



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Ballenger Commerce Center

4959 New Design Rd. / 4635 & 4650 Wedgewood Blvd.  
Frederick, MD

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

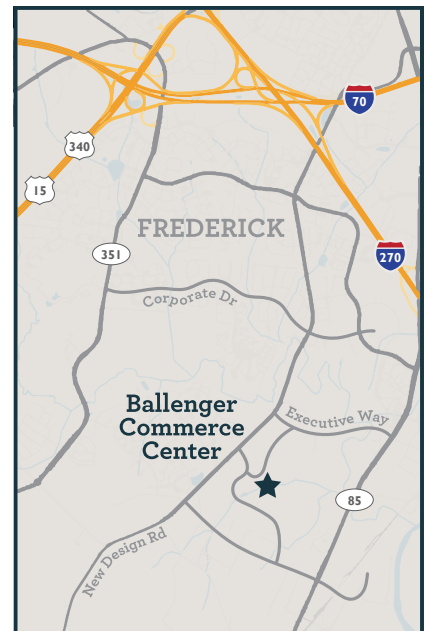


## Property Highlights

- 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**  
Executive Managing Director  
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**Megan Williams**  
Managing Director  
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**cushmanwakefield.com**



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# Ballenger Commerce Center

4959 New Design Road

**7,200 SF**



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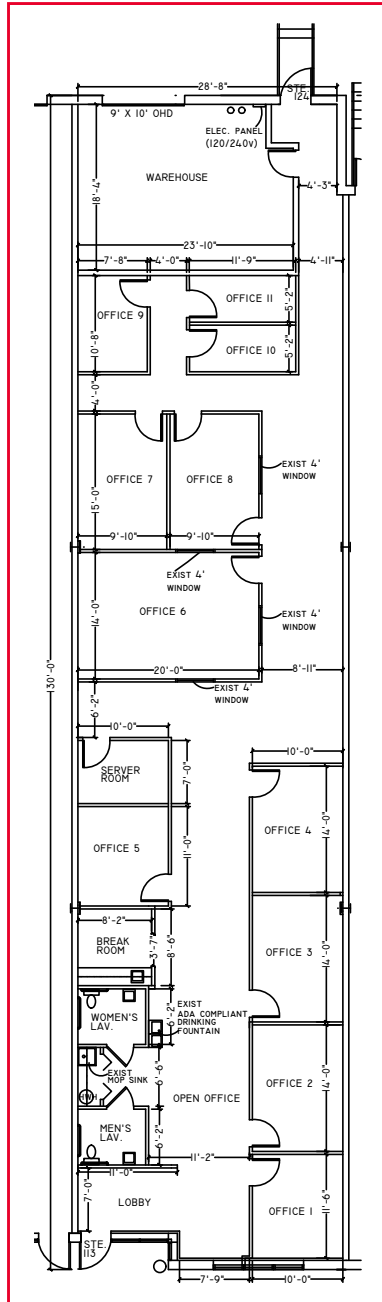
**CUSHMAN &  
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# Ballenger Commerce Center

