

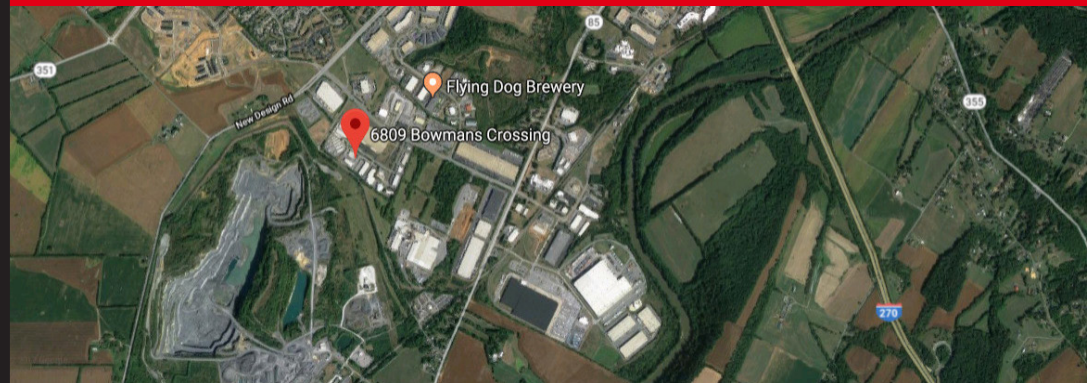


6809 Bowmans Crossing

FREDERICK, MARYLAND

FOR LEASE | \$12/SF NNN

17,500 SF With 2,500 SF of Dedicated Office Space



SITE OVERVIEW

EXECUTIVE SUMMARY

Clagett Enterprises is pleased to present 17,500 +/- SF warehouse for lease. Industrial site, perfectly positioned just south of Frederick and strategically situated minutes from the intersection of I-70 and I-270. This location offers seamless connectivity to major metropolitan areas including Washington, Baltimore, and Pittsburgh. With its strategic location and robust features, this site is designed to meet the needs of businesses of all sizes looking for a well-positioned, functional space.



FOR LEASE
\$12/SF NNN

SIZE
17,500 SF +/-

ZONING
LI



Prime Location

Minutes From I-70 & I-270



Zoning

Zoned Light Industrial (LI)



Accessibility

Accessible From Buckeystown
Pike And English Muffn



Lot

Ample Yard Space & Trailer
Parking On-Site Convenience

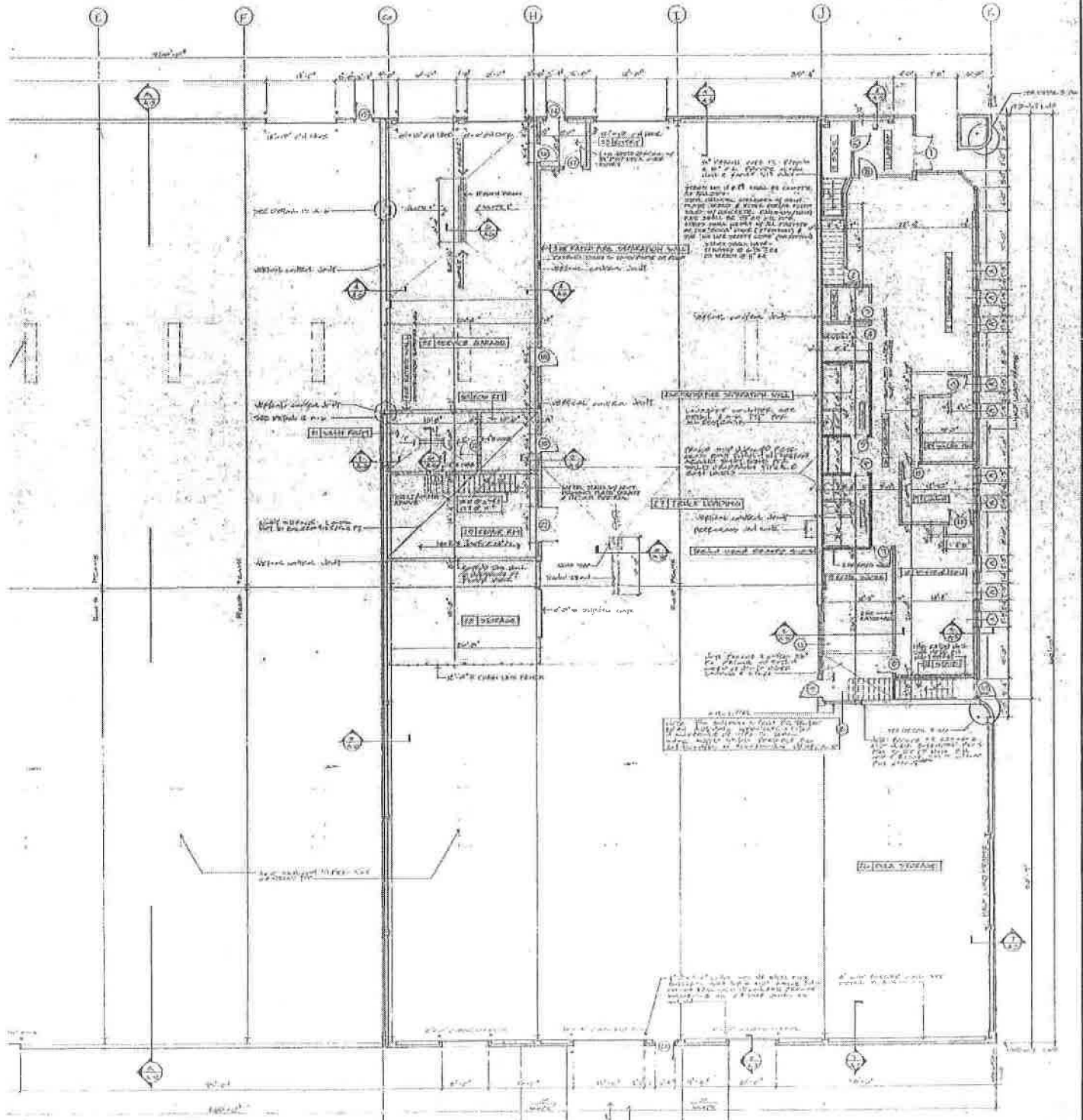
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HIGHLIGHTS:

- Situated in a high-growth area
- Two dock doors & three drive-in doors
- Ceiling heights ranging from 22 to 24 feet
- 17,500 SF +/- with 2,500 SF of dedicated office space
- Located in a thriving industrial corridor
- Light Industrial (LI) zoning allows for a wide range of operations, from light manufacturing to warehousing and distribution.

LAYOUT



LOW LEVEL FLOOR PLAN

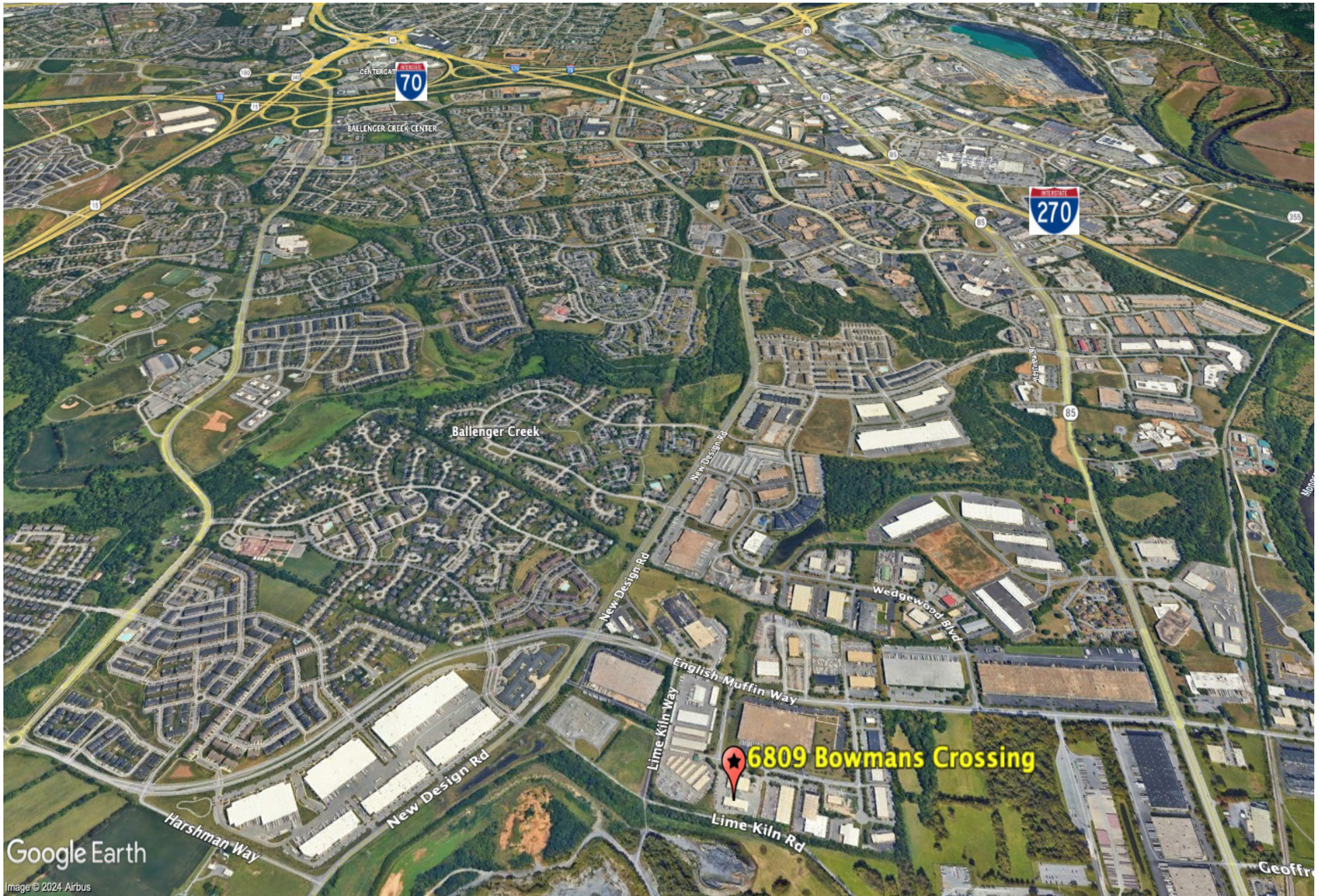
FINISHED FLOOR

REVISION DATE 9-10-20

REVISION DATE 01-2-20

	DEER PARK WATER THE BOWMAN GROUP BOWMAN CROSSING LOT 10 BOWMAN PLANS	A-2
	GEORGE C. HARNE, architect 12009 Walsley Road - Knoxville, Tennessee 37733	DATE 01-2-20

AREA MAP



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Ken Breen
301-639-8499
Breenken@msn.com

5295 Westview Drive #125
Frederick, MD 21703

301-663-6009

www.clagett.com