

# WEDGEWOOD

## NORTH BUSINESS PARK

51,360 SF SMALL-BAY INDUSTRIAL PORTFOLIO

FREDERICK, MARYLAND



## KLNB CAPITAL MARKETS

### **JOE FRIEDMAN**

*Principal*  
240-606-5913  
jfriedman@klnb.com

### **JOSH NORWITZ**

*Senior Associate*  
240-778-9179  
jnorwitz@klnb.com

### **CHRIS KUBLER**

*Principal*  
443-574-1415  
ckubler@klnb.com

### **DON SCHLINE**

*Senior Vice President*  
443-632-2046  
dschline@klnb.com

### **LIAM LEONARD**

*Associate*  
516-427-1236  
lleonard@klnb.com

## **LEASING**

**ROB PUGH**  
*Principal*  
301-222-0211  
rpugh@klnb.com

## **DEBT ADVISORS**

**GARY MCGLYNN**  
*Managing Director*  
301-654-6420  
gmcglynn@northmarq.com

**MATT DEAL**  
*Managing Director*  
301-718-6687  
mdeal@northmarq.com

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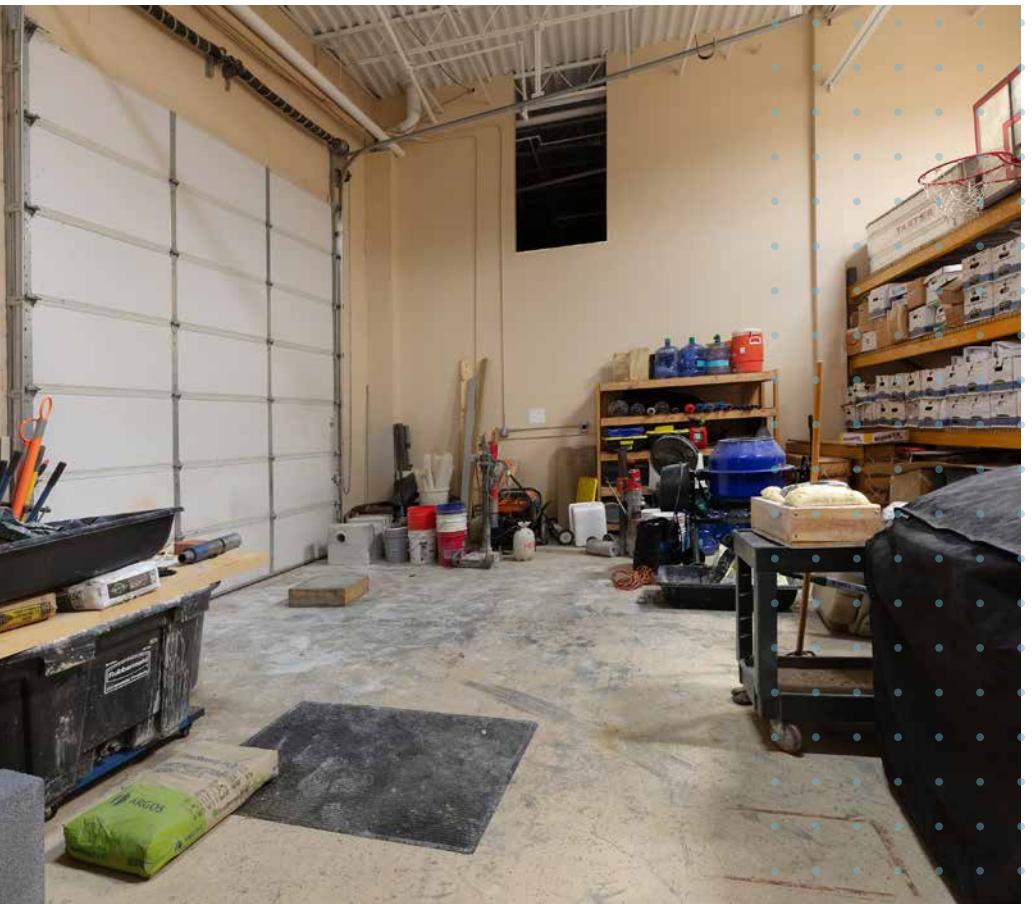
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# INVESTMENT HIGHLIGHTS

# 01



**WEDGEWOOD**  
NORTH BUSINESS PARK

***High quality, modern construction, small-bay business park with institutional quality curb appeal.***

The park is designed specifically to accommodate small to medium bay users as well as full-building occupants, from 2,000 SF to 13,000 SF. Each suite contains a private, storefront entrance with a high-end corporate feel and ample parking at a ratio of 1.50.

