



WEDGEWOOD NORTH

4841-4855 INTERNATIONAL BOULEVARD | FREDERICK, MD | WWW.MATANINC.COM



PROPERTY HIGHLIGHTS

OVERVIEW

- Small bay warehouse
- 4 buildings totaling 51,360 square feet
- Prime location in the South 85 Industrial Corridor
- Quick access to I-270/I-70 and Route 15 North

SPECIFICATIONS

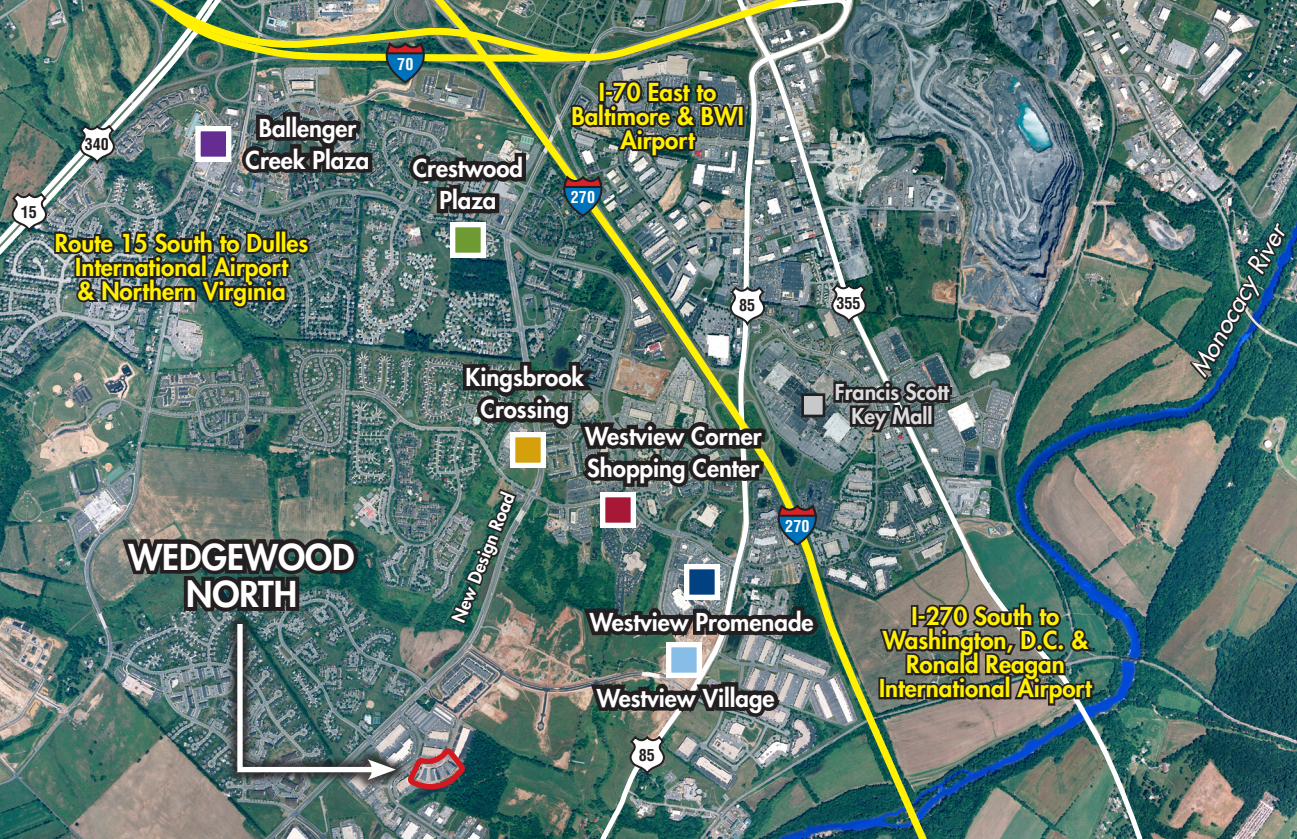
- 4.05 acre site
- Zoned LI (Light Industrial)
- Bay sizes available from 1,355 SF – 13,451 SF
- 18' clear ceiling height
- One 12'x14' drive-in door per bay
- Column spacing varies per bay

PARKING & RENT

- 1.5 spaces per 1,000 SF leased
- Rent package from \$2,000 per month, includes rent, cam and office build-out

WAREHOUSE • LAB • OFFICE SPACE

MATAN



AVAILABLE SPACE

BUILDING 1

SUITE 1-101 3,020 SF

SPACE AVAILABLE - IN A **PRIME** FREDERICK LOCATION

- Situated near the booming 85 Business Corridor
- Extensive array of retail and business amenities nearby at Westview shops
- Close proximity to downtown, Route 15 North and Fort Detrick campus
- Central location within the South 85 Industrial Corridor
- Minutes to I-270 and I-70 to Washington D.C. and Baltimore, MD
- Nicely landscaped and aesthetically pleasing exterior architecture

