



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Ballenger Commerce Center

4907 International Dr. / 4635 & 4650 Wedgewood Blvd.  
Frederick, MD

**3,600 - 33,150 SF AVAILABLE**

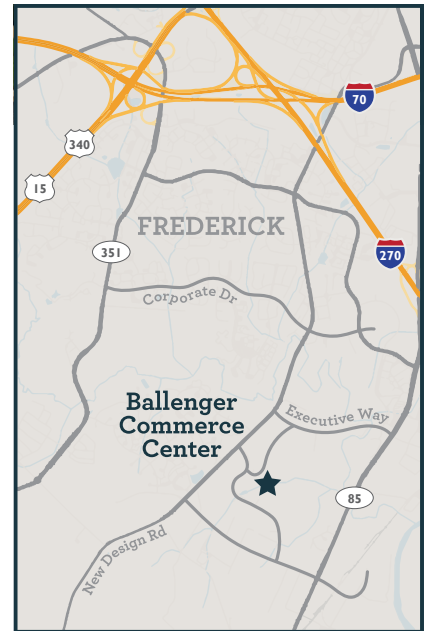


## Property Highlights

- Fiber optic cabling
- Immediate access to the I-270 corridor, I-70, Route 85 and Routes 15/340
- Drive-in and dock loading facilities
- Clear Height: 20' - 22'
- Abundant free parking
- Exterior signage available
- Electric: 200 amp, 120/208 volt, 3 phase, 4 wire
- Zoning: LI (Light Industrial)
- Adjacent to Frisco's Restaurant

**Peter Rosan**  
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2 Bethesda Metro Center, Suite 860  
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**cushmanwakefield.com**



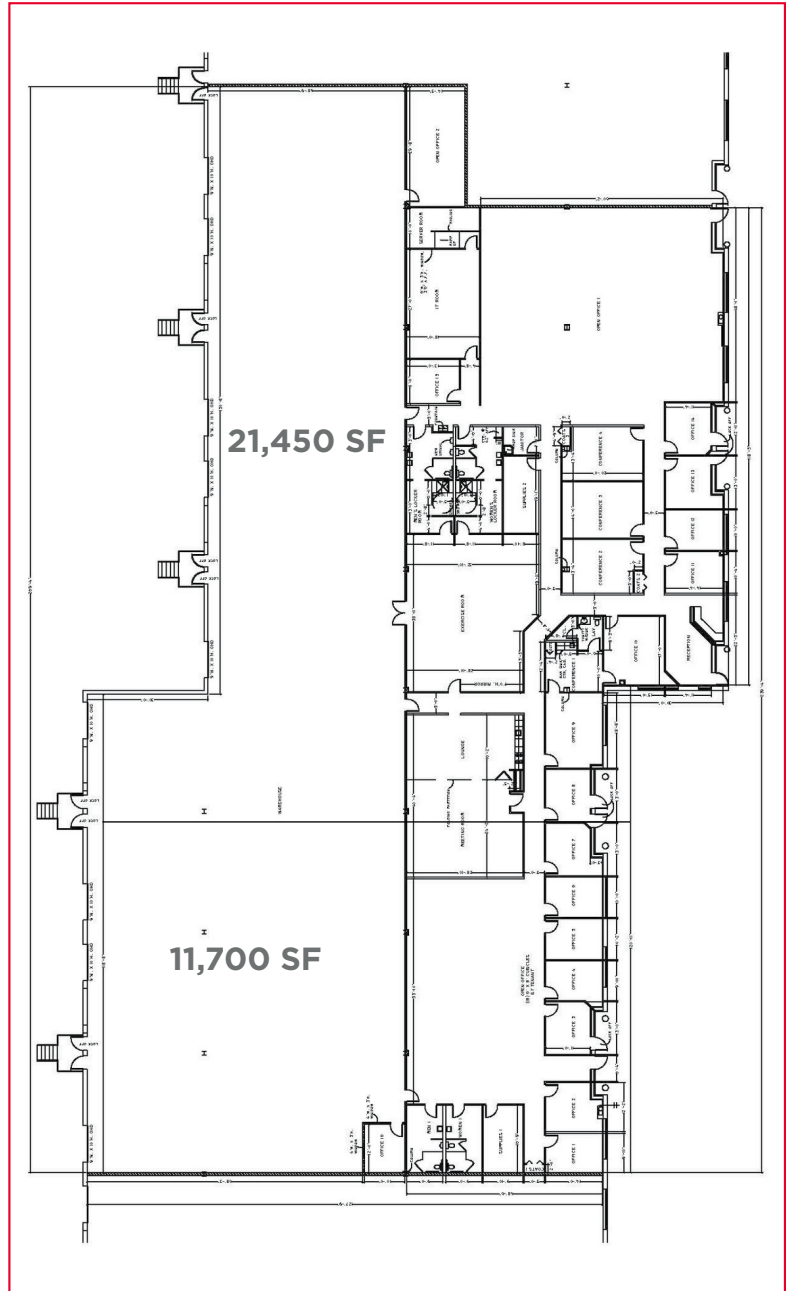
**CUSHMAN &  
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FOR LEASE

