



WEDGEWOOD NORTH

4855 INTERNATIONAL BOULEVARD | FREDERICK, MD | WWW.MATANINC.COM



PROPERTY HIGHLIGHTS

OVERVIEW

- 12,237 SF stand-alone building
- Divisible down to approximately 4,000 SF
- Prime location in the South 85 Industrial Corridor
- Quick access to I-270/I-70 and Route 15 North

SPECIFICATIONS

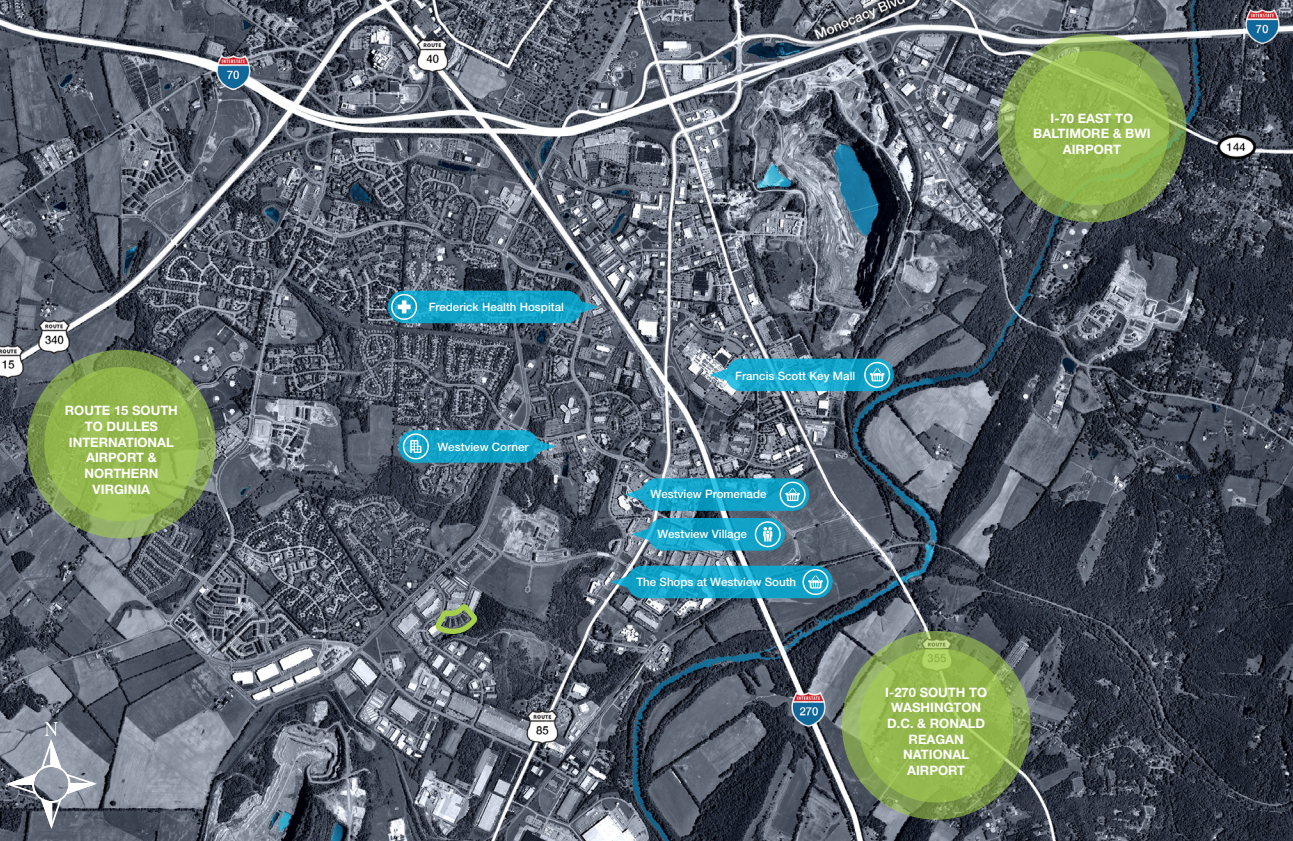
- 4.05 acre site
- Zoned LI (Light Industrial)
- 18' clear ceiling height
- One 12'x14' drive-in door per bay
- Column spacing varies per bay

PARKING & RENT

- 1.5 spaces per 1,000 SF leased
- \$15/SF NNN

WAREHOUSE • LAB • OFFICE SPACE

MATAN



AVAILABLE SPACE

FULL BUILDING	12,237 SF
SUITE 4-102	4,041 SF
SUITE 4-104	6,192 SF

STAND ALONE BUILDING - **12,237 SF** - DIVISIBLE DOWN TO ~4,000 SF

- Situated near the booming 85 Business Corridor
- Extensive array of retail and business amenities nearby at Westview shops
- Close proximity to downtown, Route 15 North and Fort Detrick campus
- Central location within the South 85 Industrial Corridor
- Minutes to I-270 and I-70 to Washington D.C. and Baltimore, MD
- Nicely landscaped and aesthetically pleasing exterior architecture

