



# METROPOLITAN COURT

4527 METROPOLITAN COURT | FREDERICK, MD | MATANINC.COM

**FULLY FURNISHED PLUG AND PLAY WAREHOUSE, SUITE B-2, 9,300 SF**



## PROPERTY HIGHLIGHTS

### PROPERTY OVERVIEW

- 51,750 SF industrial warehouse
- 9,300 SF available
- Prime 85 South Corridor location
- 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
- Buffered by the scenic Monocacy River

### AVAILABLE SPACE

- Zoned I1 (Light Industrial)
- 1 exterior loading dock
- 24' Ceiling height
- No columns
- Fully furnished (desks, chairs, file cabinets, phones)
- 1,185 SF office
- 4 Offices, open area, and conference room

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

**MATAN**

# SUITE B-2, 9300 SF

