

WEDGEWOOD NORTH BUSINESS PARK

51,360 SF SMALL-BAY INDUSTRIAL PORTFOLIO

FREDERICK, MARYLAND





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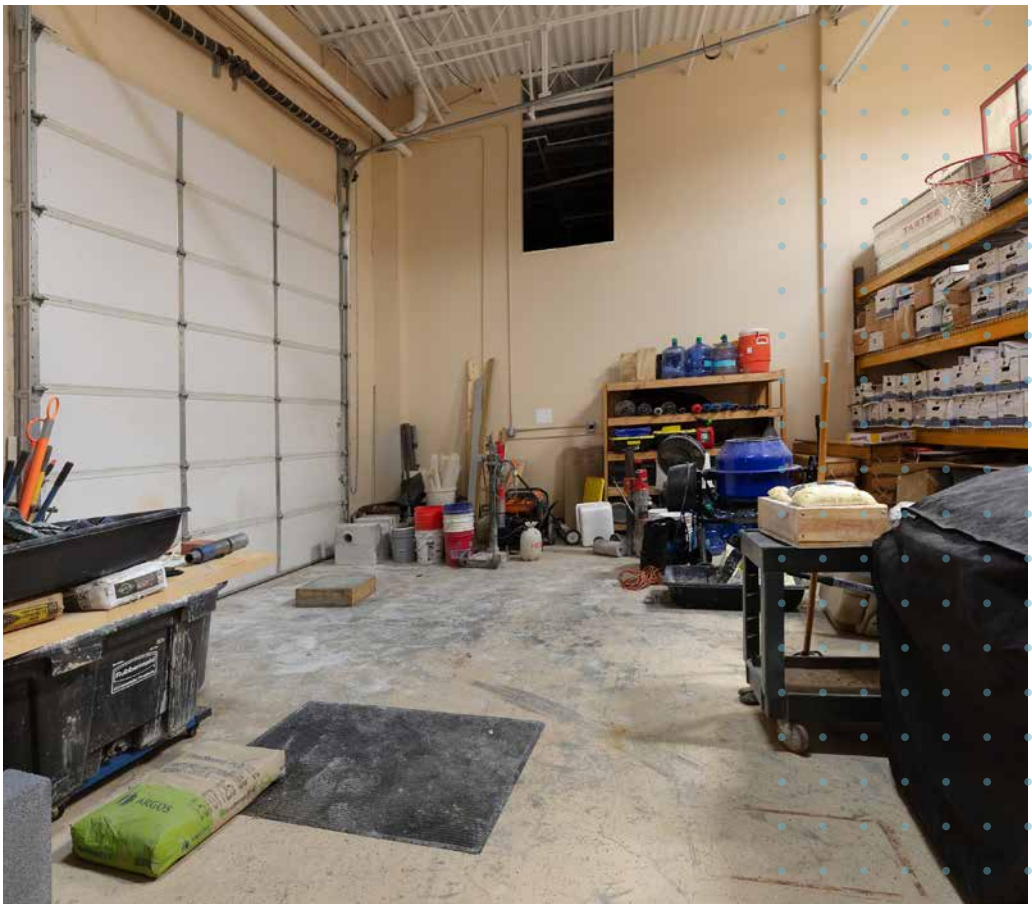
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INVESTMENT HIGHLIGHTS 01

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
4841 International Blvd	12,783 SF	18'	6	2008	18%	100%
4845 International Blvd	12,889 SF	18'	6	2008	62%	100%
4851 International Blvd	13,451 SF	18'	5	2008	35%	100%
4855 International Blvd	12,237 SF	18'	5	2008	85%	0% (Vacant)
TOTAL	51,360 SF				49%	76%