# Ballenger Commerce Center

4635 Wedgewood Boulevard

**11,700 - 33,150 SF Available**



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# Ballenger Commerce Center

4650 Wedgewood Boulevard

**3,600 SF Available**



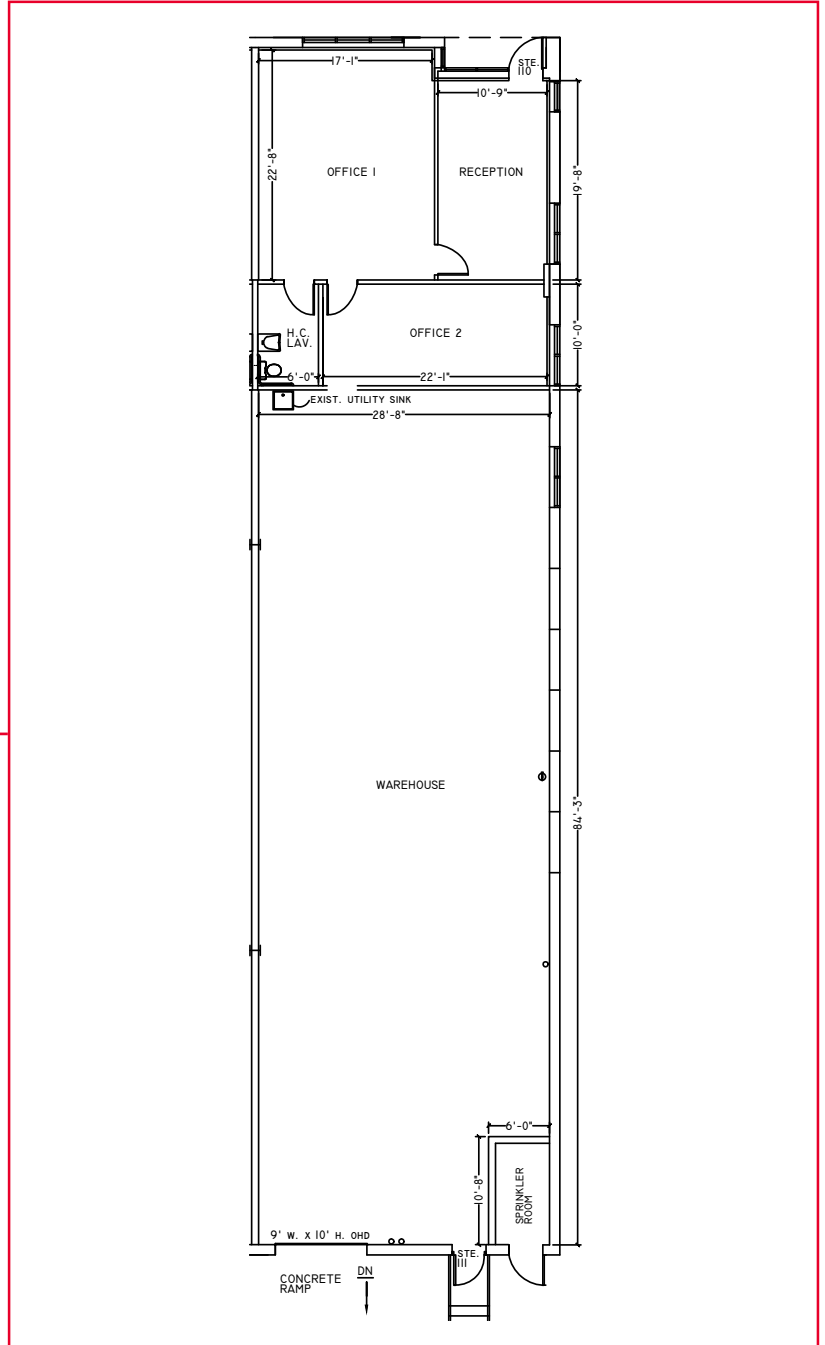
**OFFICE  
945 SF**



**WAREHOUSE  
2,655 SF**



**TOTAL AVAILABILITY  
3,600 SF**



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**CUSHMAN &  
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FOR LEASE

