BUILDING SPECS



<b>Building Size:</b>	32,300 SF	<b>Business:</b>	14,780 SF	<b>Heat:</b>	Natural Gas
<b>Available:</b>	32,300 SF	<b>Loading:</b>	1 loading dock (9' x 9')	<b>Column Spacing:</b>	±40'
<b>Lot Size:</b>	±3.98 acres	<b>Ceiling Height:</b>	17'8" clear (range area modified)	<b>Lighting:</b>	LED (ranges are fluorescent lighting)
<b>Construction:</b>	Brick and block	<b>Roof:</b>	Carlisle EPDM - Warranty until 2023	<b>Parking:</b>	81 spaces
<b>Year Built:</b>	2008	<b>Electric:</b>	277/480 volts 1200A main bus	<b>Real Estate Taxes:</b>	\$44,611 - Tax Year 2022
<b>Year Renovated:</b>	2013	<b>Zoning:</b>	Limited Industrial		
<b>Shooting Ranges:</b>	10,778 SF	<b>Sprinkler:</b>	Wet system. All sprinklers meet NFPA 13.		
<b>Storage:</b>	4,224 SF				
<b>Assembly:</b>	747 SF				
<b>Mercantile:</b>	1,969 SF				



# REGIONAL AERIAL



FRANCIS SCOTT  
KEY MALL



BUCKEYSTOWN PIKE

4537

METROPOLITAN COURT



# LOCAL AERIAL

MARYLAND  
85

BUCKEYSTOWN PIKE

4537

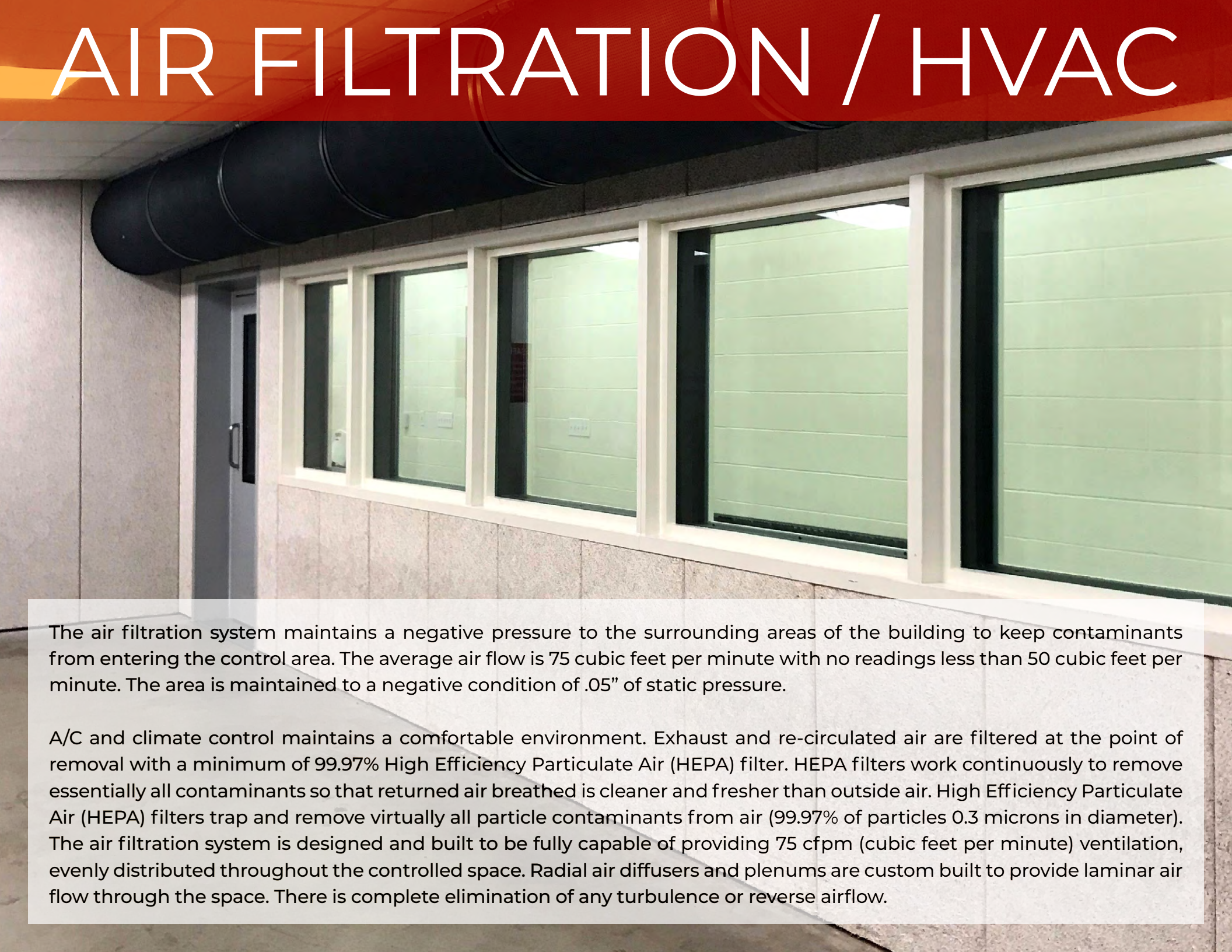
METROPOLITAN COURT

ENGLISH MUFFIN WAY





# AIR FILTRATION / HVAC



The air filtration system maintains a negative pressure to the surrounding areas of the building to keep contaminants from entering the control area. The average air flow is 75 cubic feet per minute with no readings less than 50 cubic feet per minute. The area is maintained to a negative condition of .05" of static pressure.

