



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ballenger Commerce Center

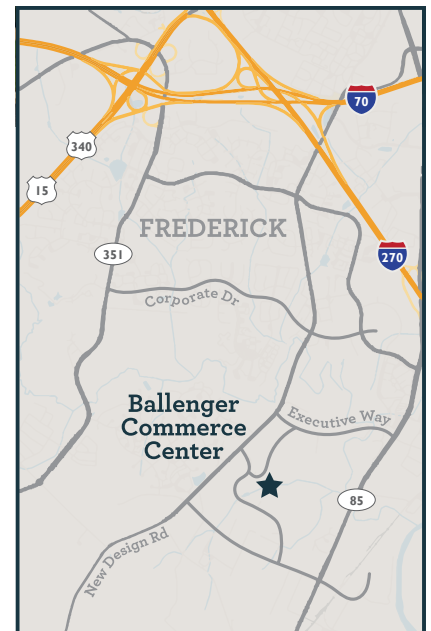
4907 International Dr. / 4635 & 4650 Wedgewood Blvd.
Frederick, MD

3,600 - 34,200 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
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10167-V28



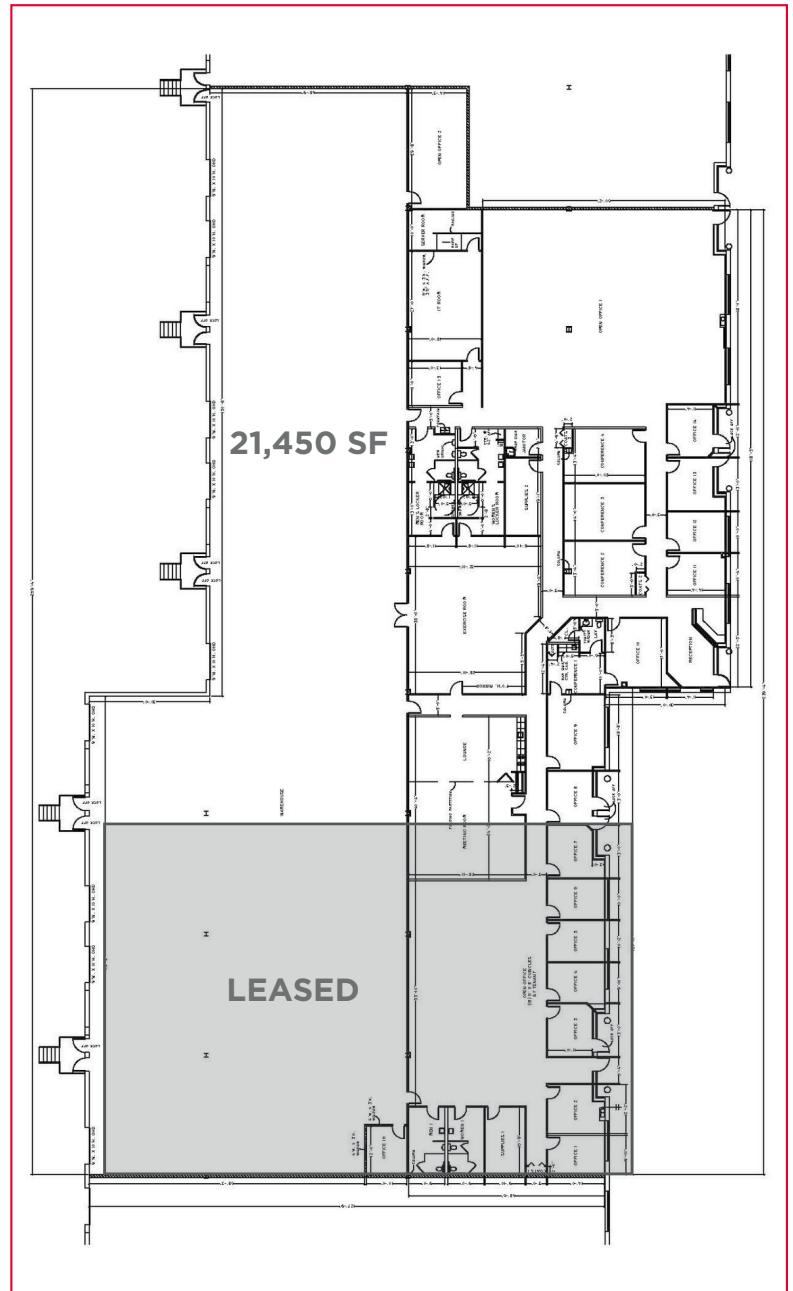
**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ballenger Commerce Center

4635 Wedgewood Boulevard

21,450 SF



Peter Rosan
Executive Managing Director
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10167-V28

