



**DELIVERING
Q4-2026**

CORE5 FREDERICK

LOGISTICS CENTER

5201 & 5205 Green Valley Road, Monrovia, Maryland 21770

BUILDING A: ±244,666 SF Available Q4-2026

BUILDING B: ±307,066 SF Shovel Ready

CBRE

LEASING AGENT



DEVELOPER

PRIME LOCATION

Core5 Frederick Logistics Center offers superior access to I-70 and key interstates I-95, I-270 and I-83 along with a number of UPS and FedEx resources. The Port of Baltimore, ideal for domestic and international business trades, is less than 41 miles from the site.



EXCELLENT ACCESS

Immediate and uncongested access to I-70 at Exit 62.



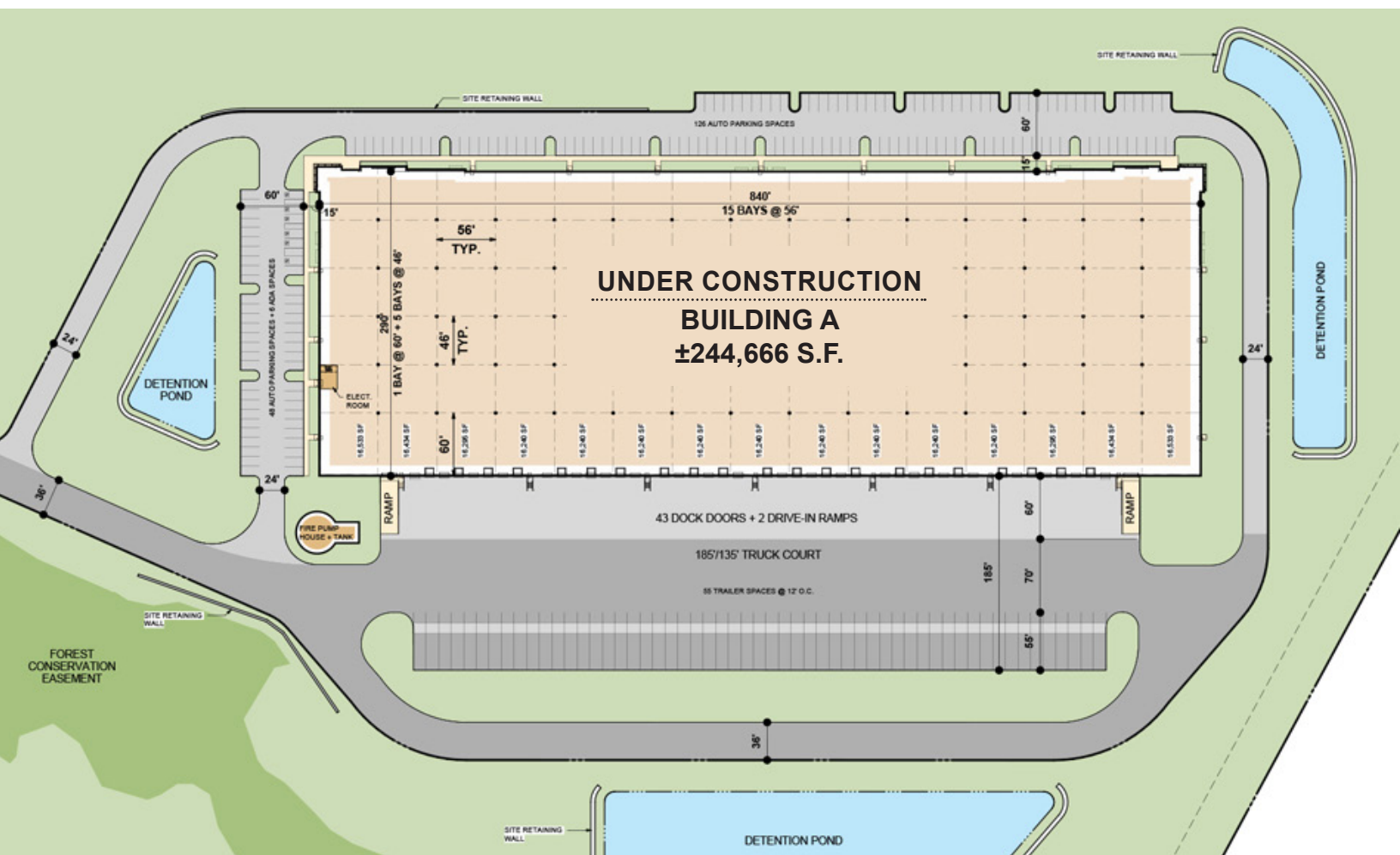
SITE PLAN

Core5 Frederick Logistics Center offers many flexible layouts and designs to accommodate requirements for $\pm 80,000$ SF up to $\pm 307,066$ SF.



