CORE5 FREDERICK
LOGISTICS CENTER

5201 & 5205 Green Valley Road, Monrovia, Maryland 21770

BUILDING A: ±244,666 SF Available Q3-2026

BUILDING B: ±307,066 SF Shovel Ready

CBRE

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

DEVELOPER

PRIME LOCATION

Core5 Frederick Logistics Center offers superior access to I-70 and key interstates I-95, I-270 and I-83 along with a number of UPS and FedEx resources. The Port of Baltimore, ideal for domestic and international business trades, is less than 41 miles from the site.

EXCELLENT ACCESS

Immediate and uncongested access to I-70 at Exit 62.

SITE PLAN

Core5 Frederick Logistics Center offers many flexible layouts and designs to accommodate requirements for ±80,000 SF up to ±307,066 SF.

BUILDING A | DELIVERING Q3 2026

5201 GREEN VALLEY RD, MONROVIA, MD 21770

BUILDING SPECIFICATIONS

Square Footage	±244,666 SF
Configuration	Rear load
Column Spacing	60’ speedbay 46’ x 56’
Slab Thickness	7” conventional slab
Clear Height	36’ clear height
Roof	60 mil, white TPO membrane, Insulation = R30
Dock High Doors	43 – 9’ x 10’ dock high doors
Drive-In Doors	2 – 14’ x 16’ drive-in doors
Truck Court Depth	130’ concrete truck apron
Auto Parking	±174 auto spaces
Trailer Parking	±55 trailer spaces
Sprinkler System	ESFR sprinkler system
Electrical Service	One (1) 3,000 amp, 3 phase, 480/277 volt systems, expandable

BUILDING B

5205 GREEN VALLEY RD, MONROVIA, MD 21770

BUILDING SPECIFICATIONS

Square Footage	±307,066 SF	**Dock High Doors**	45 – 9’ x 10’ dock high doors
Configuration	Rear load	**Drive-In Doors**	2 – 14’ x 16’ drive-in doors
Column Spacing	60’ speedbays 46’ x 50’	**Truck Court Depth**	185’ concrete truck apron
		Auto Parking	±154 auto spaces
Slab Thickness	7” conventional slab	**Trailer Parking**	±59 trailer spaces
Clear Height	36’ clear height	**Sprinkler System**	ESFR sprinkler system
Roof	60 mil, white TPO membrane, Insulation = R30	**Electrical Service**	One (1) 3,000 amp, 3 phase, 480/277 volt systems, expandable

LABOR DENSITY | MONROVIA, MARYLAND

DEMOGRAPHICS

POPULATION		
10 Miles	**20 Miles**	**30 Miles**
232,506	830,040	2,707,008

DAYTIME EMPLOYEES	
10 Miles	118,695
20 Miles	363,125
30 Miles	1,392,206

AVERAGE HOUSEHOLD INCOME		
10 Miles	**20 Miles**	**30 Miles**
$159,931	$167,332	$173,306

LARGE INDUSTRIAL USERS IN FREDERICK I-70 CORRIDOR AREAS

- Cosco Distribution Center
- Kroger Fulfillment Center
- Aldi Distribbution Center
- Leidos QTC Health Services
- Metrie Industries, Inc.
- Mattress Warehouse
- Kite Pharma
- Moore Companies
- US Dept. of Health & Human Services
- ThermoFisher Scientific
- Miscellaneous Metals
- Stulz Air Technology Systems, Inc.
- Daikin Industries
- JLG Industries
- Wonder Book
- Walmart Distribution Center

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