4650 Wedgewood Boulevard

3,600 SF Available



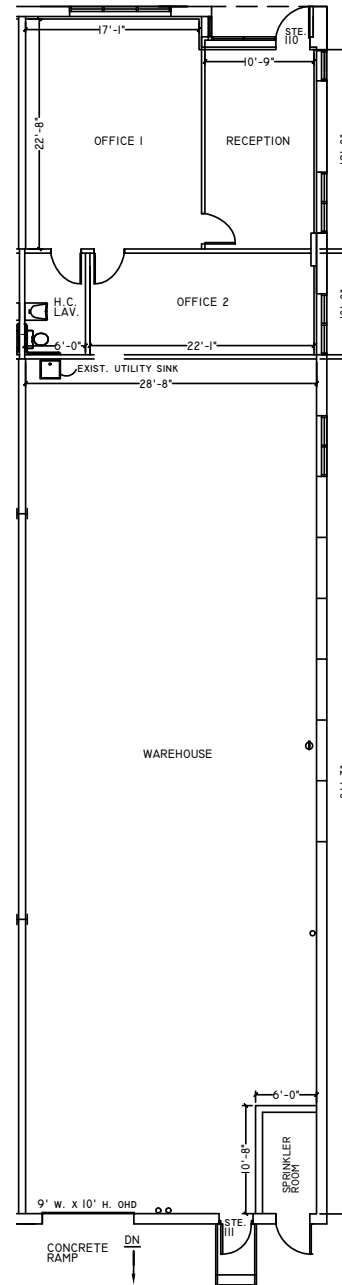
OFFICE
945 SF



WAREHOUSE
2,655 SF



TOTAL AVAILABILITY
3,600 SF



Peter Rosan
Executive Managing Director
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ballenger Commerce Center

4650 Wedgewood Boulevard

3,600 SF Available



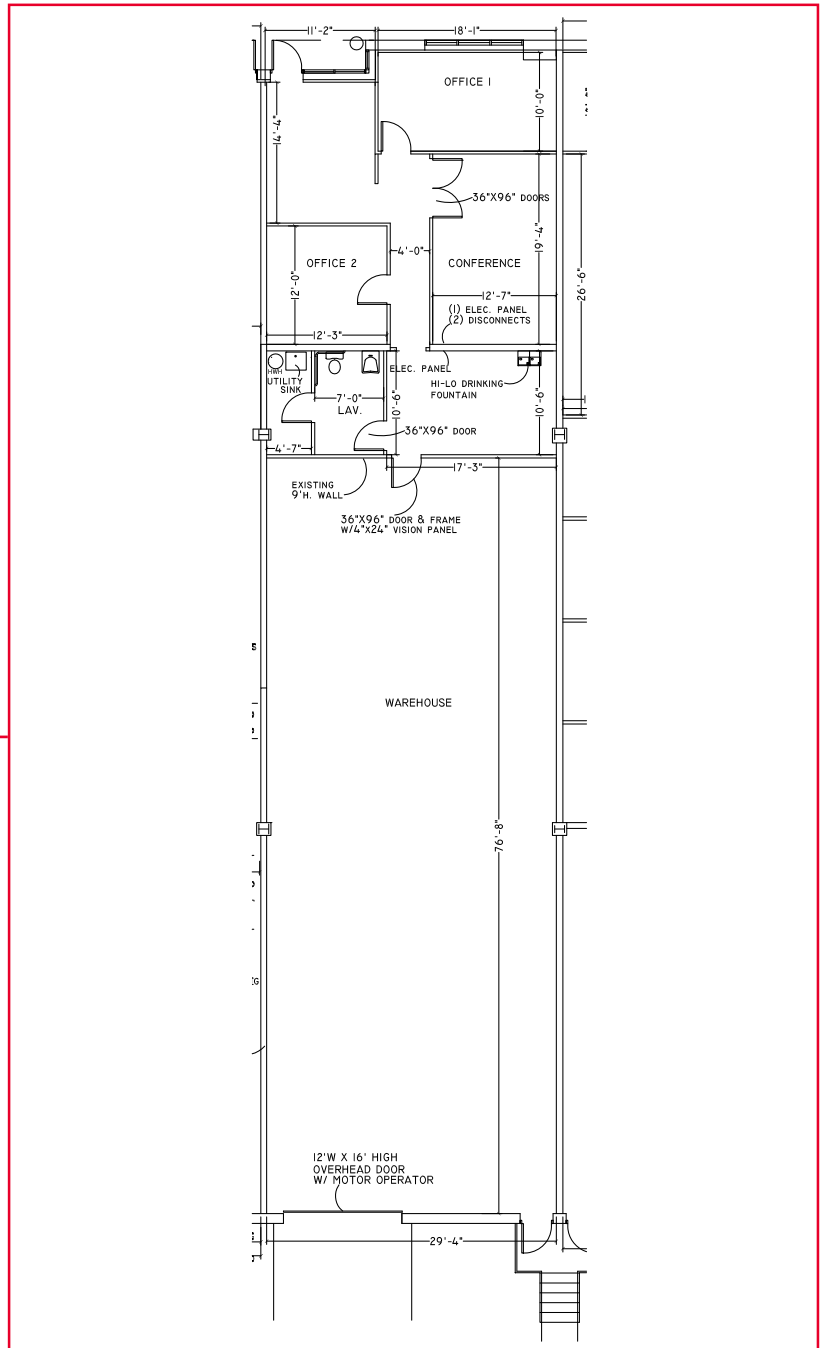
**OFFICE
1,271 SF**



**WAREHOUSE
2,329 SF**



**TOTAL AVAILABILITY
3,600 SF**



Peter Rosan
Executive Managing Director
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