WEDGEWOOD BUSINESS PARK	RBA SF	CLEAR	OH DOORS	YR BLT	% OFFICE	OCCUPANCY
<b>4841 International Blvd</b>	12,783 SF	18'	6	2008	18%	100%
<b>4845 International Blvd</b>	12,889 SF	18'	6	2008	62%	100%
<b>4851 International Blvd</b>	13,451 SF	18'	5	2008	35%	100%
<b>4855 International Blvd</b>	12,237 SF	18'	5	2008	85%	0% (Vacant)
<b>TOTAL</b>	<b>51,360 SF</b>				<b>49%</b>	<b>76%</b>



## NOTABLE NEARBY AMENITIES

01

## NOTABLE NEARBY AMENITIES



## THE FREDERICK TRIANGLE

BALTIMORE, MD



**Situated at the transportation crossroads known as “The Frederick Triangle”, Wedgewood North is ideally located 5 minutes from I-270 & I-70.**

Wedgewood North's strategic location allows its tenants to directly access the DC-Baltimore Metro's nearly 10 million person population, 3 Major Airports, and Port of Baltimore within a 60 Min Drive Time.

WASHINGTON, DC



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## EXIT STRATEGY OPTIONALITY

01

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01

**Wedgewood North was originally designed as two separate parcels consisting of lot 25 and 26 with each lot containing two buildings.**

This design provides optionality for future exit strategies including end-user sales and a land condominium regime.

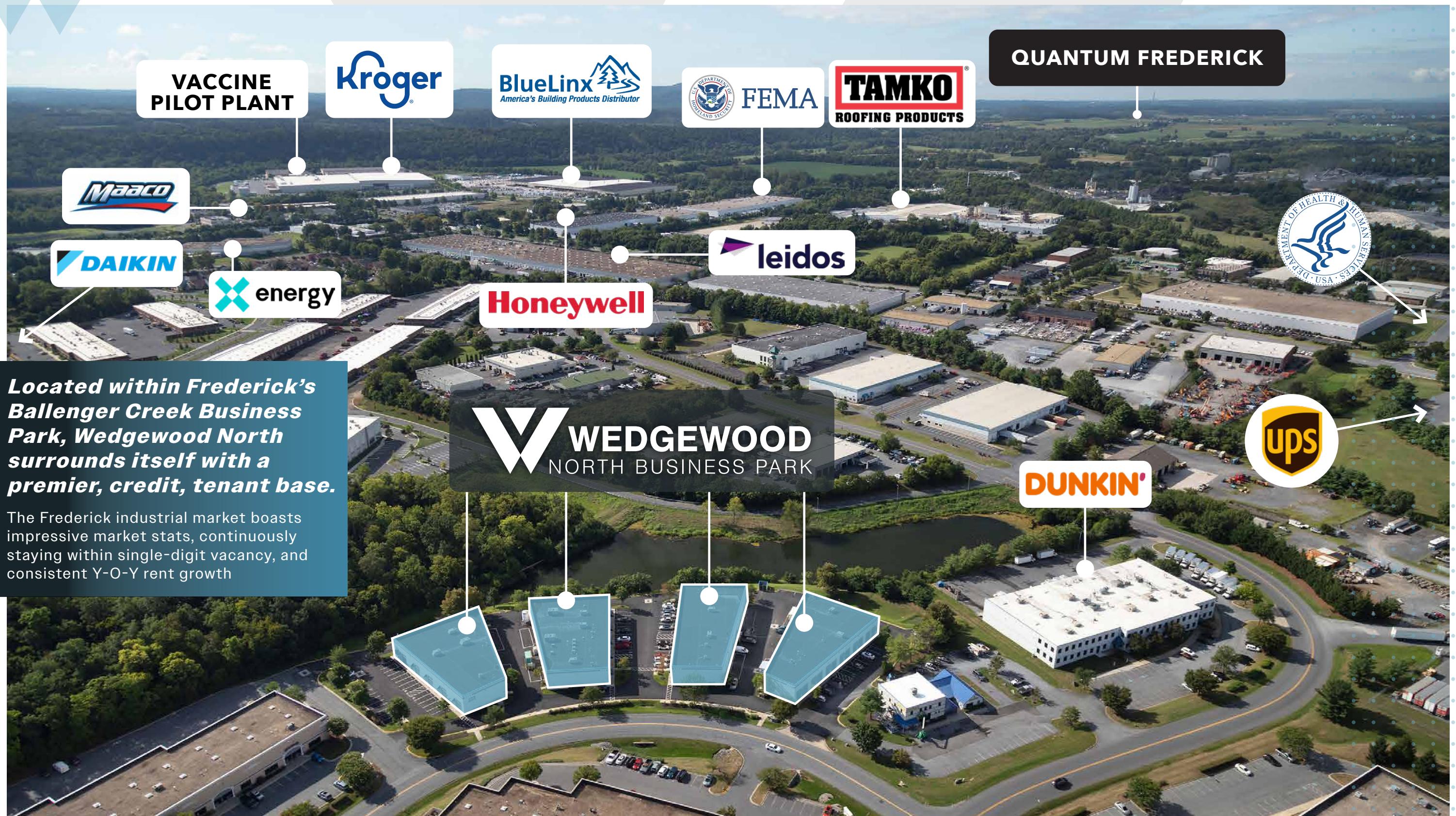


## MAJOR NEARBY EMPLOYERS

01

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01



**Frederick, Maryland has undergone a substantial residential development boom cycle, delivering nearly 2,500 residential units totaling 3,000,000 SF of finished product since 2020.**

The current pipeline has under construction, or in planning stages 2,600 residential units totaling 2,900,000 SF, set to deliver in the coming years.