A/C and climate control maintains a comfortable environment. Exhaust and re-circulated air are filtered at the point of removal with a minimum of 99.97% High Efficiency Particulate Air (HEPA) filter. HEPA filters work continuously to remove essentially all contaminants so that returned air breathed is cleaner and fresher than outside air. High Efficiency Particulate Air (HEPA) filters trap and remove virtually all particle contaminants from air (99.97% of particles 0.3 microns in diameter). The air filtration system is designed and built to be fully capable of providing 75 cfpm (cubic feet per minute) ventilation, evenly distributed throughout the controlled space. Radial air diffusers and plenums are custom built to provide laminar air flow through the space. There is complete elimination of any turbulence or reverse airflow.



# PLUMBING

## PLUMBING FIXTURES

### Business "B"

Water Closets	1 per 25 first 50 occ., 1 per 50 thereafter
Lavatories	1 per 40 first 80 occ., 1 per 80 thereafter
D.F.	1 per 100
Service Sink	1 min.

### Mercantile "M"

Water Closets	1 per 500
Lavatories	1 per 750
D.F.	1 per 1,000
Service Sink	1 min.

### Assembly "A-3"

Water Closets	Male: 1 per 125 Female: 1 per 65
Lavatories	1 per 200
D.F.	1 per 500
Service Sink	1 min.

### Storage "S-1"

Water Closets	1 per 100
Lavatories	1 per 100
D.F.	1 per 1,000
Service Sink	1 min.

## OCCUPANTS

Business	141
Mercantile	66
Assembly & Ranges	98
Stor./Util.	29
<b>Total</b>	<b>334</b>

OCC.	OCC. LOAD	WATER CL.		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
		M	W	M	W		
"B"	141	2.0	2	1.5	1.5	1.41	1
"M"	66	.5	.5	.5	.5	.10	1
"A-3"	268	1.0	1.0	.5	.5	.20	1
"S-1"	18	.5	.5	.5	.5	.03	1
SUBTOTAL		4.0	4.0	3.0	3.0	1.74	1
<b>TOTAL REQ'D</b>	<b>334</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>TOTAL PROVIDED</b>		<b>5*</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>1</b>