BUILDING A | DELIVERING Q4 2026

5201 GREEN VALLEY RD, MONROVIA, MD 21770

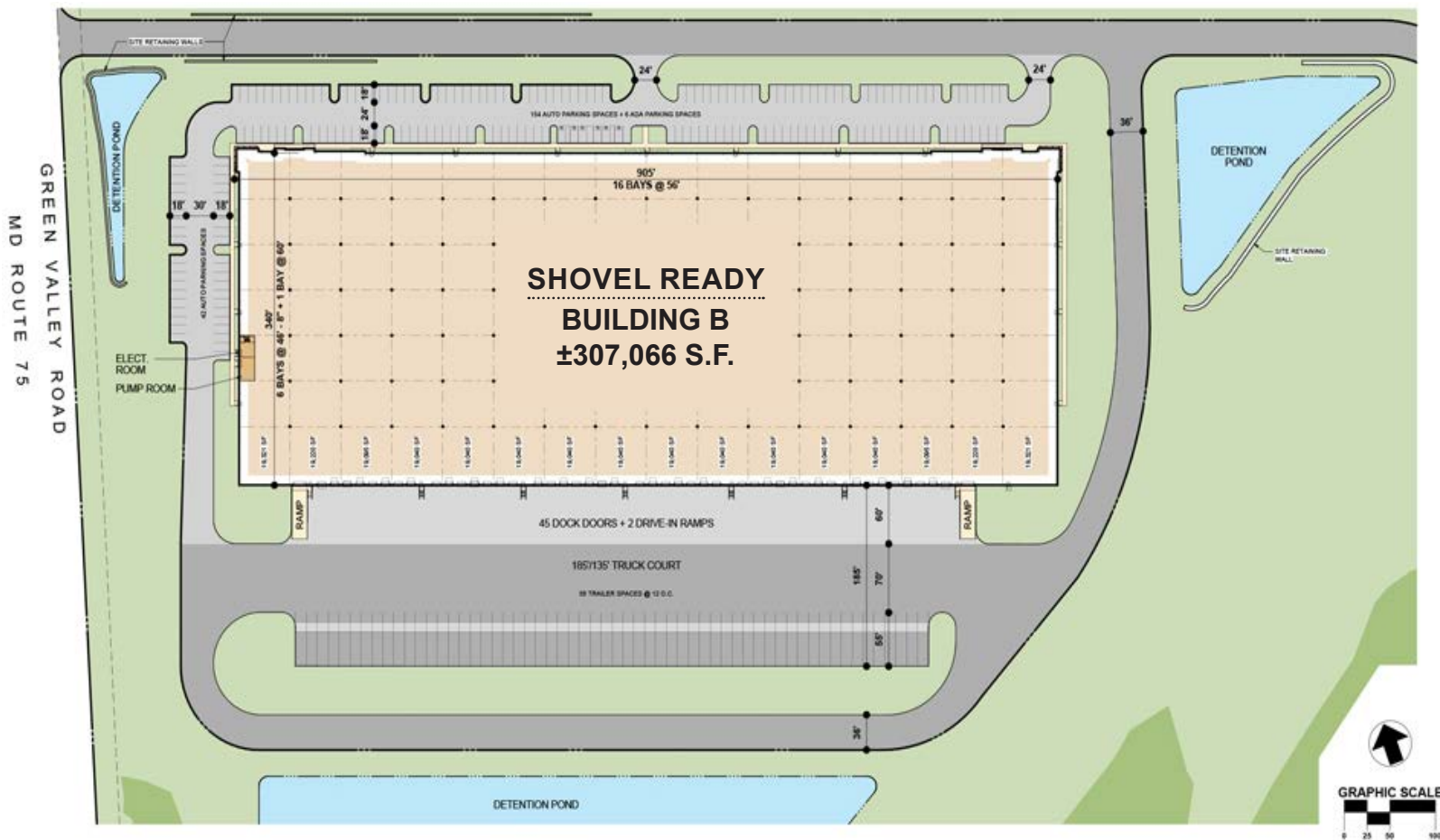


BUILDING SPECIFICATIONS

Square Footage	±244,666 SF	Dock High Doors	43 – 9' x 10' dock high doors
Configuration	Rear load	Drive-In Doors	2 – 14' x 16' drive-in doors
Column Spacing	60' speedbay 46' x 56'	Truck Court Depth	130' concrete truck apron
