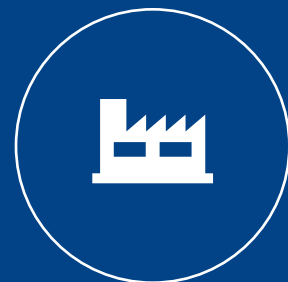


WEDGEWOOD SOUTH

4440 Buckeystown Pike | Frederick, MD



84,261 SF
INDUSTRIAL BUILDING



24'
CEILING HEIGHT



120'
TRUCK COURT

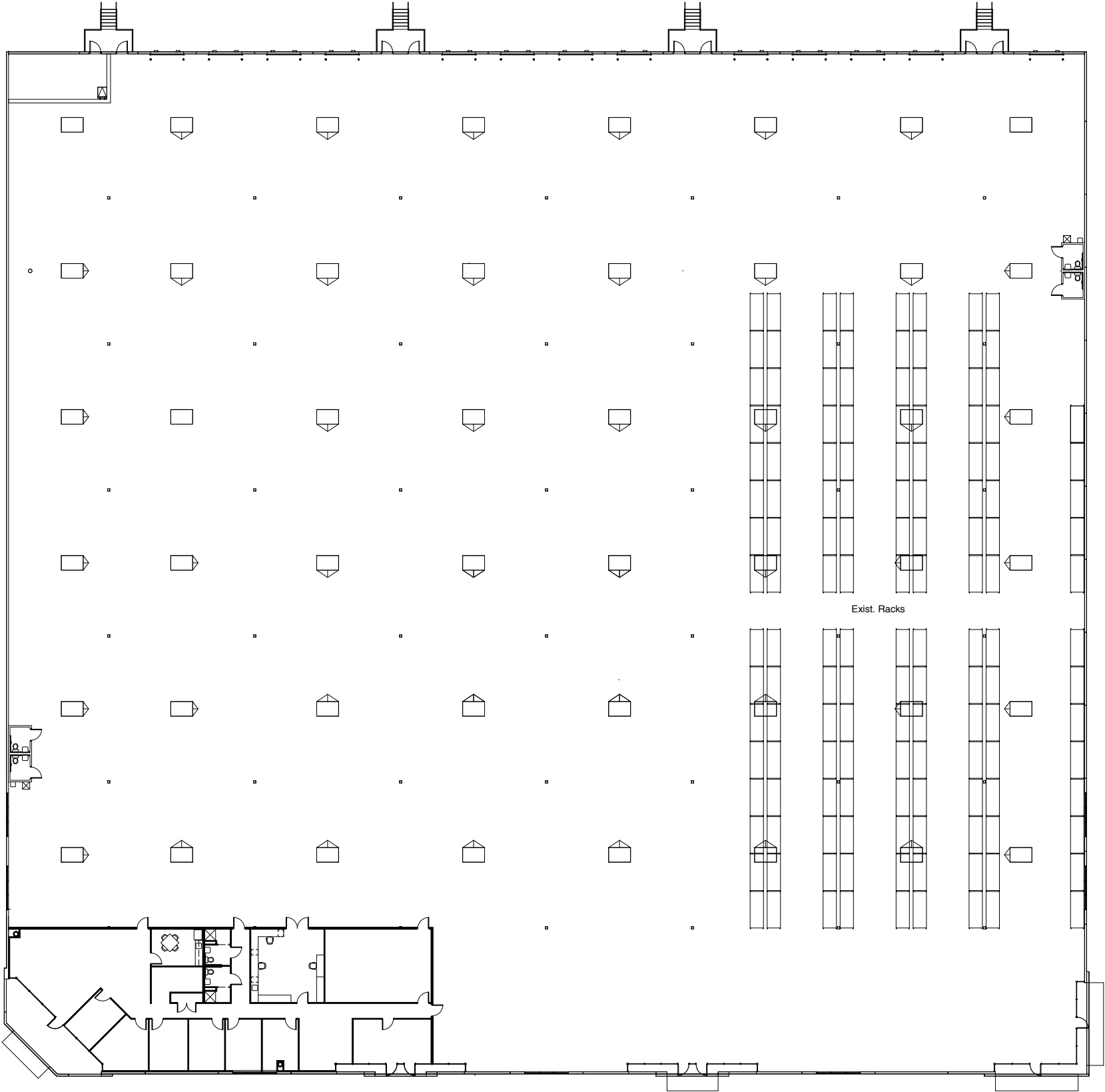


1 MILE
TO I-270



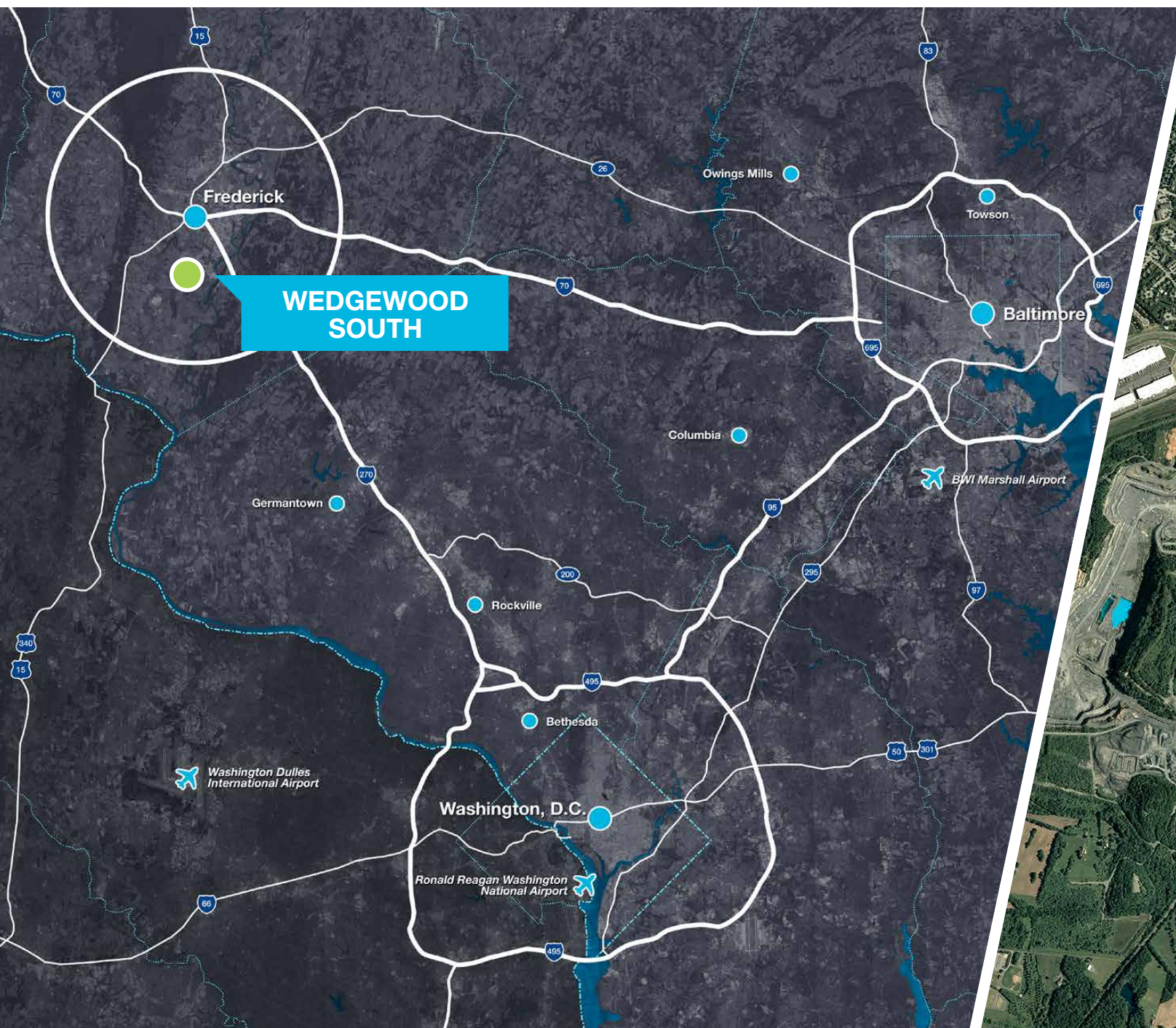
- Full Building Available
- 84,261 SF Class A Warehouse
- Tilt-Up Concrete Construction
- 24' Clear Ceiling Height
- 40' x 50' Column Spacing
- 9' x 10' Overhead Dock Doors
- ESFR Sprinkler System
- 120' Truck Court
- High Daily Traffic Count - 44,450 VPD
- Prime Location with Route 85 Visibility
- Quick Access to I-270, I-70 and Route 15
- Extensive Array of Retail and Business Amenities Nearby
- Road Widening of Route 85 will Improve Traffic Flow and Greatly Enhance Access to the Property

BUILDING
PLAN



LOCATION MAPS

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



MATAN

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