WEDGEWOOD NORTH
IS WITHIN A 10-MINUTE
DRIVE OF OVER 2.5M SF
OF RETAIL AMENITIES

BALLENGER CREEK
COMMUNITY

FREDERICK CROSSING

Walmart KOHL'S

BEST BUY

KINGSBROOK CROSSING

Giant Toppings HC

HAIR CUTTERY

WESTVIEW CORNER CENTER

Baltimore Coffee Fulton Bank JJ

SMOOTHIE King FedEx Manali

FRANCIS SCOTT KEY MALL

DICK'S SPORTING GOODS BARNES & NOBLE Bath Body Works

H&M macy's JCPenney

Auntie Anne's Foot Locker

RIVERVIEW PLAZA

TARGET Starbucks THE HOME DEPOT

Chick-fil-A TJ-maxx

Michaels Staples

WESTVIEW CORNER PROMENADE

MOM'S Organic Market LOFT IHOP

FIREBIRDS

ups REGAL CHIPOTLE MCDONALD'S

WESTVIEW BUSINESS PARK

TEXAS ROADHOUSE chilis

MISSION BBQ

Domino's Pizza DUNKIN'

CLUB PILATES

HOMESUITES by Hilton NOMU

FRISCOS RESTAURANT

WESTVIEW SOUTH
TOWNHOME COMMUNITY
518 UNITS

NEW DESIGN RD AADT: 19,460

BUCKEYSTOWN PIKE AADT: 31,440

WEDGEWOOD
NORTH BUSINESS PARK

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.

