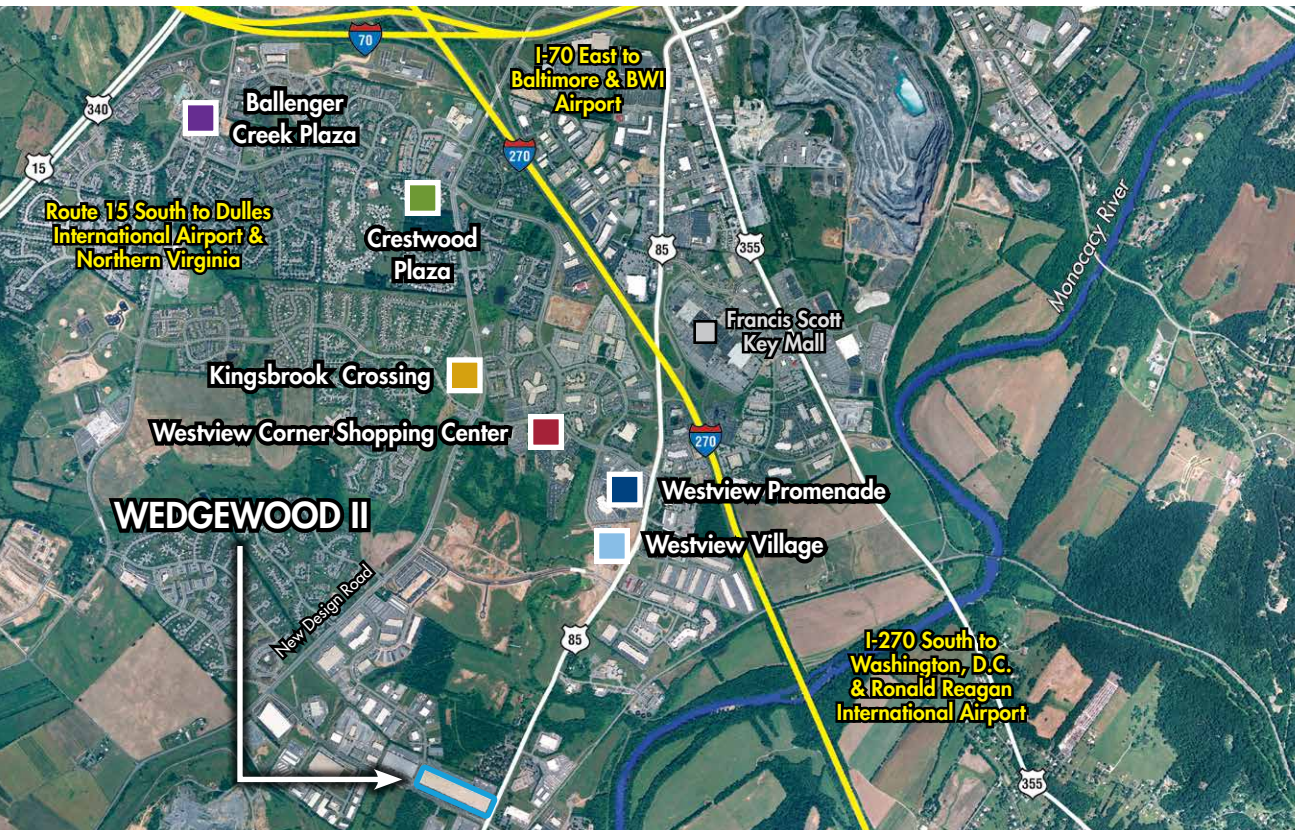




WEDGEWOOD II

4600 WEDGEWOOD BOULEVARD | FREDERICK, MD | WWW.MATANINC.COM

THE MOST DESIRABLE **WAREHOUSE LOCATION** IN THE FREDERICK MARKET



PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

- Industrial warehouse
- 377,700 Square feet
- Largest contiguous existing block in the market
- Sits on a prime corner along the 85 South Corridor
- Surrounded by a rich amenity base including Westview shops
- Quick access to Interstates 270 and 70
- Close proximity to downtown, Route 15 North, Fort Detrick campus and NCI-Frederick
- Well-maintained with mature and lush landscaping
- Headquarters for property owner, Matan Companies

BUILDING SPECS

- Conditioned warehouse
- Zoned I1 (Light Industrial)
- Oversized truck court
- 24' Clear ceiling height
- 40' X 40' Column spacing
- Fully sprinklered (wet)

