



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Ballenger Commerce Center

4959 New Design Rd. / 4640 & 4650 Wedgewood Blvd.  
Frederick, MD

**3,000 - 7,200 SF AVAILABLE**



**7,200 SF AVAILABLE**



## Property Highlights

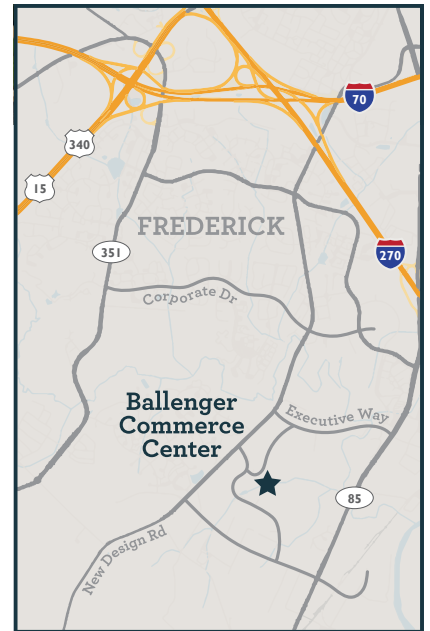
- Fiber optic cabling
- Immediate access to the I-270 corridor, I-70, Route 85 and Routes 15/340
- Drive-in and dock loading facilities
- Clear Height: 20' - 22'
- Abundant free parking
- Exterior signage available
- Electric: 200 amp, 120/208 volt, 3 phase, 4 wire
- Zoning: LI (Light Industrial)
- Adjacent to Frisco's Restaurant

### Peter Rosan

Executive Managing Director  
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### Megan Williams

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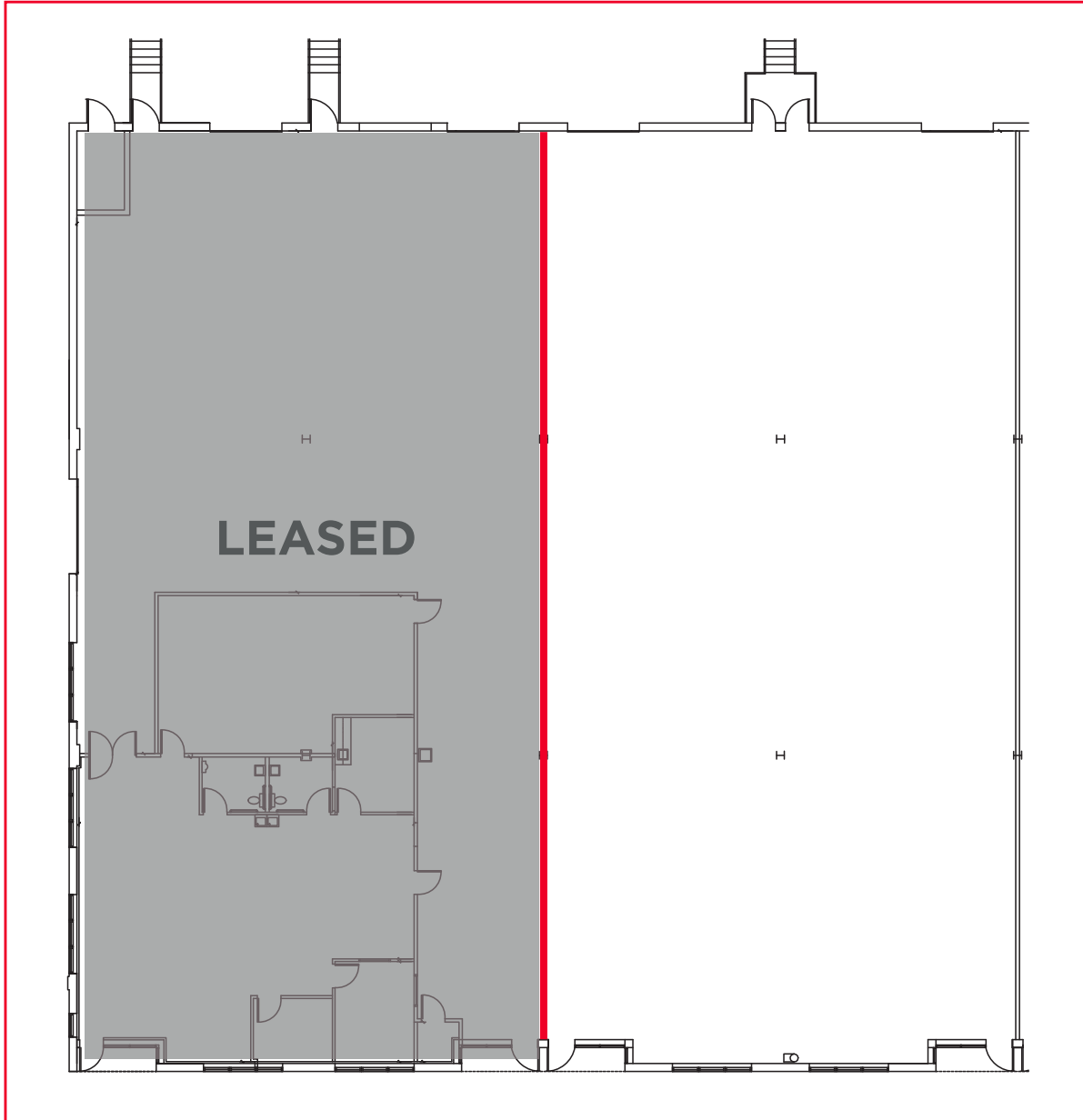
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# Ballenger Commerce Center

