



# BUILD-TO-SUIT WAREHOUSE W/ IOS

4870 WINCHESTER BOULEVARD | FREDERICK, MARYLAND 21703

FOR  
LEASE



**DELIVERY  
COMING  
Q4 2026**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3.09 acres  $\pm$  total
- Permitted plans for 12,000 SF  $\pm$  Warehouse and up to 1 acre  $\pm$  of IOS
- Ideal for equipment rental, outdoor storage, contractors yards, and industrial users
- Site plan and building can be modified to suit
- Situated within Stanford Industrial Park
- Well and septic
- Experienced developer with strong track record and in-house construction team
- Easy access to Route 15, I-70 and I-270

LOT SIZE:	3.09 ACRES $\pm$
BUILDING SIZE:	12,000 SF $\pm$ (PROPOSED)
IOS:	1.00 ACRE $\pm$
ZONING:	LI (LIGHT INDUSTRIAL)
RENTAL RATE:	NEGOTIABLE

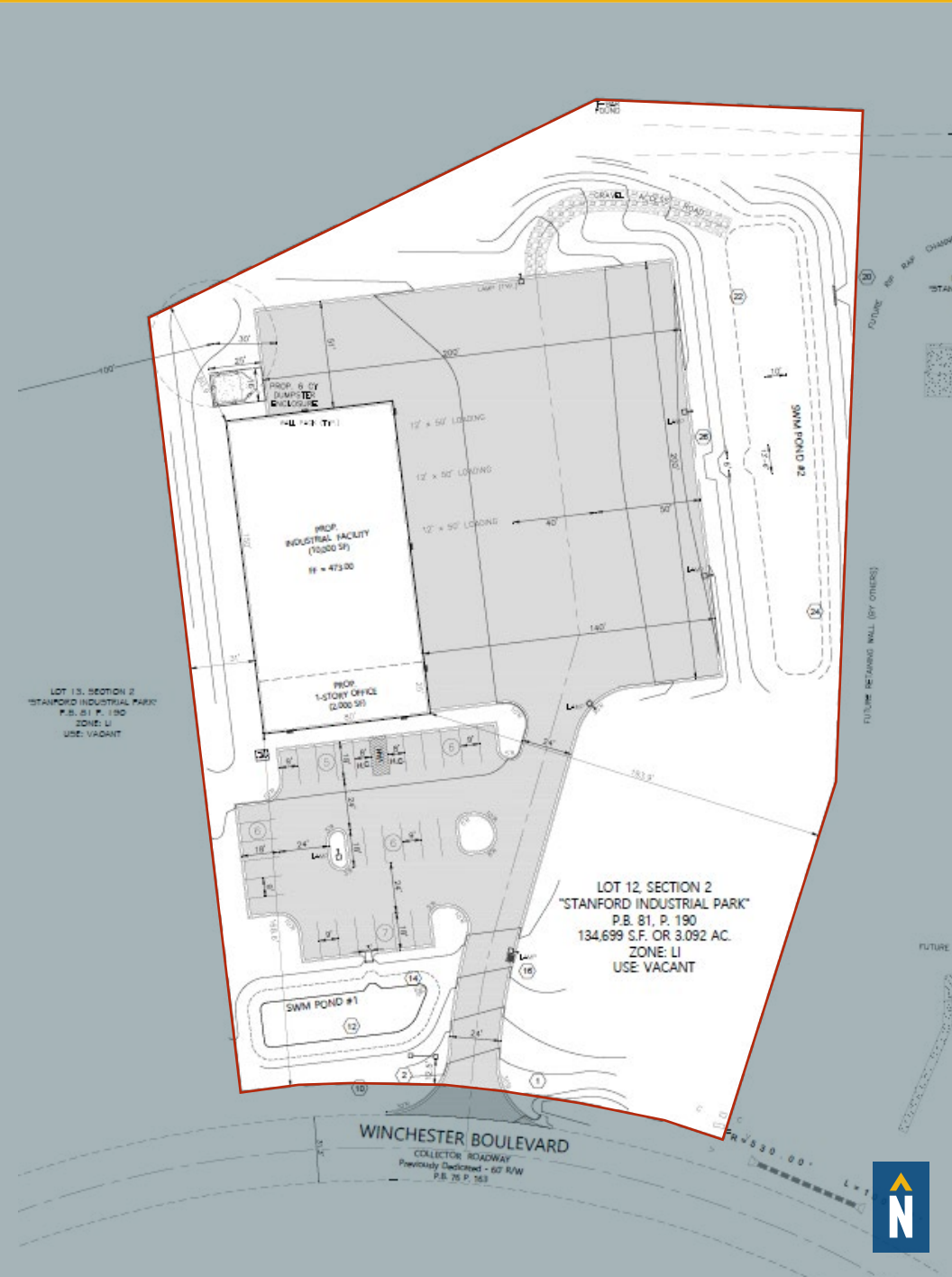


RENDERING



CONCEPTUAL

# AERIAL / PROPOSED SITE PLAN



GOOGLE STREET VIEW



# TRADE AREA

## DRIVING DISTANCE TO:

**15** 1.3 MILES  
2 MIN. DRIVE

**INTERSTATE 70** 7.4 MILES  
8 MIN. DRIVE

**INTERSTATE 270** 8.1 MILES  
9 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT  
57.6 MILES  
50 MIN. DRIVE

**REAGAN NATIONAL**  
56.3 MILES  
1 HR. 3 MIN. DRIVE

**BALTIMORE, MD** 57.9 MILES  
55 MIN.

**WASHINGTON, DC** 50.8 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 160.0 MILES  
2 HRS. 30 MIN.

**RICHMOND, VA** 155.0 MILES  
2 HRS. 35 MIN.



# FOR MORE INFO **CONTACT:**

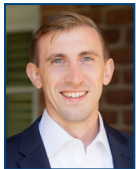


**BRYAN HERR**

*VICE PRESIDENT*

**443.875.7505**

**BHERR@mackenziecommercial.com**



**OLIVER FRYER**

*VICE PRESIDENT*

**443.597.5711**

**OFRYER@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-974-9336**

**410 Severn Avenue**

**Annapolis, MD 21403**

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



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