



WEDGEWOOD NORTH

4841-4855 INTERNATIONAL BOULEVARD | FREDERICK, MD | WWW.MATANINC.COM



PROPERTY HIGHLIGHTS

OVERVIEW

- Small bay warehouse
- 4 buildings totaling 51,360 square feet
- Prime location in the South 85 Industrial Corridor
- Quick access to I-270/I-70 and Route 15 North

SPECIFICATIONS

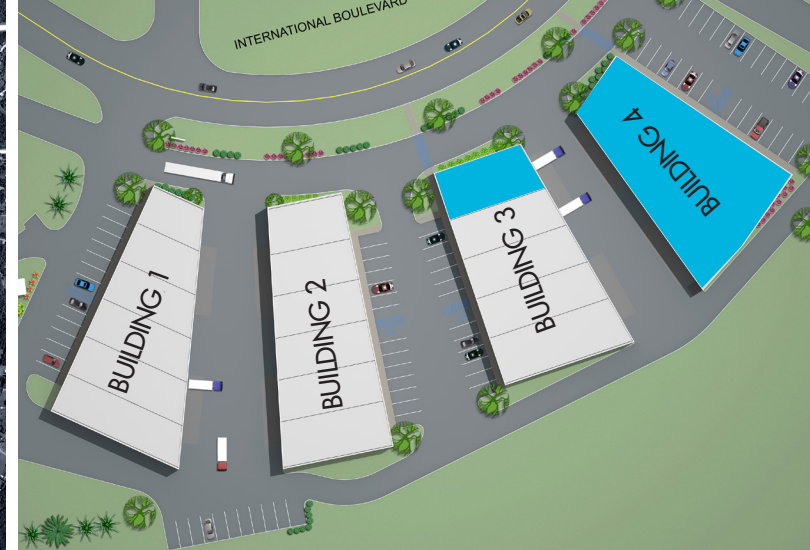
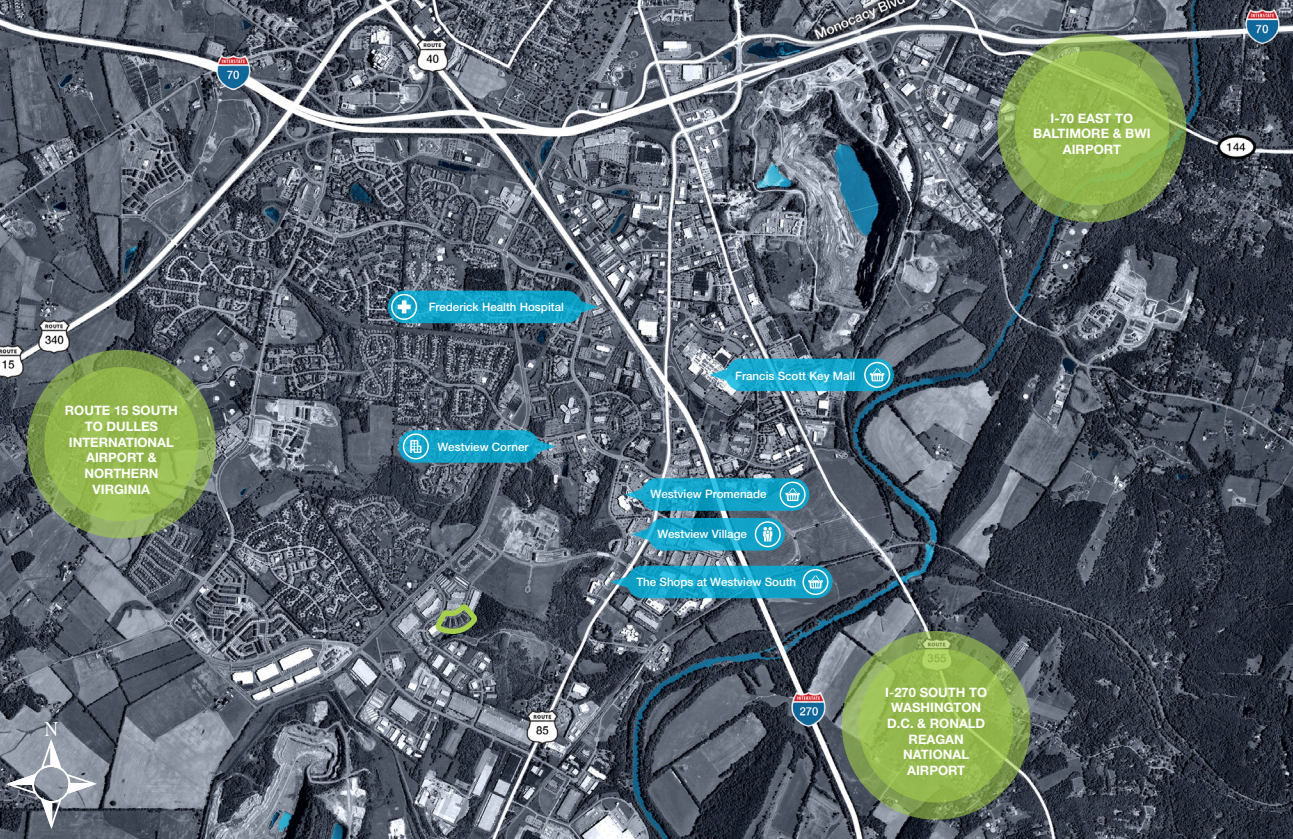
- 4.05 acre site
- Zoned LI (Light Industrial)
- Bay sizes available from 2,312 SF – 12,237 SF
- 18' clear ceiling height
- One 12'x14' drive-in door per bay
- Column spacing varies per bay

