

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

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

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

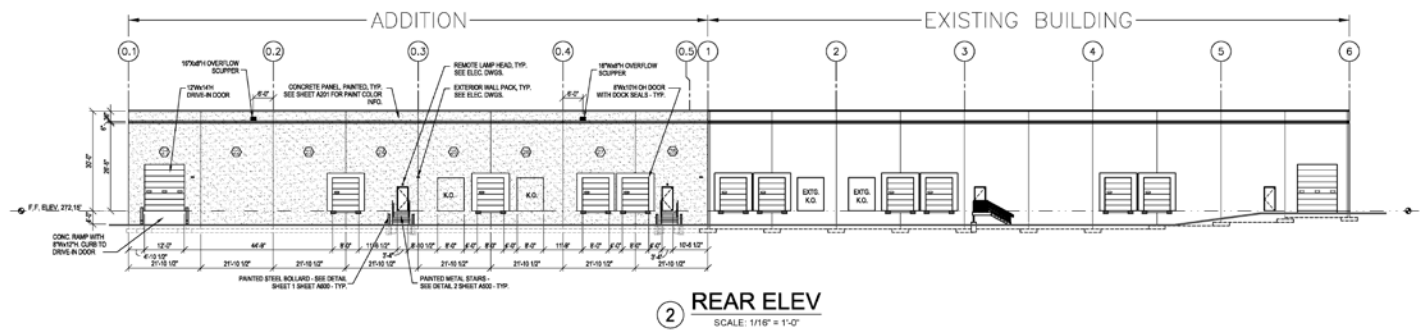
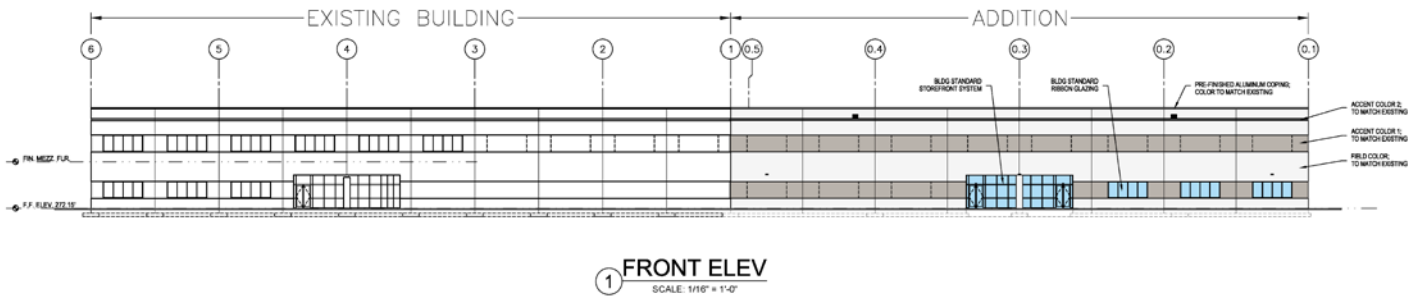
For further information

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Expansion Space is Breaking Ground

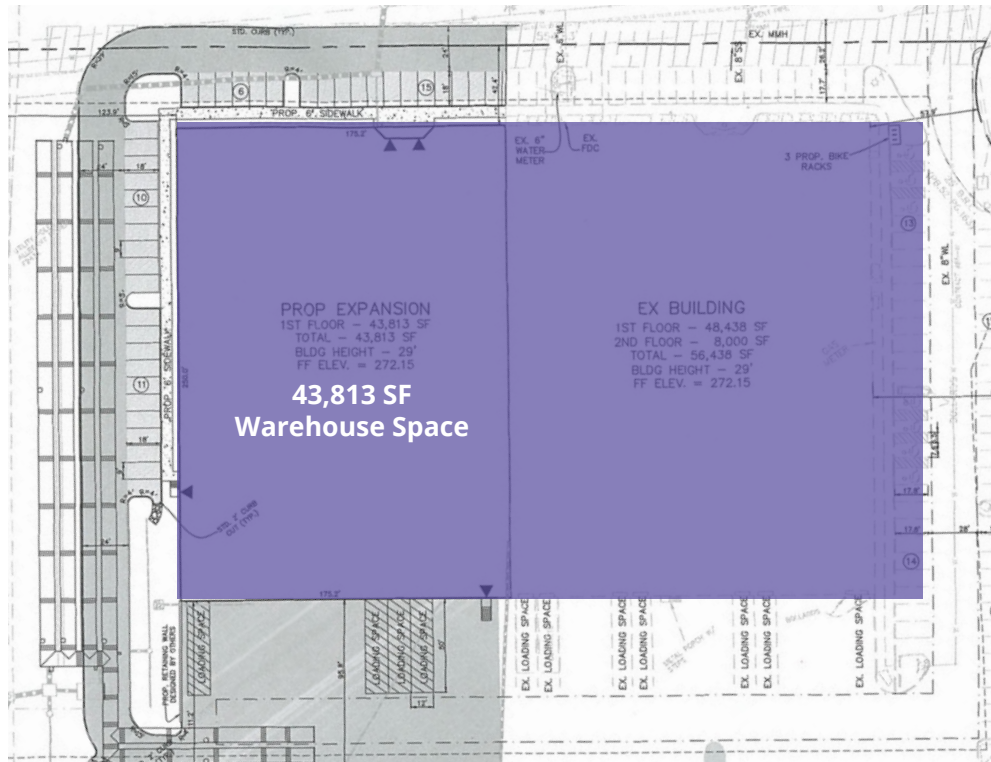


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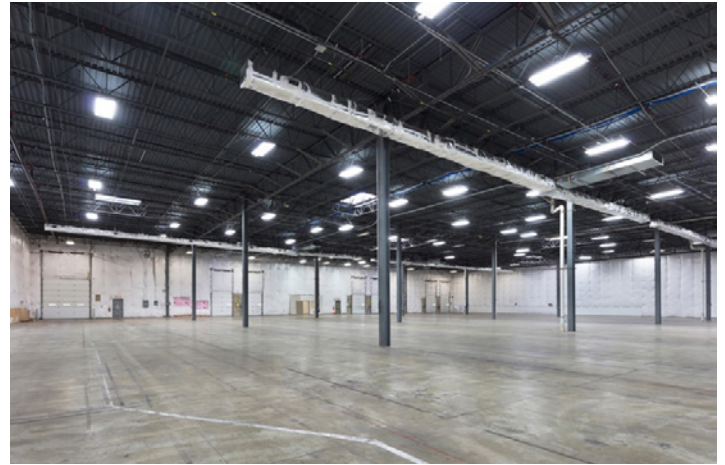


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Wedgewood

- 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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