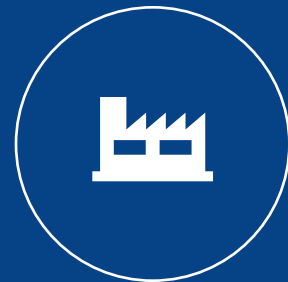


WEDGEWOOD II

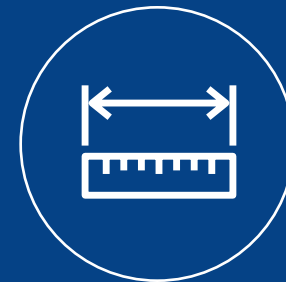
4600 Wedgewood Boulevard | Frederick, MD



11,200 SF
INDUSTRIAL SPACE AVAILABLE



24'
CEILING HEIGHT



40'x40'
COLUMN SPACING



1 MILE
TO I-270



- 377,000 SF warehouse
- 11,200 SF available - Suite J
- Tilt-up concrete construction
- 24' Clear ceiling height
- 40' x 40' Column spacing
- 9' x 10' Overhead dock doors
- Oversized truck court
- Fully sprinklered (wet)
- High daily traffic count - 44,450 VPD

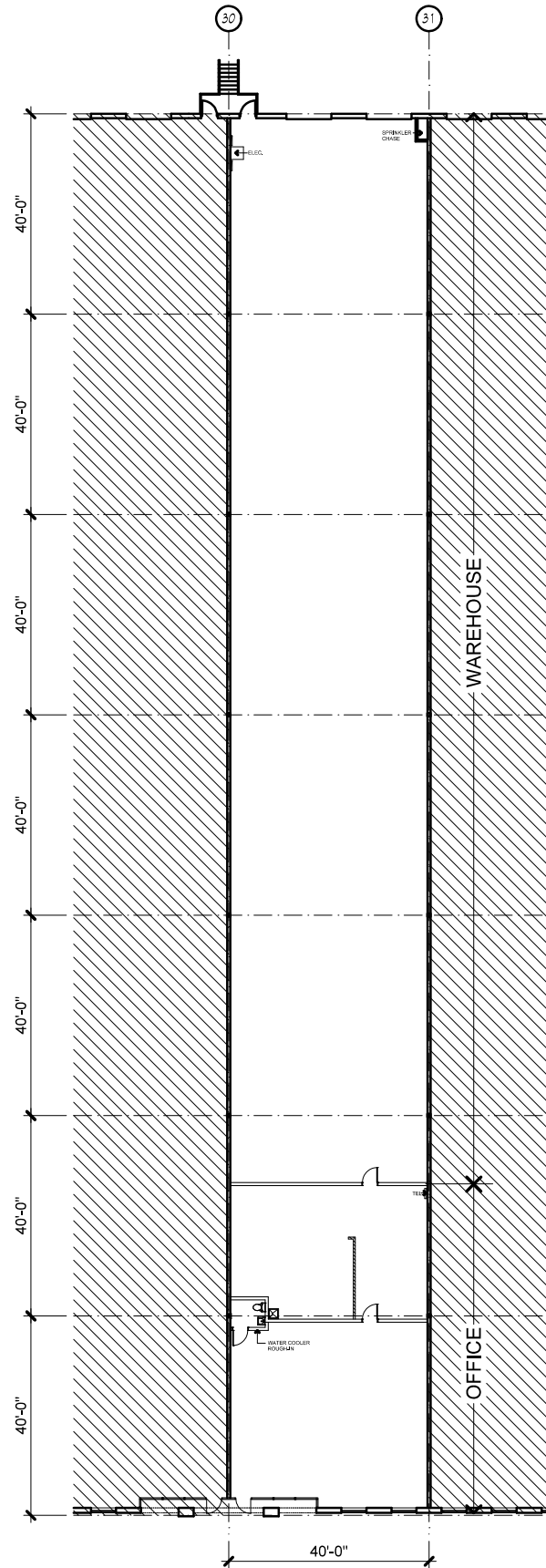
- Sits on a prime corner along the 85 south corridor
- Quick access to I-270, I-70 and Route 15
- Extensive array of retail and business amenities nearby
- Well maintained with mature and lush landscaping
- Recent road widening of Route 85 improves traffic flow and greatly enhances access to the property

MATAN

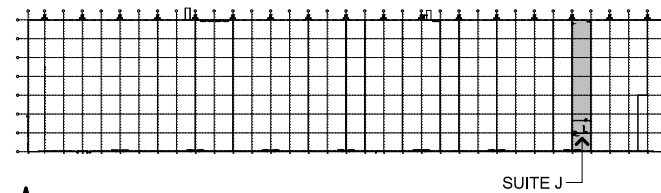
MATANINC.COM

SUITE J PLAN

11,200 SF
» 2,580 SF OFFICE
» 8,620 SF WAREHOUSE



KEY PLAN



LOCATION MAPS

Quick access to I-270, I-70 & Rte 15



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