PARKING & RENT

- 1.5 spaces per 1,000 SF leased

WAREHOUSE • LAB • OFFICE SPACE

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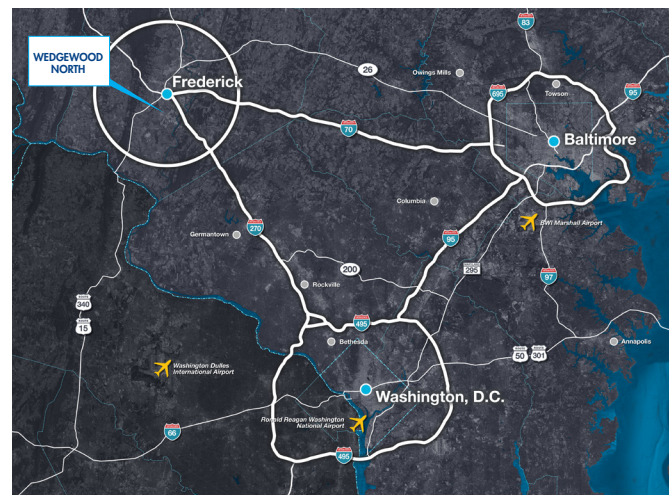


AVAILABLE SPACE

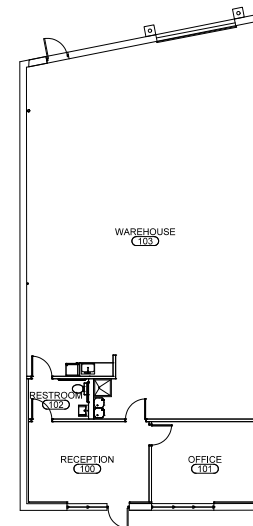
BUILDING 3	SUITE 3-102	2,312 SF
BUILDING 4	SUITE 4-100	12,237 SF

FULL BUILDING AVAILABLE IMMEDIATELY - **12,237 SF \$14NNN**

- 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



SUITE 3-102
2,312 SF



SUITE 4-100
12,237 SF