4959 New Design Road

**7,200 SF**

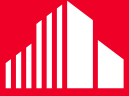


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# Ballenger Commerce Center

4640 Wedgewood Boulevard

**3,000 SF Available**



**OFFICE  
2,114 SF**

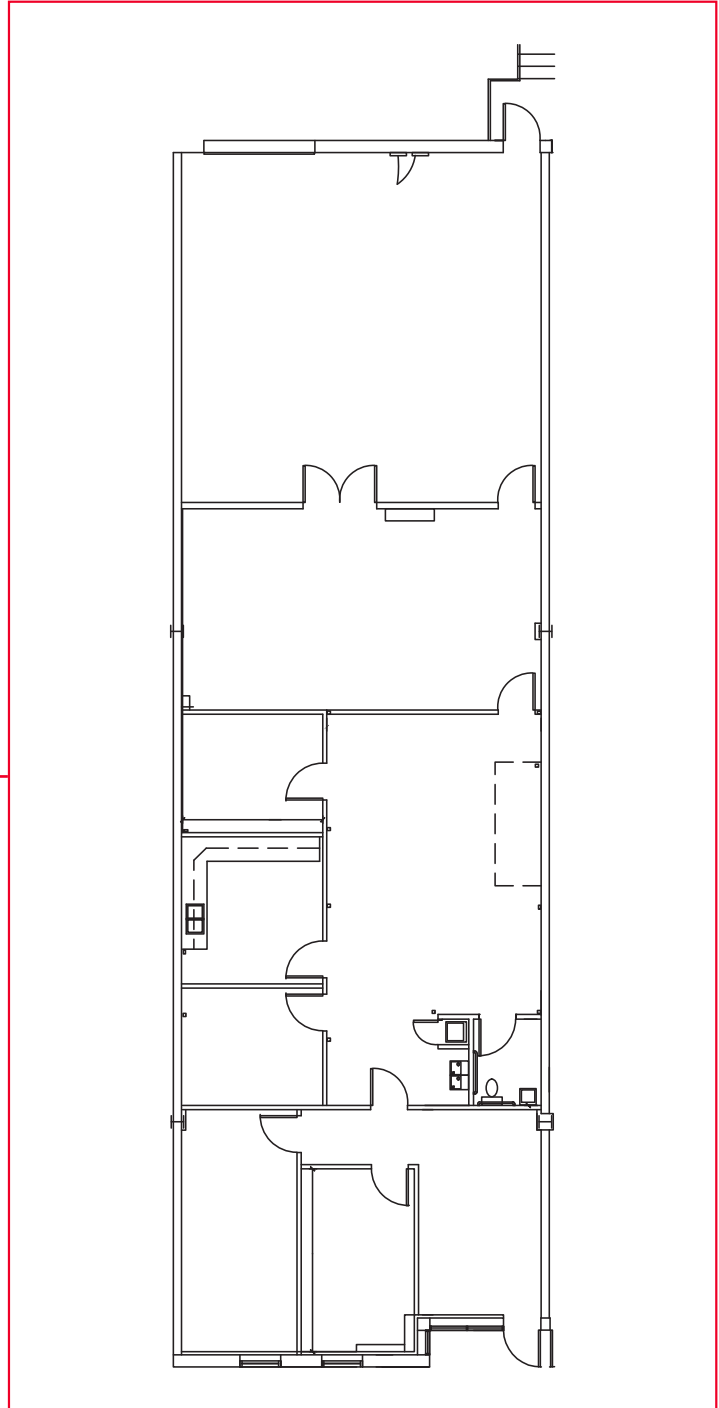


**WAREHOUSE  
886 SF**



**TOTAL AVAILABILITY  
3,000 SF**