4959 New Design Road

**3,900 SF Available**



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FOR LEASE

# Ballenger Commerce Center

4635 Wedgewood Boulevard

**10,000 - 33,150 SF Available**



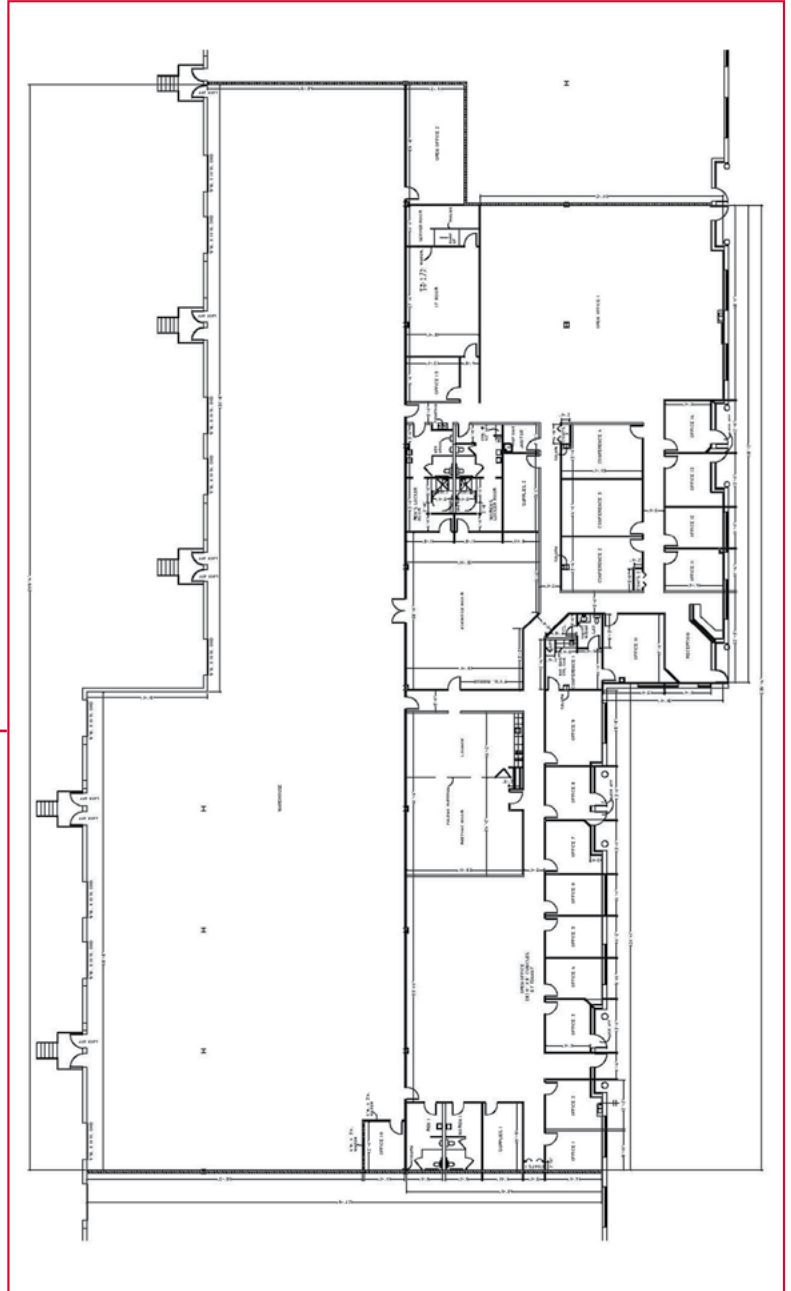
**OFFICE  
16,416 SF**



**WAREHOUSE  
16,734 SF**



**TOTAL AVAILABILITY  
33,150 SF**



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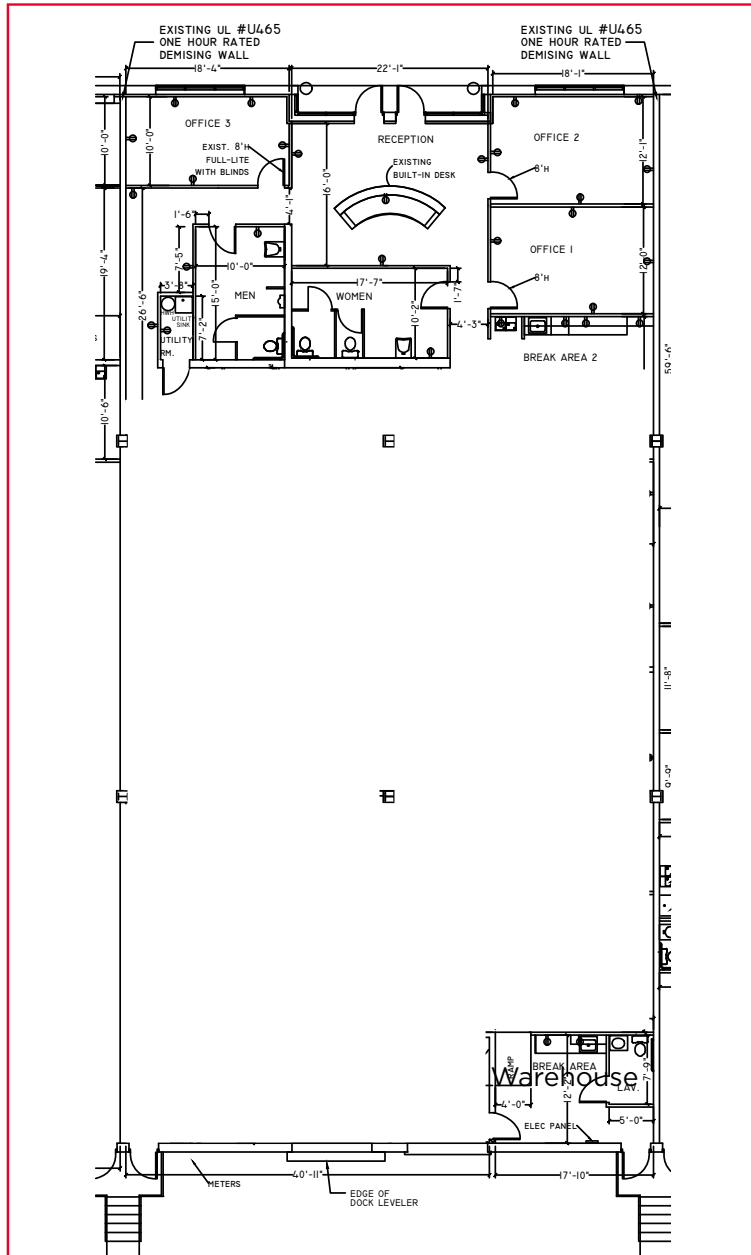
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**7,200 SF Available**