ROUTE 85 CORRIDOR • HIGH BAY WAREHOUSE • I-270 LOCATION

MATAN

AVAILABLE - 11,200 - 56,000 SF WAREHOUSE & OFFICE SPACE

PARKING

- 1 parking space per 1,000 SF
- TransIT bus stop location

SUITE N - 30,400 SF

- 4,300 SF finished office
- 24' clear ceiling height throughout
- 6 docks with 9'x10' roll up doors (one drive-in dock)

SUITE O - 14,400 SF

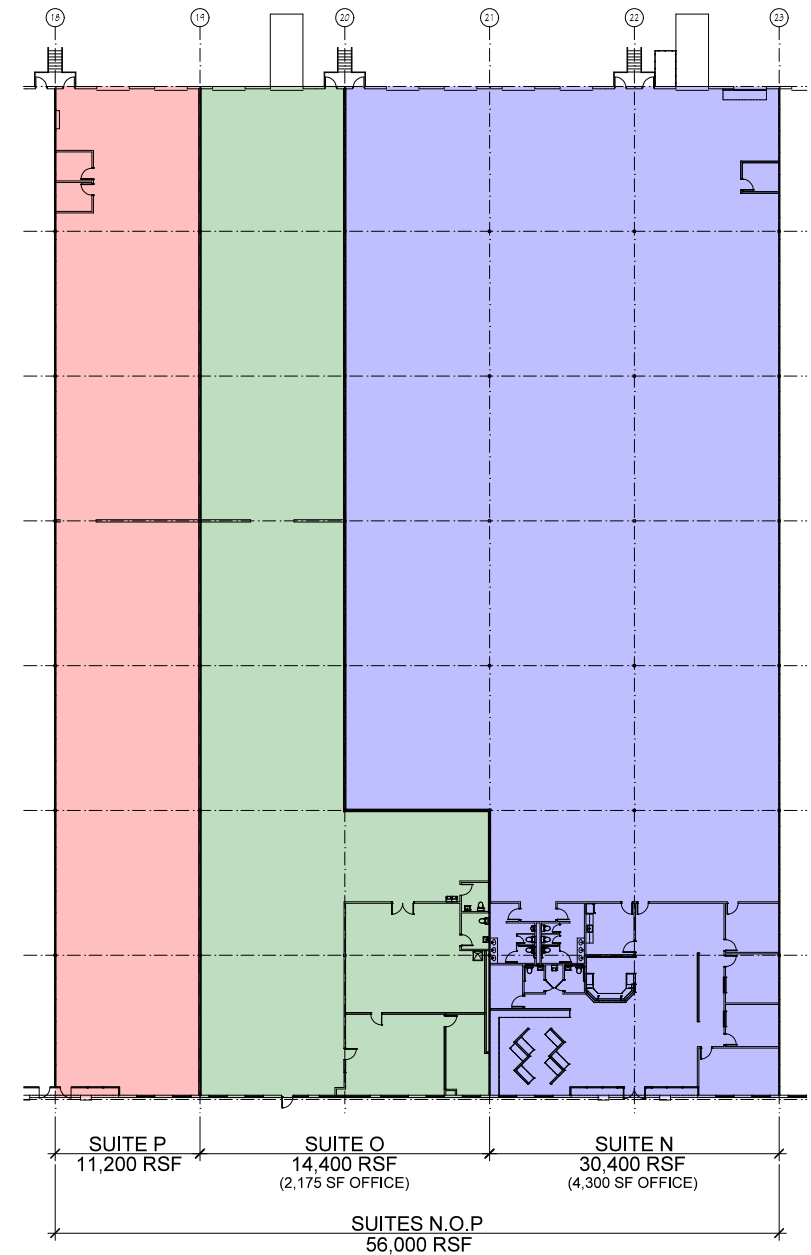
- 2,175 SF finished office
- 24' clear ceiling height throughout
- 2 docks with 9'x10' roll up doors (openings easily expanded)

SUITE P - 11,200 SF

- 24' clear ceiling height throughout
- 2 docks with 9'x10' roll up doors (openings easily expanded)



SUITE N, O & P



BRAD BENNA

bbenna@mataninc.com

www.mataninc.com

4600 Wedgewood Blvd, Suite A, Frederick, MD 21703
(301) 694.9200 • www.mataninc.com

MATAN