\*Can be demolished for  
more warehouse space



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# Ballenger Commerce Center

**4650 Wedgewood Boulevard**

**7,200 SF Available**



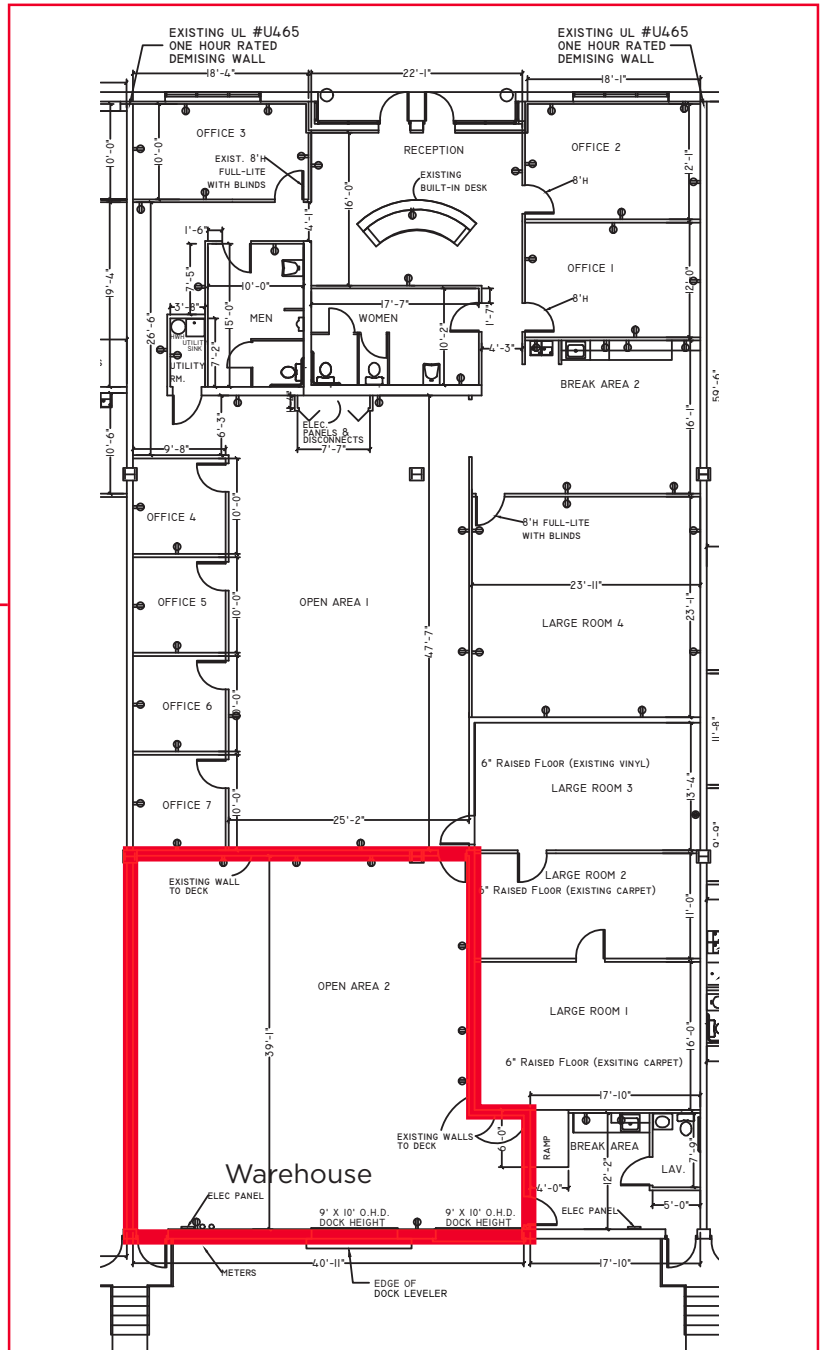
**OFFICE  
5,705 SF**



**WAREHOUSE  
1,495 SF**



**TOTAL AVAILABILITY  
7,200 SF**