Slab Thickness	7" conventional slab	Auto Parking	±174 auto spaces
Clear Height	36' clear height	Trailer Parking	±55 trailer spaces
Roof	60 mil, white TPO membrane, Insulation = R30	Sprinkler System	ESFR sprinkler system
		Electrical Service	One (1) 3,000 amp, 3 phase, 480/277 volt systems, expandable

BUILDING B

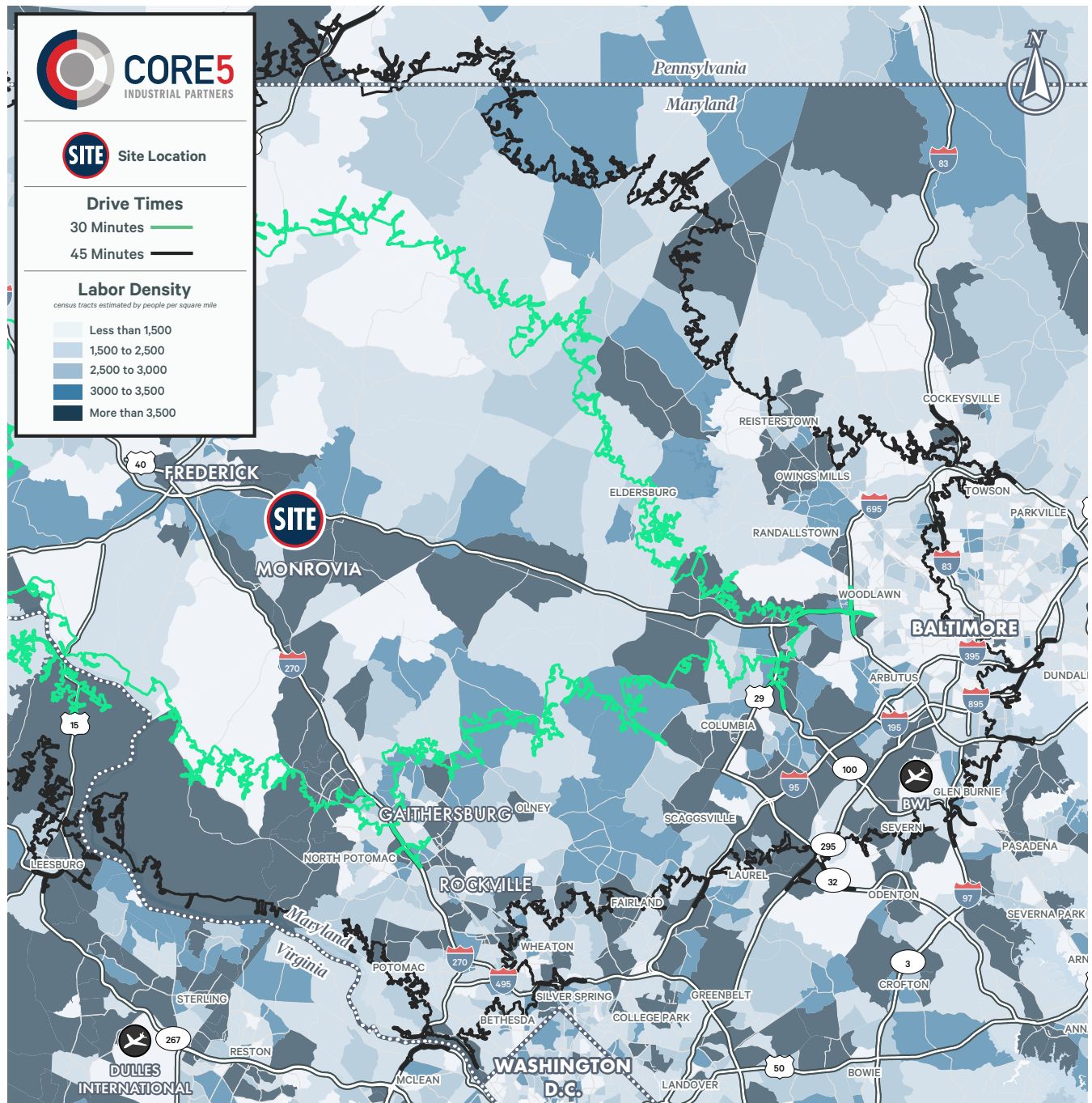
5205 GREEN VALLEY RD, MONROVIA, MD 21770