NOTES: \*Three water closets and two urinals are provided







# PHOTOS



RANGE LOBBY



RANGE LOBBY



RANGE



RANGE TRAINING ROOM



# PHOTOS



LOBBY



TRAINING ROOM



CATERING KITCHEN



PUBLIC BREAKROOM



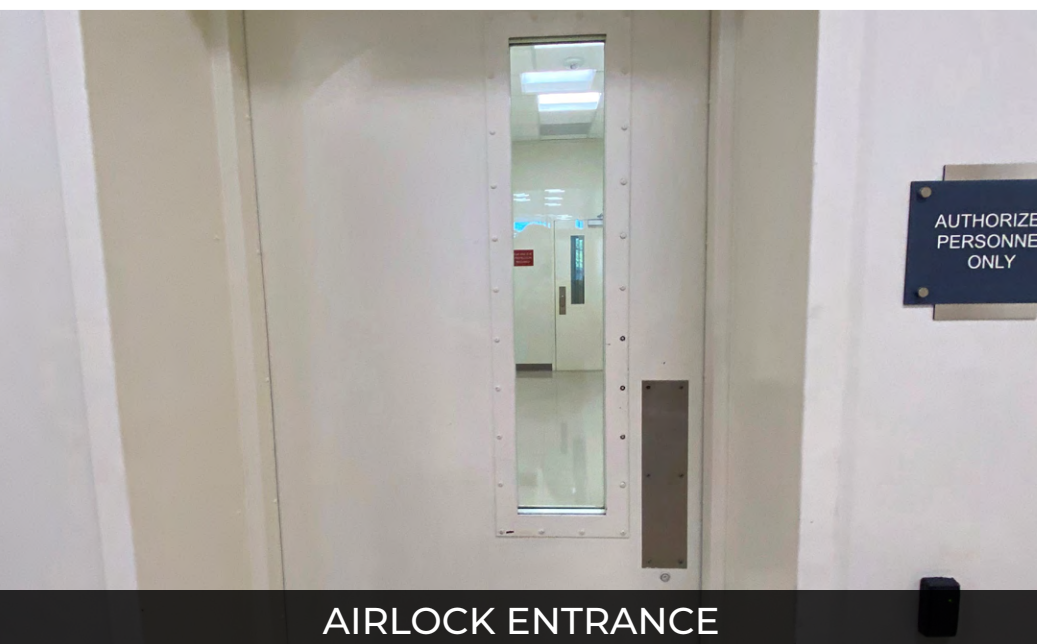
# PHOTOS



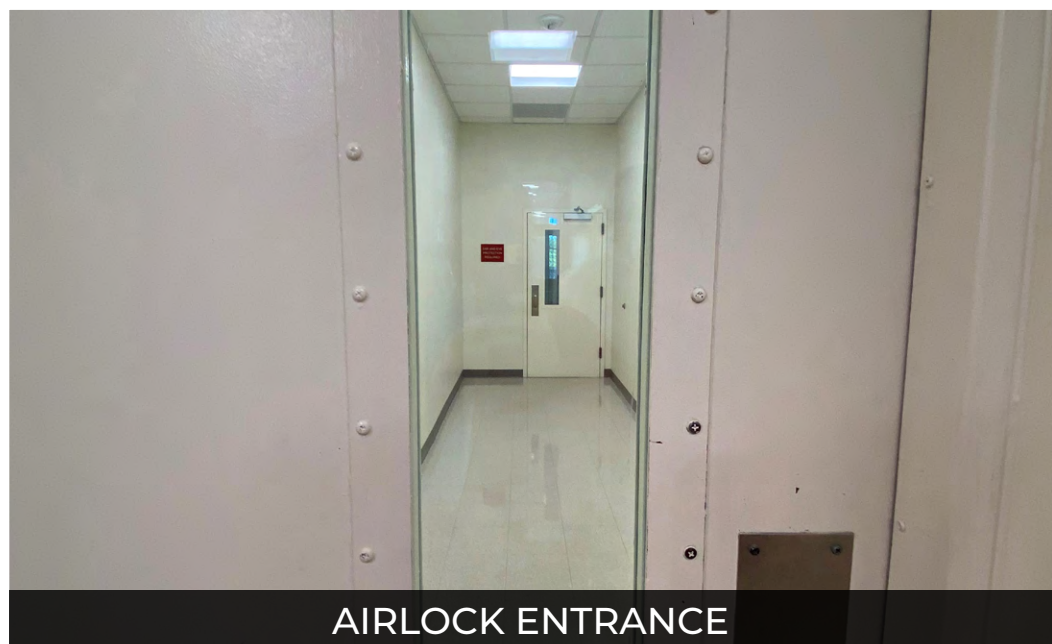
WAREHOUSE #1



EMPLOYEE BREAKROOM



AIRLOCK ENTRANCE



AIRLOCK ENTRANCE



# PHOTOS



ADA WAREHOUSE RESTROOMS (1 OF 4)



ROOFTOP - HVAC AIR FILTRATION SYSTEM



LOADING DOCK



SUNRISE EXTERIOR



# 4537

## METROPOLITAN COURT

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