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# Ballenger Commerce Center

4650 Wedgewood Boulevard

**3,600 SF Available**



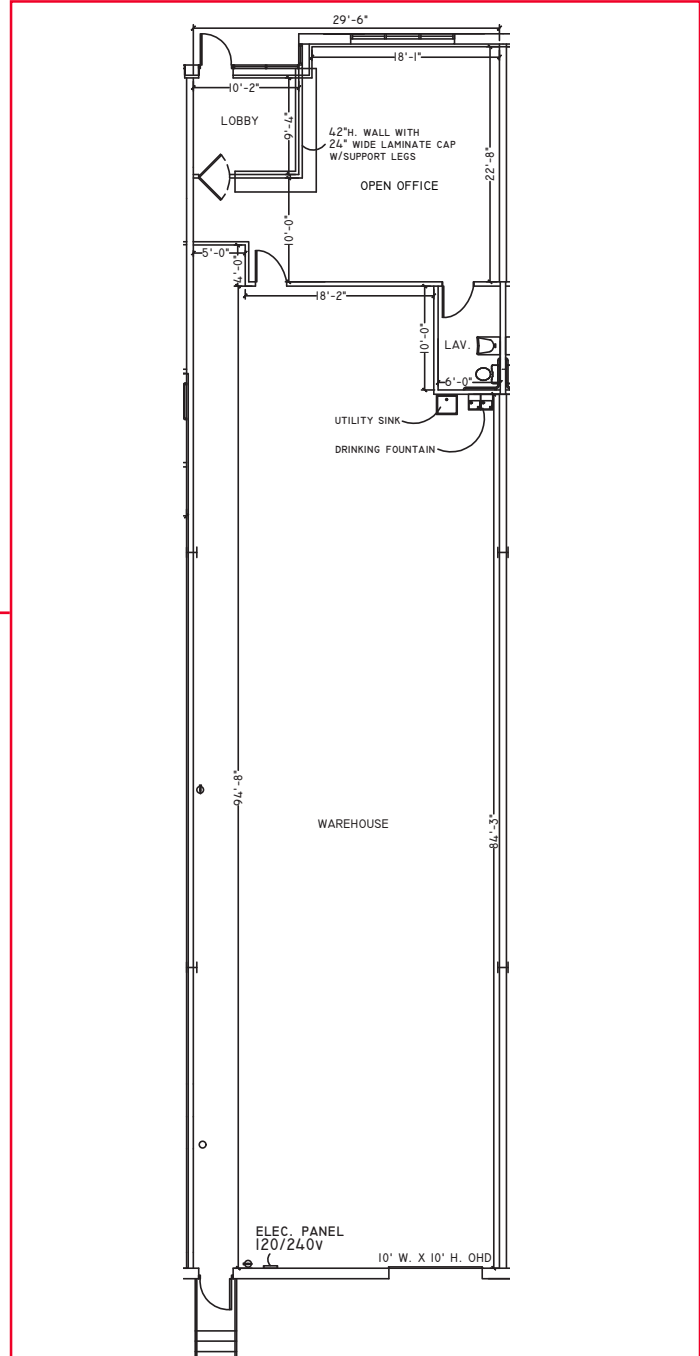
**OFFICE  
783 SF**



**WAREHOUSE  
2,817 SF**



**TOTAL AVAILABILITY  
3,600 SF**



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