

7311 Governors Way

For lease — Warehouse space in Frederick, MD



Opportunity

- **Total Available: 100,251 SF**
 - Existing Available: 56,438 SF (including 8,000 Sf -2nd Floor Office)
 - Expansion Available: 43,813 SF (Delivers 1/1/2025)
- Property: 100,251 SF
- Site: 5.27 Acres
- Rate: \$12.00 PSF, NNN
- Ceiling Height: 27'
- Zoning: LI (Light Industrial)
- Fully Sprinklered

Highlights

- Ample, free surface parking
- Building signage available
- Ideal location off of I-270 and Route 85
- Great visibility of Route 85
- Restrictive park covenants prohibit certain businesses
- Neighbors include: Thermo Fisher Scientific, Fugro Earth Data, Phoenix Mecano

Nearby Amenities include: Westview Promenade, Westview Corner, Francis Scott Key Mall, Riverview Plaza, Key Plaza, Frederick Crossing and Evergreen Square.

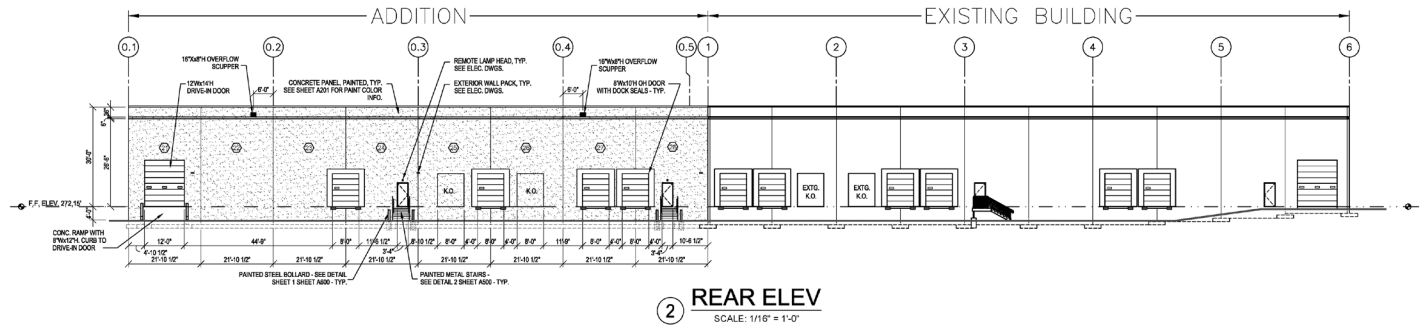
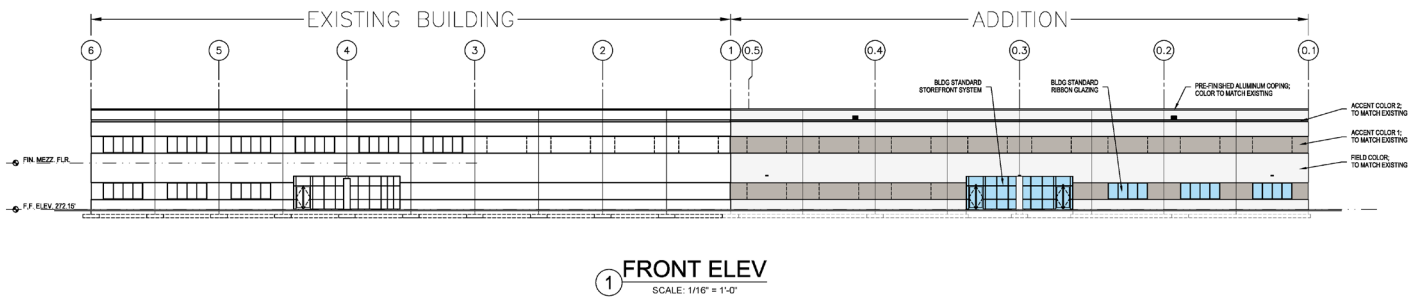
**For further
information**

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Expansion Progress: Walls are Up

