



FOR LEASE: 15,278± SF INDUSTRIAL WAREHOUSE

# 7315-A GROVE ROAD

FREDERICK, MARYLAND

## BUILDING FEATURES

- 15,278± SF Industrial Warehouse
- Located along I-270
- Three exterior docks, one ramped dock
- 1,823± SF Lobby, showroom, and office
- Accessible by route 15, I-270 and I-70
- Zoned LI - Light Industrial
- 1,822± SF fully built out office space

SQUARE FEET

15,278±

ZONING

LIGHT INDUSTRIAL

ACRES

4.96

YEAR BUILT

1996

TERM

5 YEARS



### FREDERICK

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## 11,356± SF OF WAREHOUSE SPACE

- ▶▶ Sprinkled & Heated Warehouse
- ▶▶ Racking Included
- ▶▶ 22' 6" Clear Height
- ▶▶ 40x40 Column Spacing

## 3 EXTERIOR DOCKS | 1 RAMPED DOCK

- ▶▶ Easy Access to I-270, I-70 Interchange
- ▶▶ Reinforced Concrete Floors
- ▶▶ 85 ft Truck Court
- ▶▶ Oversized Ramped Dock



## 1,822± SF OF MEZZANINE OFFICE

- ▶▶ Six Private Offices
- ▶▶ Nine Cubicles Included
- ▶▶ Heated and Air Conditioned Space

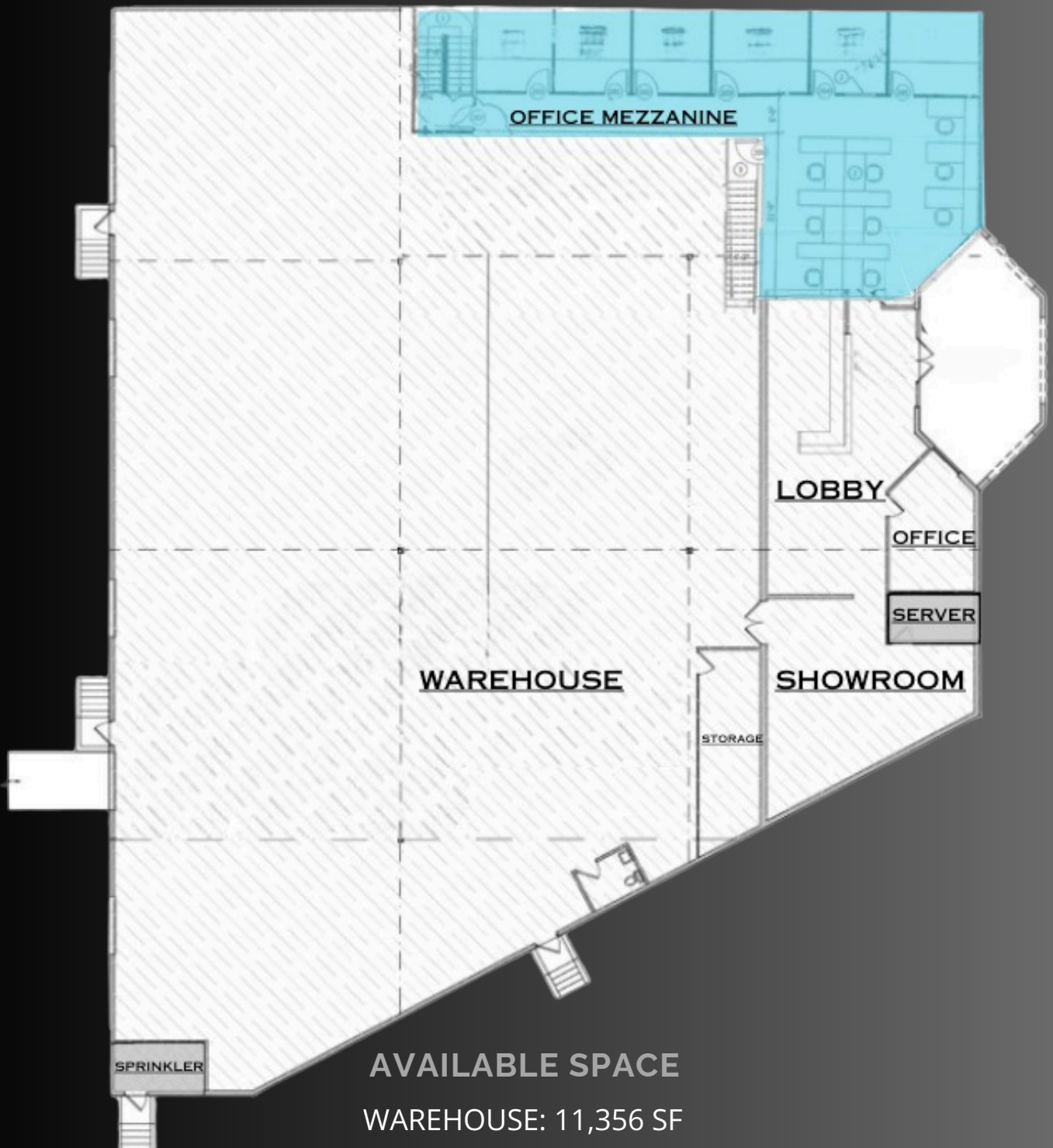
## 1,823± SF LOBBY / SHOWROOM

- ▶▶ Heated and Air Conditioned Space
- ▶▶ Conference Room / Admin Office
- ▶▶ Wired for Key Fob Entry System