# Ballenger Commerce Center

**4907 International Drive**

**9,056 SF Available**



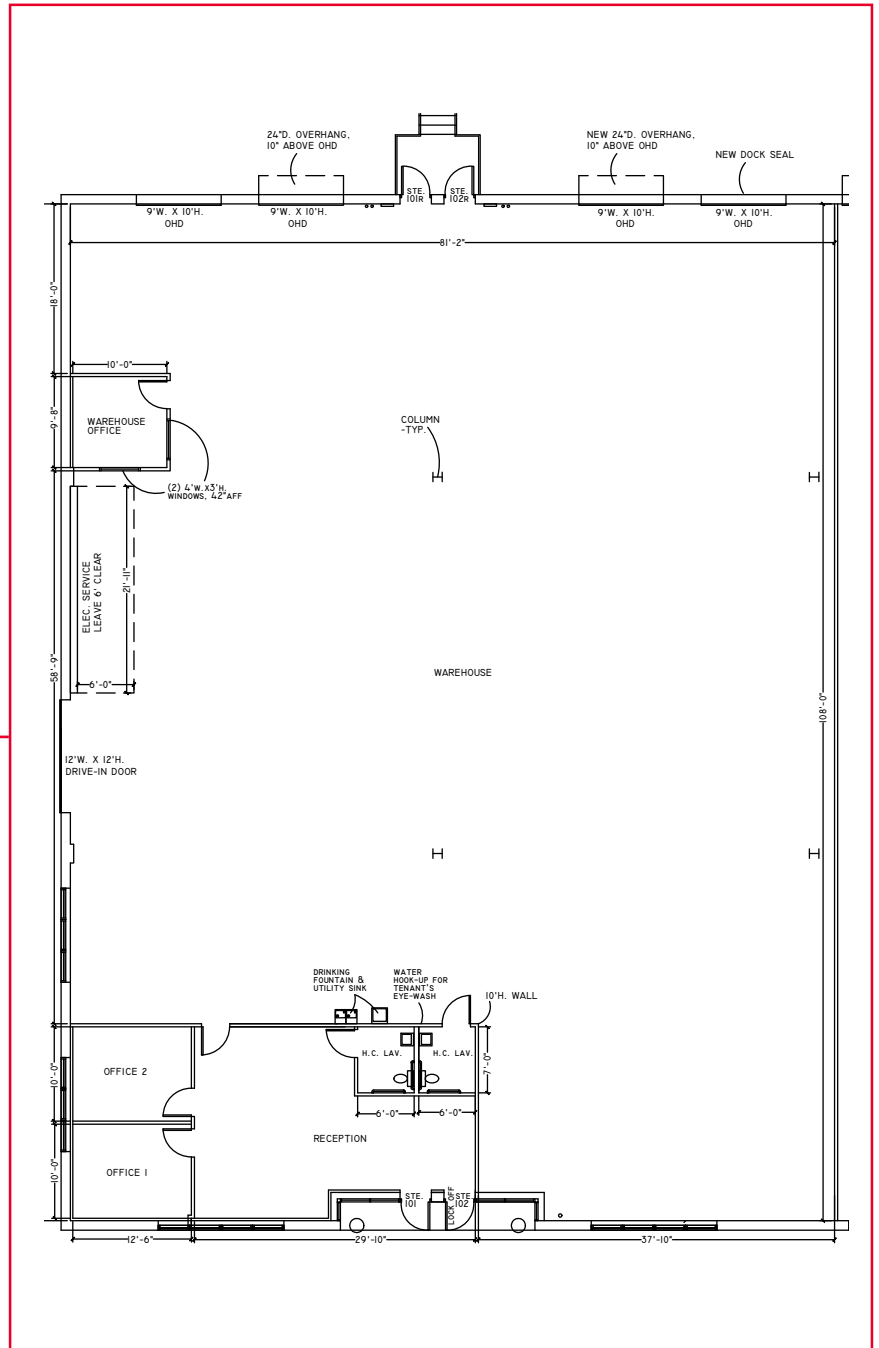
**OFFICE  
947 SF**



**WAREHOUSE  
8,109 SF**



**TOTAL AVAILABILITY  
9,056 SF**



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**CUSHMAN &  
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FOR LEASE

