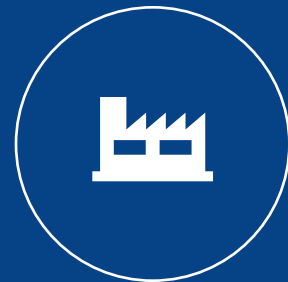


WEDGEWOOD II

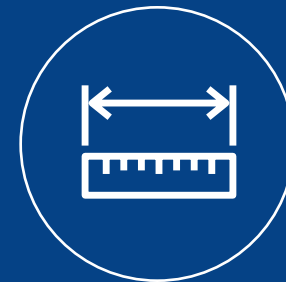
4600 Wedgewood Boulevard | Frederick, MD



22,400 SF
INDUSTRIAL SPACE AVAILABLE



24'
CEILING HEIGHT



40'x40'
COLUMN SPACING



1 MILE
TO I-270



- 377,000 SF warehouse
- 22,400 SF available - Suite R
- Tilt-up concrete construction
- 24' Clear ceiling height
- 40' x 40' Column spacing
- 9' x 10' Overhead dock doors
- Oversized truck court
- Fully sprinklered (wet)
- High daily traffic count - 44,450 VPD

- Sits on a prime corner along the 85 south corridor
- Quick access to I-270, I-70 and Route 15
- Extensive array of retail and business amenities nearby
- Well maintained with mature and lush landscaping
- Recent road widening of Route 85 improves traffic flow and greatly enhances access to the property

MATAN

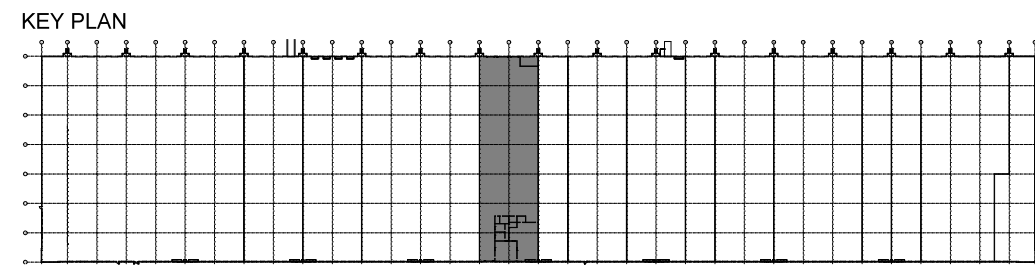
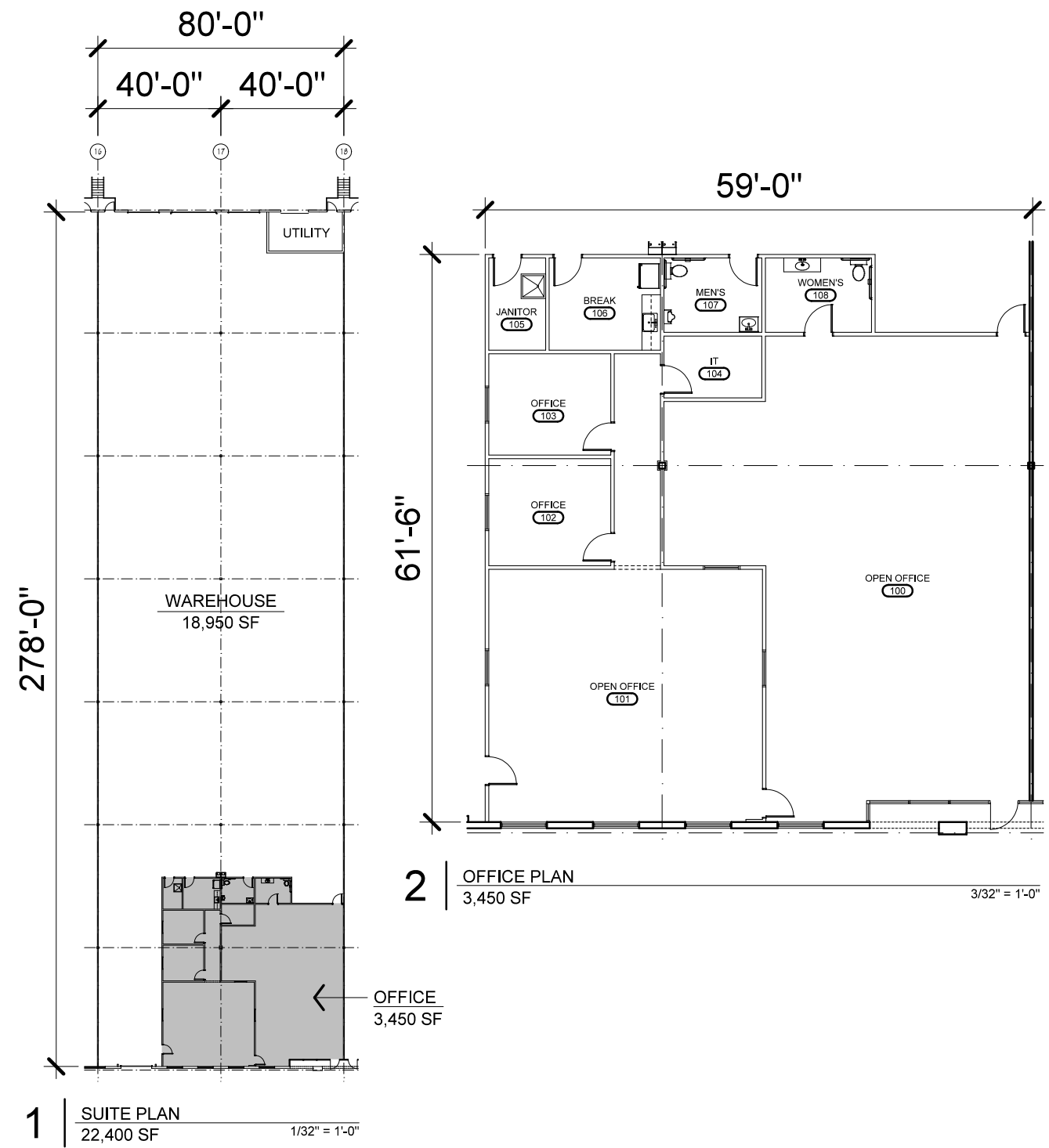
MATANINC.COM

SUITE R PLAN

22,400 SF

» 3,450 SF OFFICE

» 18,950 SF WAREHOUSE



LOCATION MAPS

Quick access to I-270, I-70 & Rte 15



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