



# WEDGEWOOD WEST

NEW DESIGN ROAD | FREDERICK, MD | [WWW.WEDGEWOODWEST.COM](http://WWW.WEDGEWOODWEST.COM)



## PROPERTY HIGHLIGHTS

### OVERVIEW

- High Bay Warehouses
- 6 Buildings totaling approximately 675,000 square feet
- Build-to-suit opportunities with unique park amenity enhancements
- Prime South Frederick Route 85 Corridor location

### SPECIFICATIONS

- Site plan approved
- 45.4 Acre site
- Zoned MXD (Mixed Use Development)

### BUILDINGS

- Tilt-up concrete construction
- Features a visually pleasing neutral palette with stone accent
- Bay sizes range from 5,000 sf to 12,000 sf
- 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 Interstates
- TransIT bus stop location nearby
- Access to downtown MARC train connection to Washington, D.C.

**PREMIER** INDUSTRIAL PARK WITH **UNIQUE** CLASS A OFFICE FEATURES

**MATAN**

## AVAILABLE SPACE

**BUILDING A** 192,410 SF (100% LEASED)

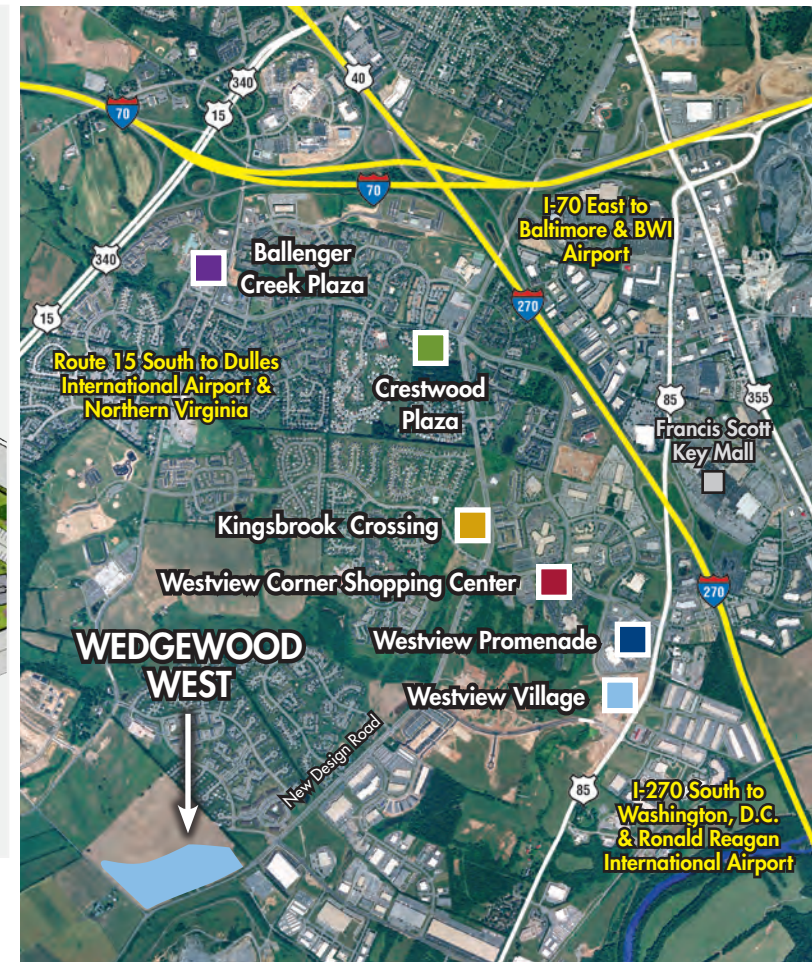
**BUILDING B** 103,471 SF (100% LEASED)

**BUILDING C** 131,293 SF

**BUILDING D** 109,043 SF (100% LEASED)

**BUILDING E** 59,006 SF (100% LEASED)

**BUILDING F** 77,217 SF (100% LEASED)



FREDERICK'S **PREMIER** INDUSTRIAL PARK OPPORTUNITY

JP MATAN  
jp@mataninc.com

BRAD BENNA  
bbenna@mataninc.com

www.mataninc.com

4600 Wedgewood Blvd, Suite A, Frederick, MD 21703  
(301) 694.9200

**MATAN**