BUILDING SPECIFICATIONS

Square Footage	±307,066 SF	Dock High Doors	45 – 9' x 10' dock high doors
Configuration	Rear load	Drive-In Doors	2 – 14' x 16' drive-in doors
Column Spacing	60' speedbays 46' x 50'	Truck Court Depth	185' concrete truck apron
Slab Thickness	7" conventional slab	Auto Parking	±154 auto spaces
Clear Height	36' clear height	Trailer Parking	±59 trailer spaces
Roof	60 mil, white TPO membrane, Insulation = R30	Sprinkler System	ESFR sprinkler system
		Electrical Service	One (1) 3,000 amp, 3 phase, 480/277 volt systems, expandable

LABOR DENSITY | MONROVIA, MARYLAND



DEMOGRAPHICS

10 Miles

232,506



20 Miles

830,040



30 Miles

2,707,008



POPULATION

10 Miles
118,695



20 Miles
363,125



30 Miles
1,392,206



DAYTIME EMPLOYEES

10 Miles

\$159,931



20 Miles

\$167,332



30 Miles
\$173,306



AVERAGE HOUSEHOLD INCOME

LARGE INDUSTRIAL USERS IN FREDERICK I-70 CORRIDOR AREAS

Cosco Distribution Center

Kroger Fulfillment Center

Aldi Distribution Center

Leidos QTC Health Services

Metrie Industries, Inc.

Mattress Warehouse

Kite Pharma

Moore Companies

US Dept. of Health & Human Services

ThermoFisher Scientific

Miscellaneous Metals

Stulz Air Technology Systems, Inc.

Daikin Industries

JLG Industries

Wonder Book

Walmart Distribution Center





Paul Pontius
Vice President Investments

O 717.230.1839
C 267.997.6851

ppontius@c5ip.com



Christie Lee
First Vice President

O 703.821.6900
C 281.698.0922

christie.lee@cbre.com

Daniela Patino
First Vice President

O 703.905.0303
C 571.269.1120

daniela.patino@cbre.com

Michael Pietropola
Senior Associate

O 717.540.2713
C 570.220.0311

michael.pietropola@cbre.com