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# Ballenger Commerce Center

4650 Wedgewood Boulevard

**3,600 SF Available**



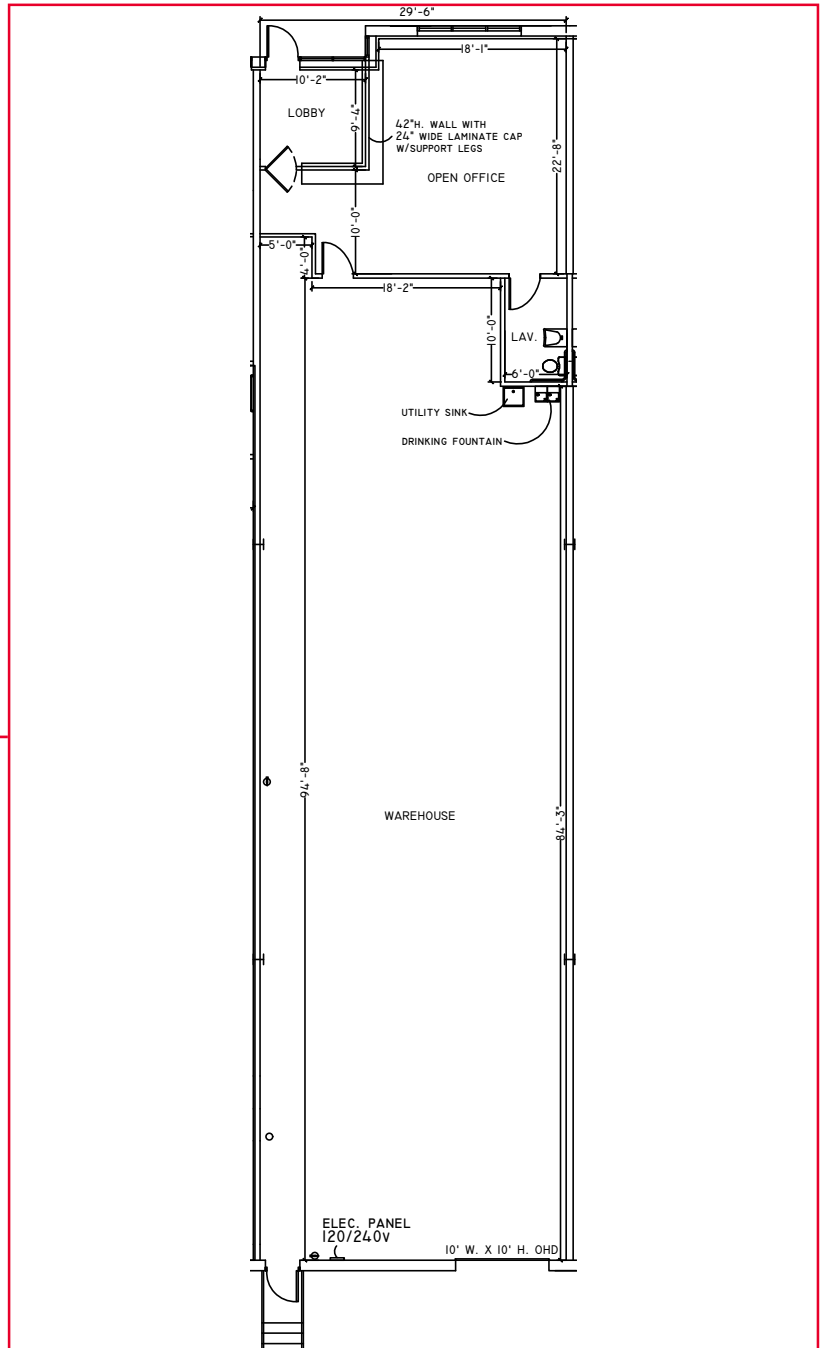
**OFFICE  
783 SF**



**WAREHOUSE  
2,817 SF**



**TOTAL AVAILABILITY  
3,600 SF**



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