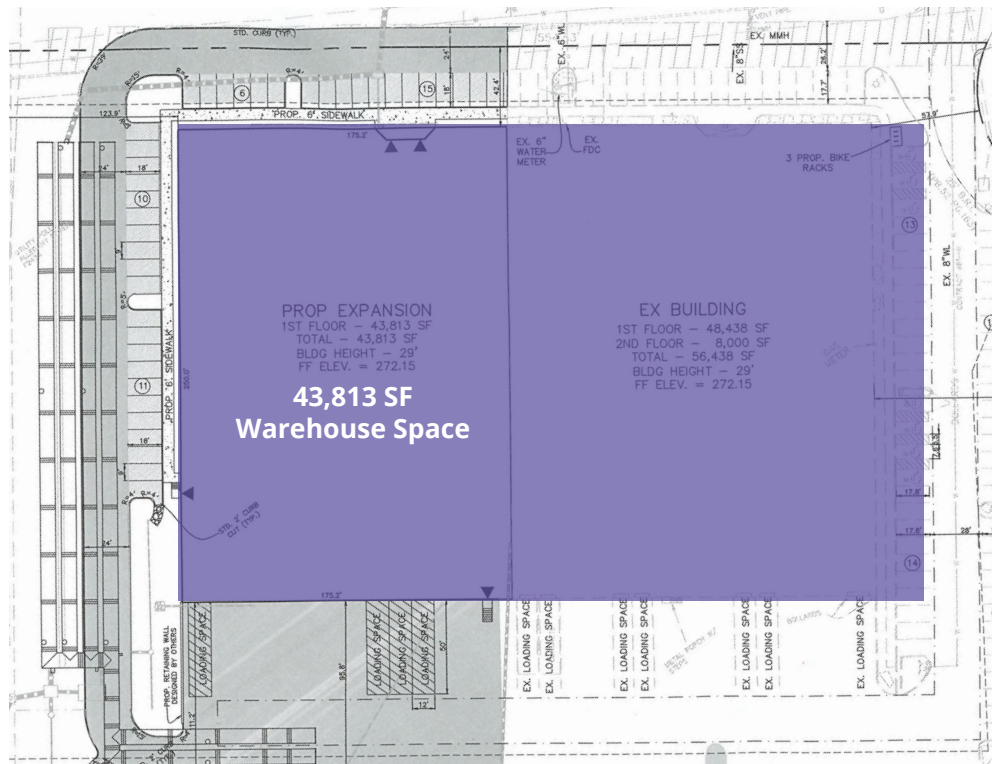


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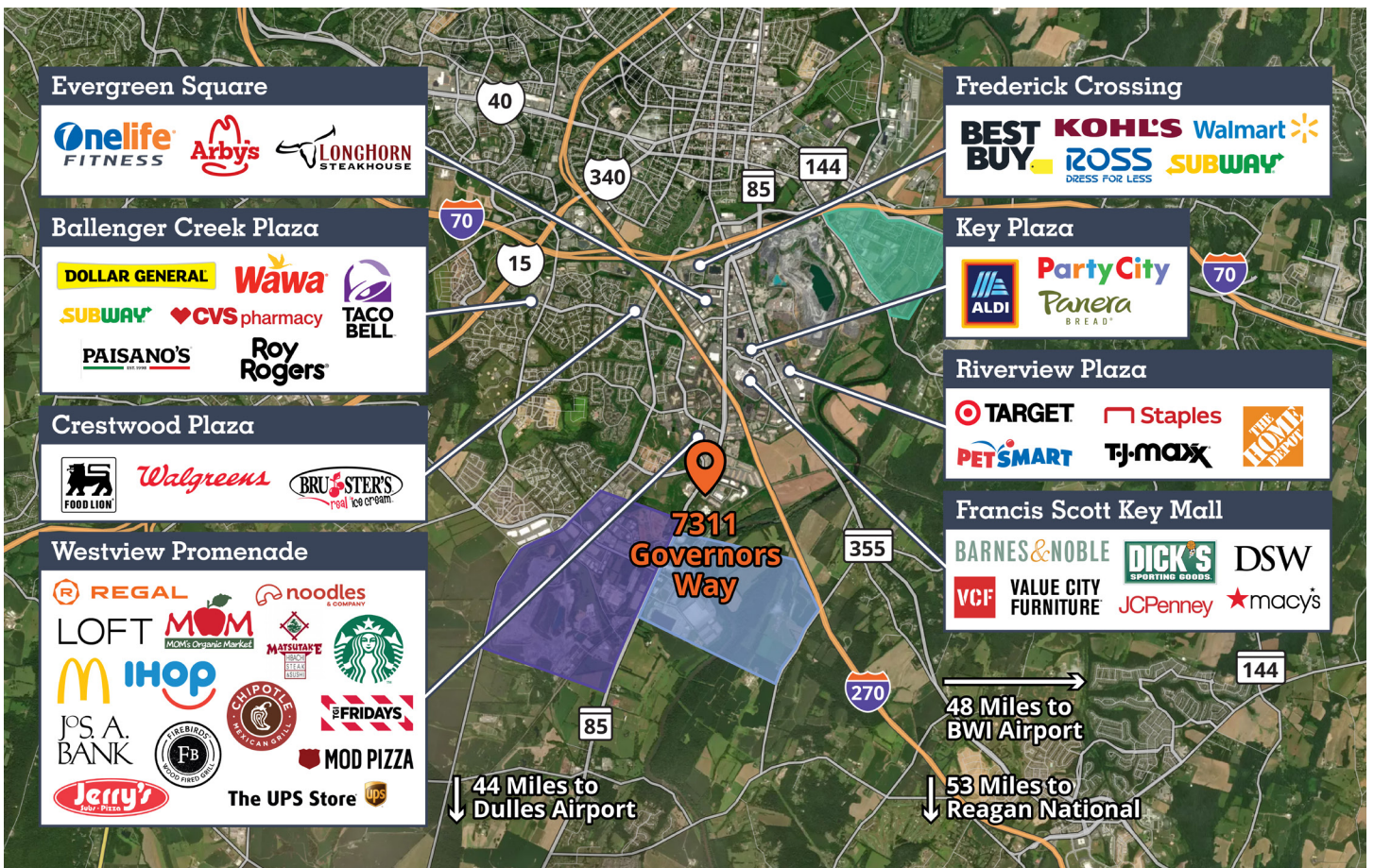
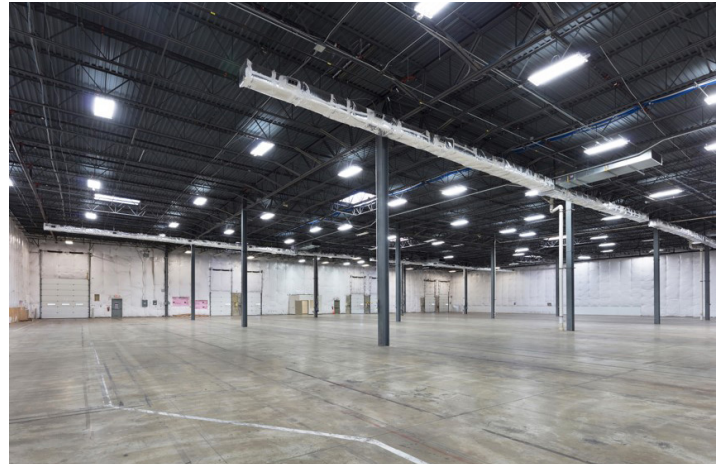


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- Wedgewood**
- FEMA
 - SAIC
 - Westat
 - Prolist
 - Music & Arts
 - HHS
 - Thermo Fisher
 - KOHL
 - Mattress Warehouse
 - Wright MFG

- Industrial Center East**
- Capital Lighting
 - Colonial Sash & Door
 - Stultz Air Technology
 - United Refrigeration

- Dudrow Industrial**
- Georgia Pacific
 - Iron Mountain
 - Krogers
 - Vacine Research

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