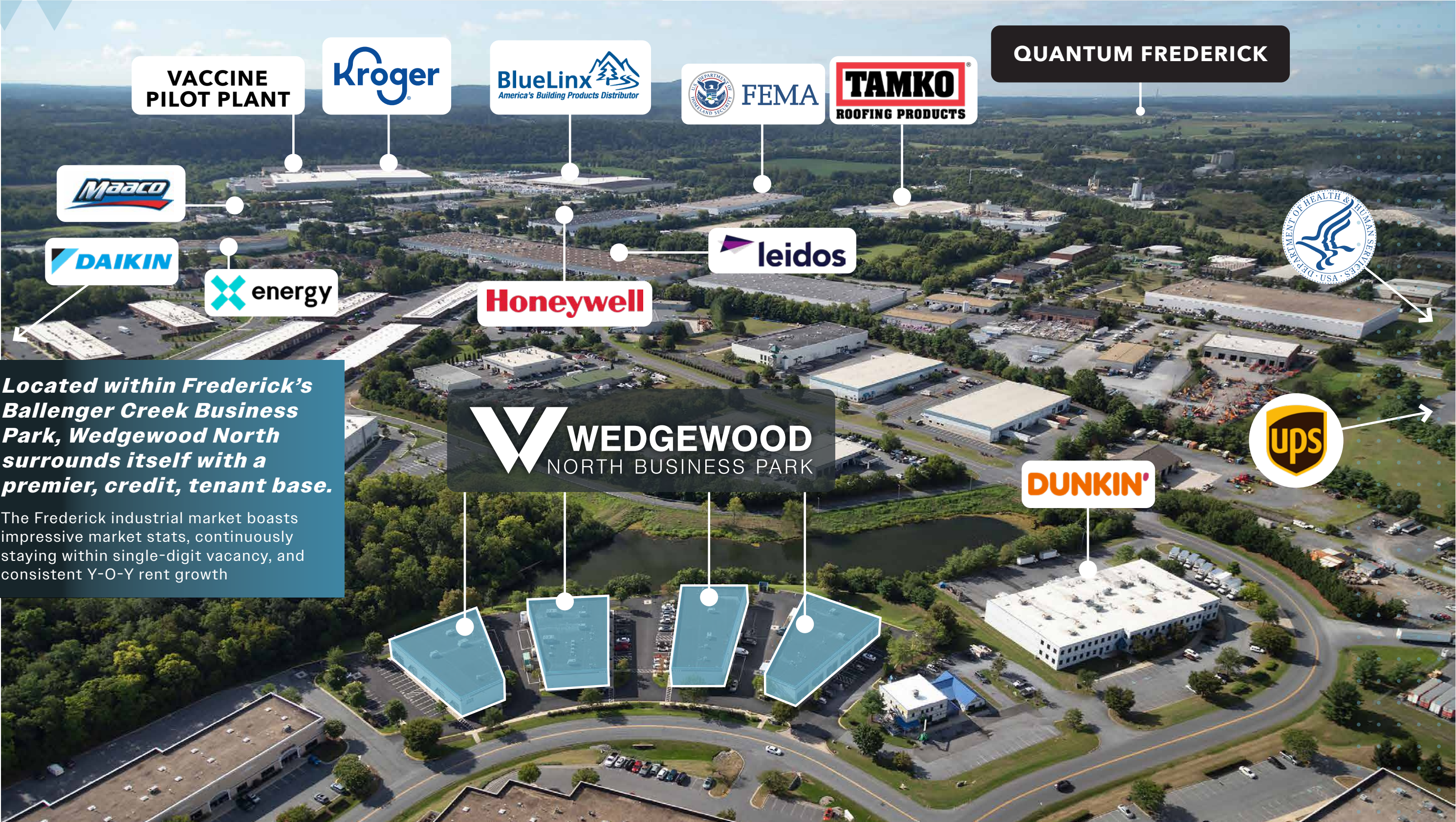
WASHINGTON, DC



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.





Located within Frederick's Ballenger Creek Business Park, Wedgewood North surrounds itself with a premier, credit, tenant base.

The Frederick industrial market boasts impressive market stats, continuously staying within single-digit vacancy, and consistent Y-O-Y rent growth

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.



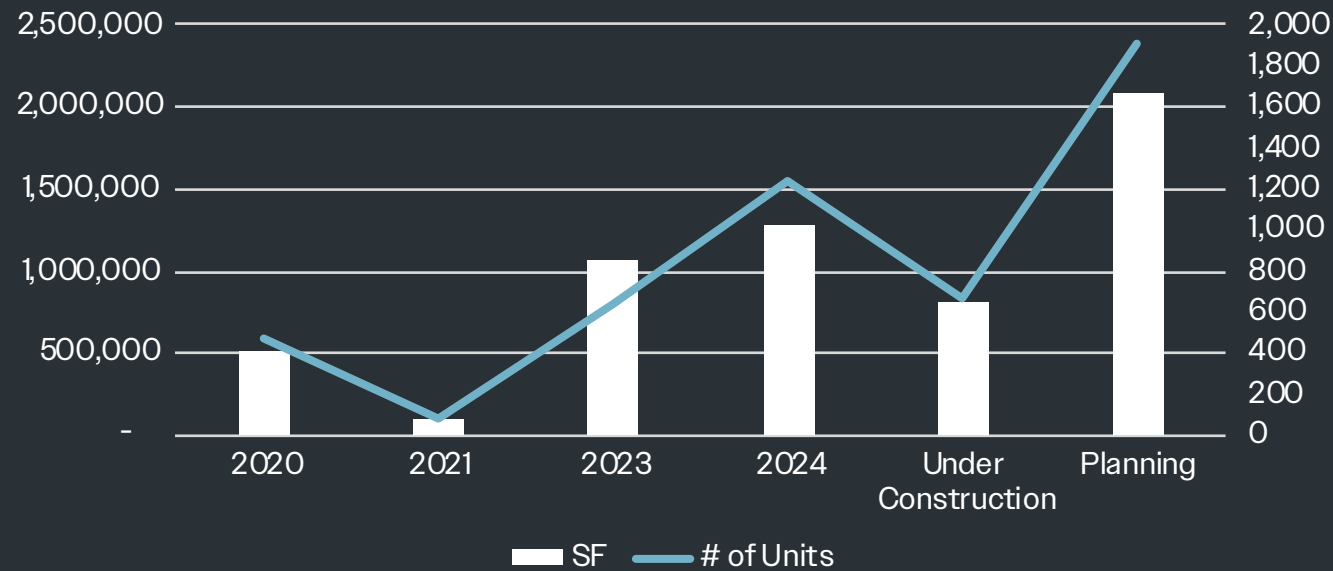
FREDERICK BRICK WORKS REDEVELOPMENT



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



THE TERRACE



The Terrace

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