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## FLOOR PLAN



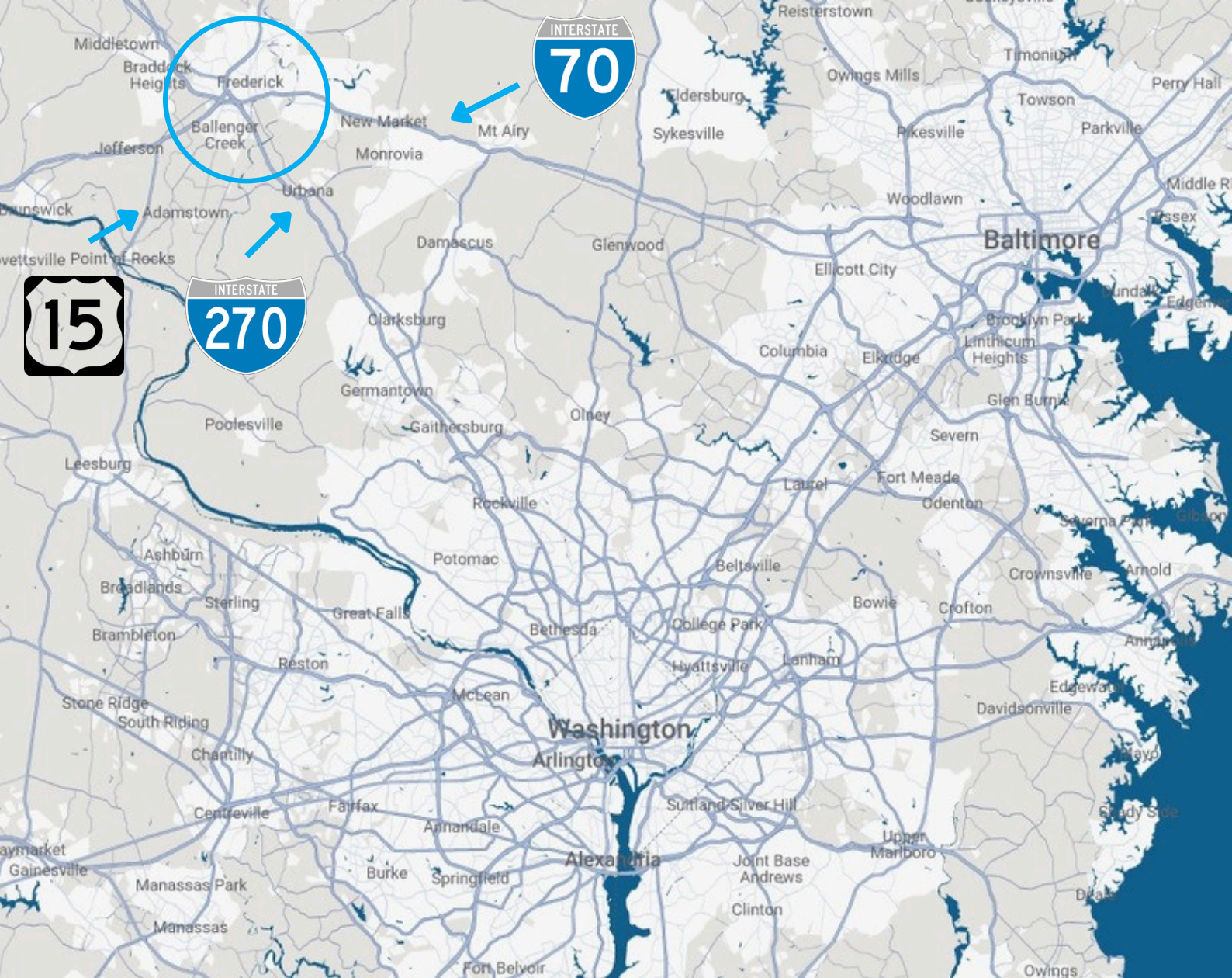
### AVAILABLE SPACE

WAREHOUSE: 11,356 SF

MEZZANINE: 1,822 SF

LOBBY & SHOWROOM: 1,823 SF





## ARIEL OVERVIEW



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