Frederick, Maryland's employment base is heavily focused within the biotechnology/life sciences, education, and public service space, which attracts a highly educated and affluent population, with a medium household income of \$120,000, \$40,000 higher than the national average, and in-line with the greater DC-MSA Notable developments.



### FREDERICK BRICK WORKS REDEVELOPMENT

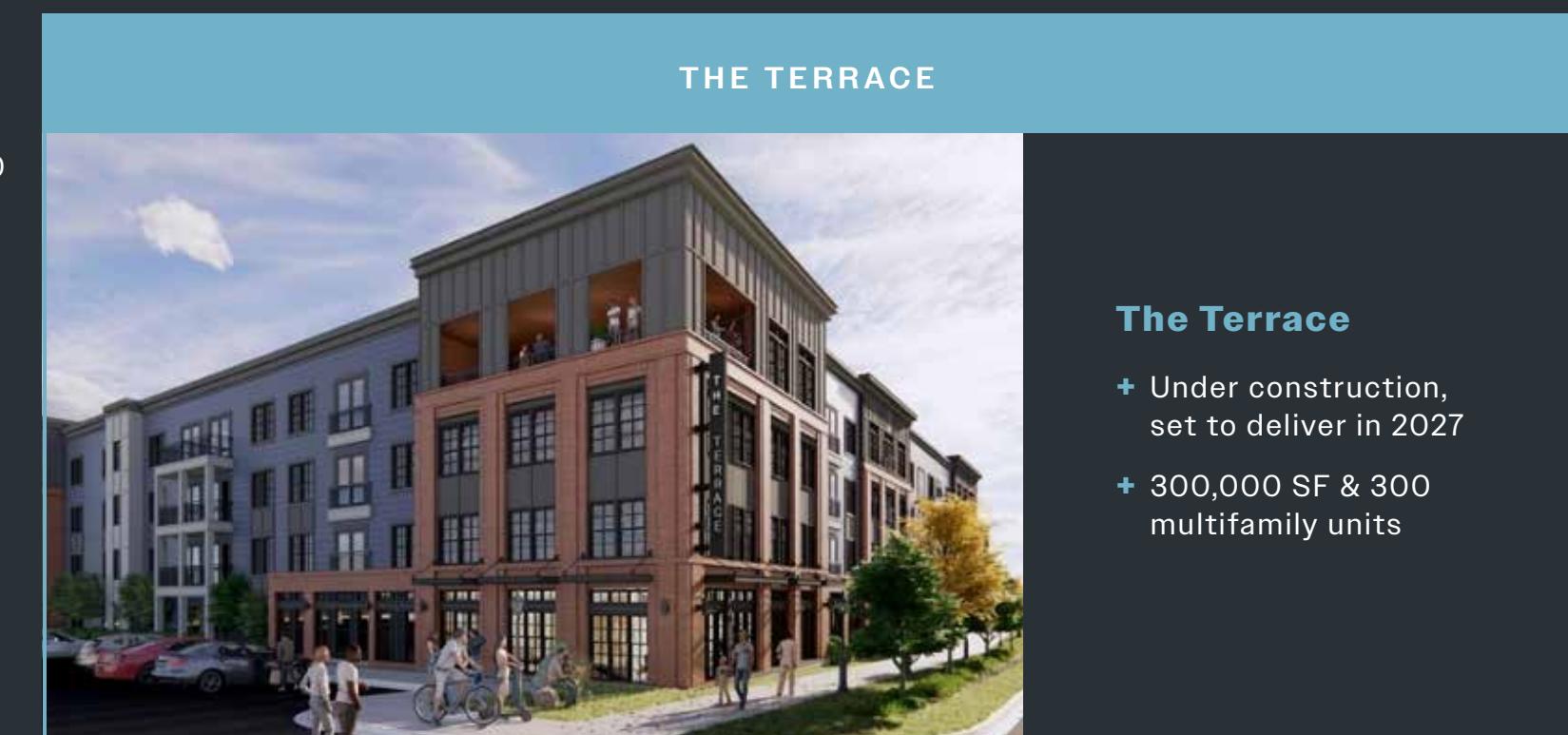


#### Frederick Brick Works Mixed-Use Redevelopment

- + In planning, going through approvals
- + 1.26M SF, 1,260 units
- + Mid-rise multifamily, town homes, a hotel, and 130,000 SF+ of retail space anchored by Whole Foods

### MULTIFAMILY DEVELOPMENT PIPELINE

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#### THE TERRACE

##### The Terrace

- + Under construction, set to deliver in 2027
- + 300,000 SF & 300 multifamily units