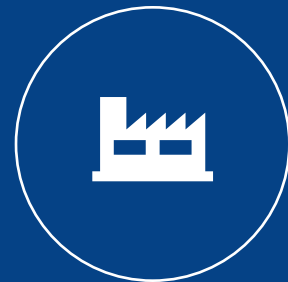


# WEDGEWOOD SOUTH

4440 Buckeystown Pike | Frederick, MD



84,261 SF  
INDUSTRIAL BUILDING



24'  
CEILING HEIGHT



120'  
TRUCK COURT



1 MILE  
TO I-270



- Full Building Available July 1st
- 84,261 SF Class A Warehouse
- Fully Conditioned
- Tilt-Up Concrete Construction
- 24' Clear Ceiling Height
- 40' x 40' Column Spacing
- 9' x 10' Overhead Dock Doors

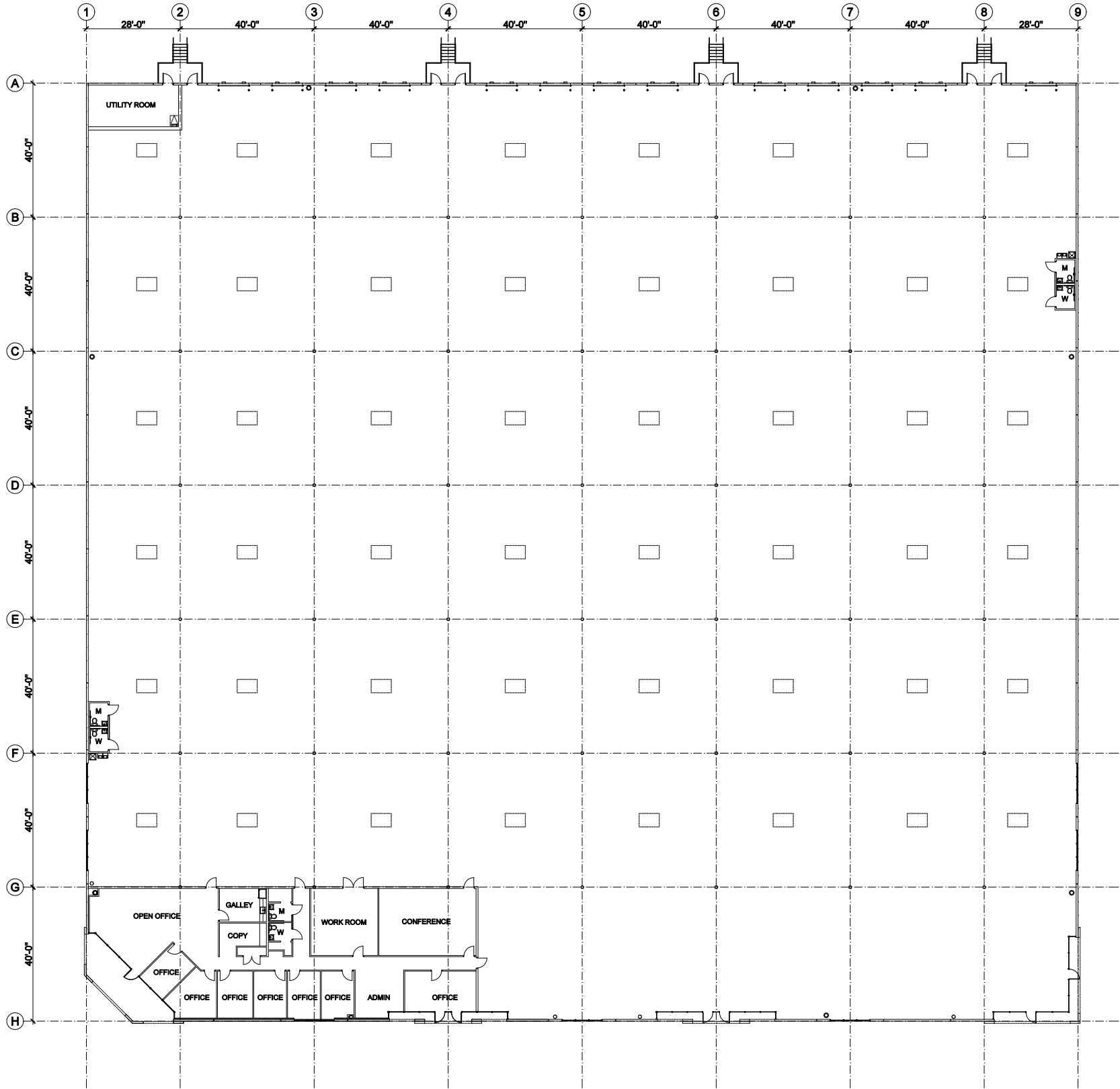
- 120' Truck Court
- High Daily Traffic Count - 44,450 VPD
- Prime Location with Route 85 Visibility
- Quick Access to I-270, I-70 and Route 15
- Extensive Array of Retail and Business Amenities Nearby
- Road Widening of Route 85 will Improve Traffic Flow and Greatly Enhance Access to the Property

