



# WEDGEWOOD WEST

BUILDING B | 4660 NEW DESIGN ROAD | FREDERICK, MD



## PROPERTY HIGHLIGHTS

### OVERVIEW

- 103,471 SF high bay warehouse
- 2 suites available for lease (Suite I 6,936 SF & Suite L 26,805 SF)
- Plug & Play / Move-in ready
- Part of a 6 building, 675,000 SF industrial park
- Premier Route 85 Corridor location

- Tilt-up concrete construction
- Features a visually pleasing neutral palette with stone accent
- 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
- TransIT bus stop location nearby
- Access to downtown MARC train connection to Washington, D.C.

**HIGH BAY WAREHOUSE IN FREDERICK FOR LEASE**

**MATAN**

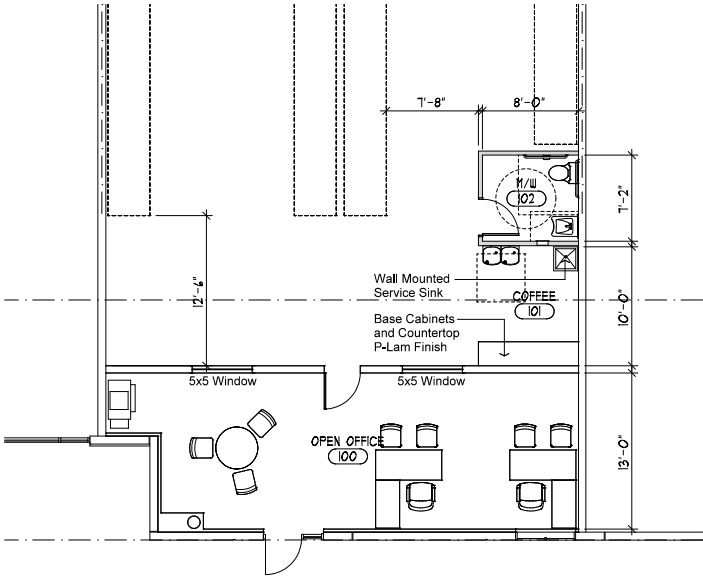
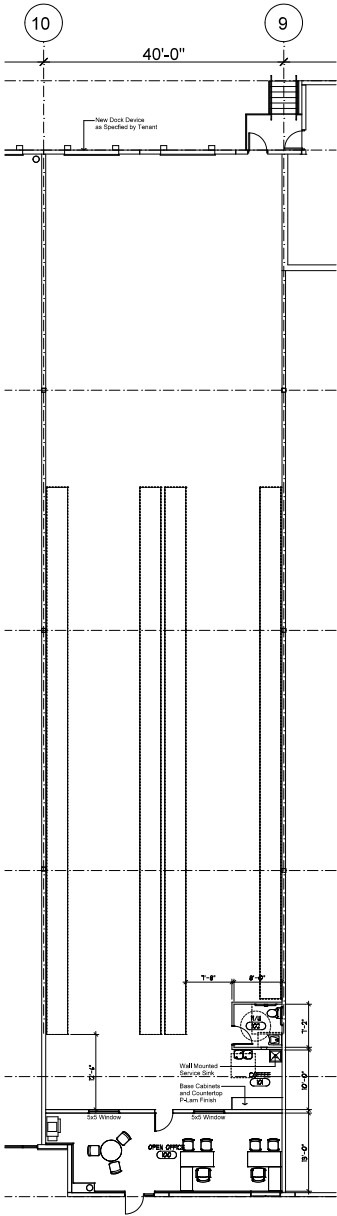
## PREMIER ROUTE 85 CORRIDOR LOCATION



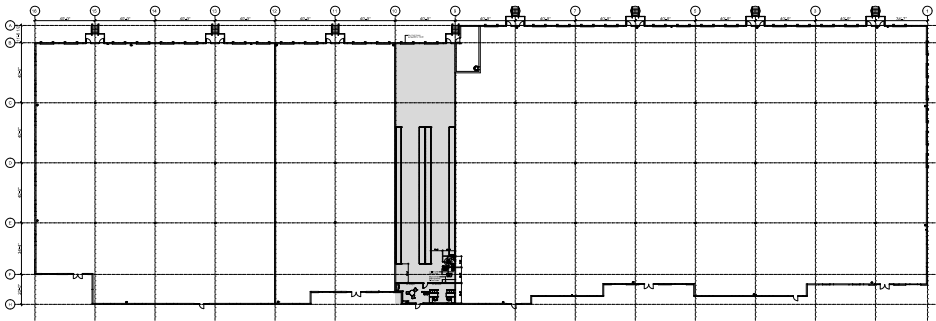
**33,741 SQUARE FEET AVAILABLE IN 2 SUITES**



6,936 RSF



2 ENLARGED OFFICE AND RESTROOM PLAN



26,805 RSF

NOW AVAILABLE

