



WEDGEWOOD WEST

NEW DESIGN ROAD | FREDERICK, MD | WWW.WEDGEWOODWEST.COM

PHASE 1: SUMMER 2016 DELIVERY



PROPERTY HIGHLIGHTS

OVERVIEW

- High Bay Warehouses
- 6 Buildings totaling approximately 672,000 square feet
- Build-to-suit opportunities with unique park amenity enhancements
- Prime South Frederick Route 85 Corridor location

SPECIFICATIONS

- Site plan approved
- 45.4 Acre site
- Zoned MXD (Mixed Use Development)

BUILDINGS

- Tilt-up concrete construction
- Features a visually pleasing neutral palette with stone accent
- Bay sizes range from 5,000 sf to 12,000 sf
- 40' x 50' Column spacing
- Two 9' x 10' dock doors per bay with drive-in capability
- 30' clear ceiling height
- 115' truck court
- ESFR sprinklers

ADDITIONAL FEATURES

- 1.5 Spaces per 1,000 square feet leased
- Convenient access to a large variety of retail amenities and professional services
- Situated near the crossroads of I-270 and I-70 Interstates
- TransIT bus stop location nearby
- Access to downtown MARC train connection to Washington, D.C.

PREMIER INDUSTRIAL PARK WITH **UNIQUE** CLASS A OFFICE FEATURES

MATAN

BUILD-TO-SUIT OPPORTUNITIES

BUILDING A 192,000 SF

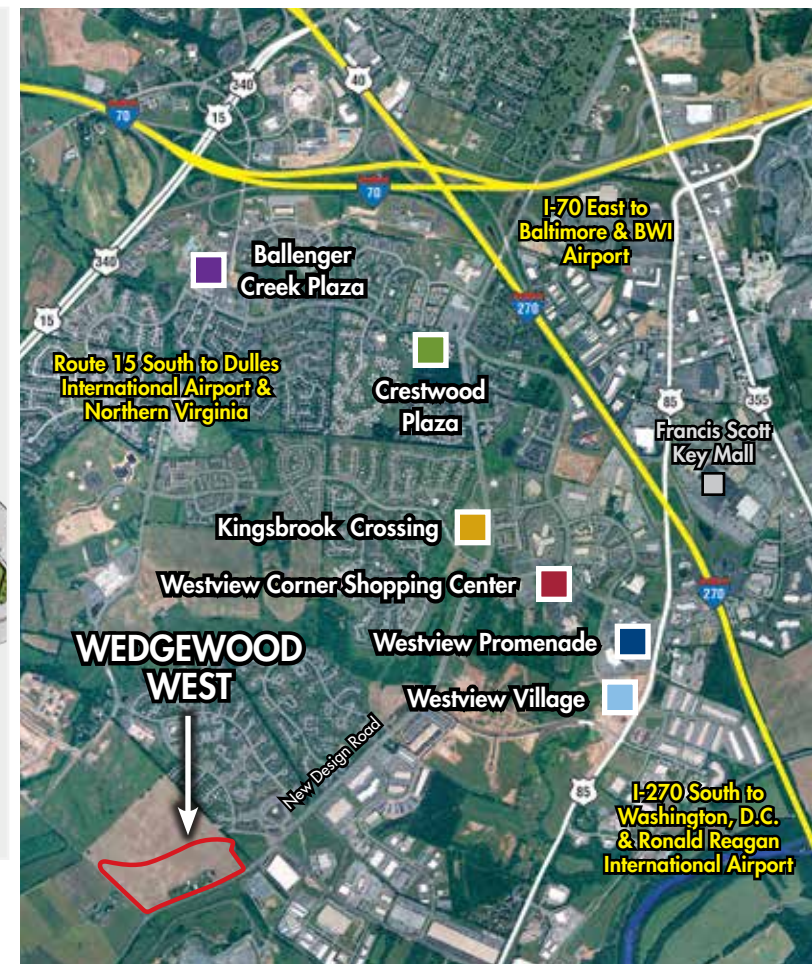
BUILDING B 103,471 SF
100% RELEASED; SUMMER 2016 DELIVERY

BUILDING C 131,293 SF

BUILDING D 109,043 SF

BUILDING E 59,006 SF

BUILDING F 77,214 SF
50% RELEASED; SUMMER 2016 DELIVERY



FREDERICK'S **PREMIER** INDUSTRIAL PARK OPPORTUNITY