**MATAN**

MATANINC.COM



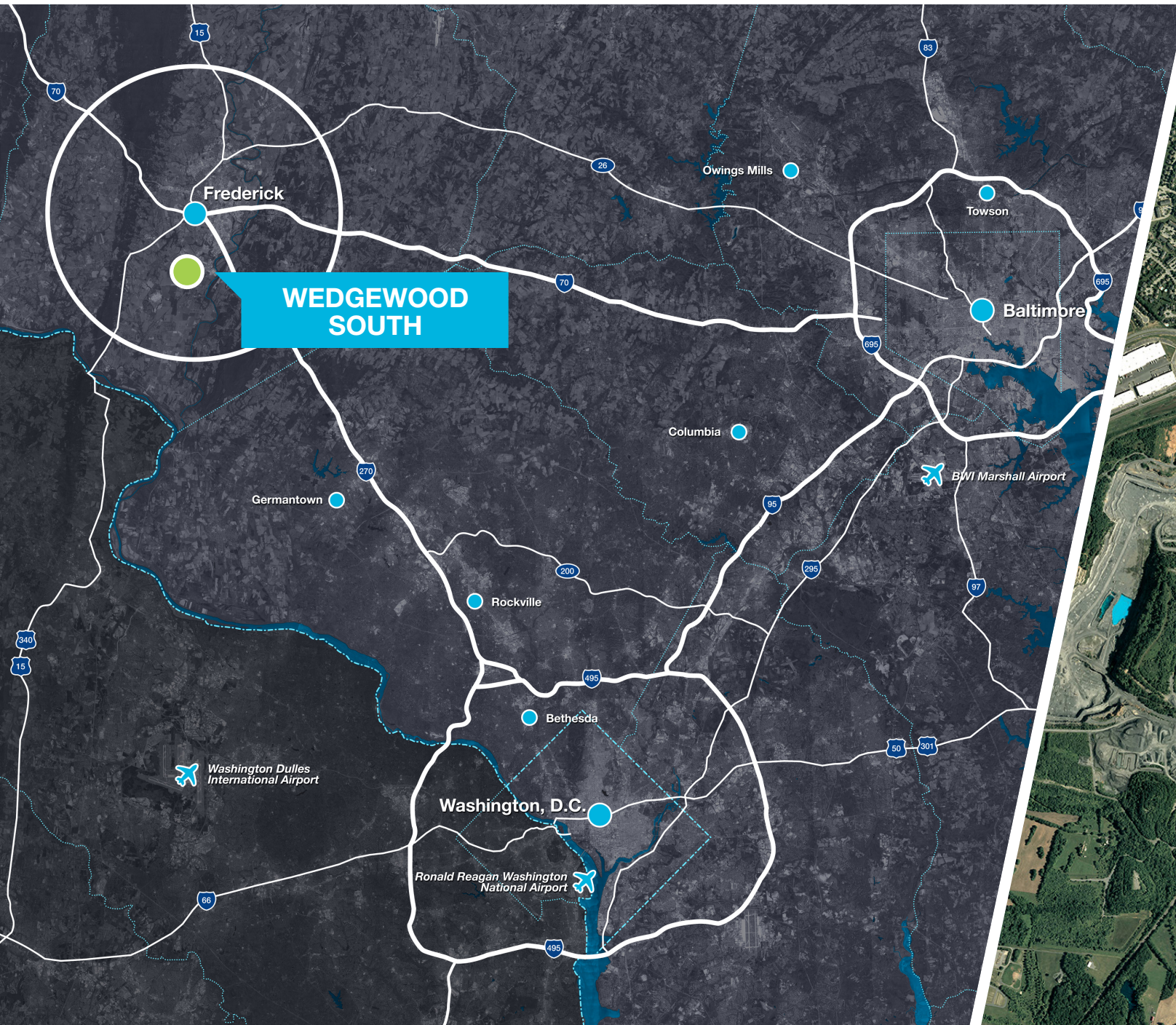
BUILDING  
PLAN





# LOCATION MAPS

Quick access to I-270, I-70 & Rte 15



**MATAN**

#### PHONE/FAX

P (301) 694-9200  
F (301) 694-9214  
[www.mataninc.com](http://www.mataninc.com)

#### LEASING CONTACTS

Brad Benna  
[bbenna@mataninc.com](mailto:bbenna@mataninc.com)  
(301) 815-9964 (direct)

[MATANINC.COM](http://MATANINC.COM)