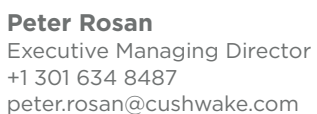
2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10167-V28



Ballenger Commerce Center

9,056 SF Available



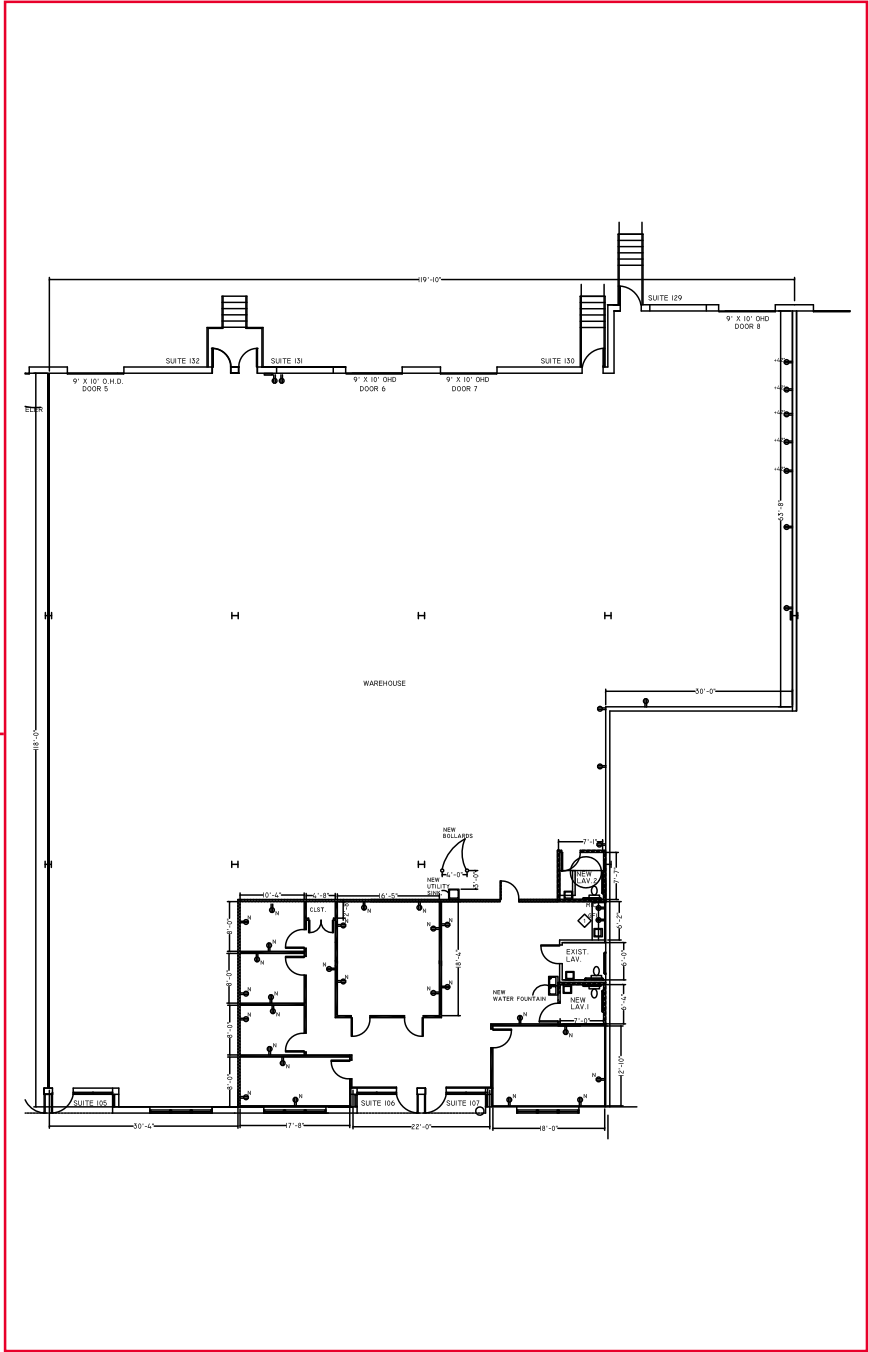
Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com



Ballenger Commerce Center

12,750 SF Available



2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10167-V28



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Ballenger Commerce Center



Peter Rosan
Executive Managing Director
+1 301 634 8487
peter.rosan@cushwake.com

Megan Williams
Managing Director
+1 301 634 8489
megan.williams@cushwake.com

2 Bethesda Metro Center, Suite 860
Bethesda, MD
+1 301 654 9700
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-10167-V28