# Ballenger Commerce Center

**4907 International Drive**

**12,600 SF Available**



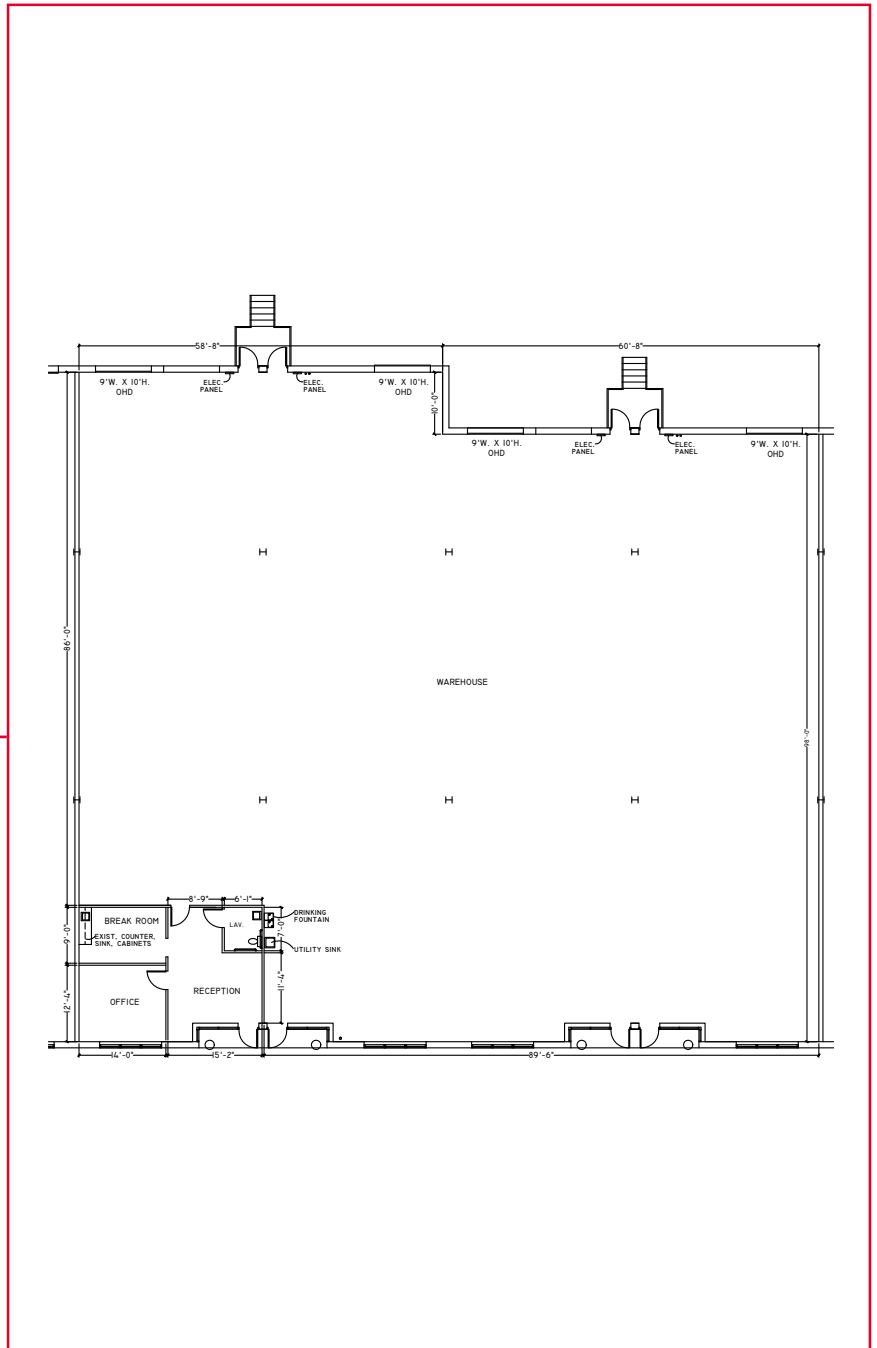
**OFFICE  
622 SF**



**WAREHOUSE  
11,978 SF**



**TOTAL AVAILABILITY  
12,600 SF**



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