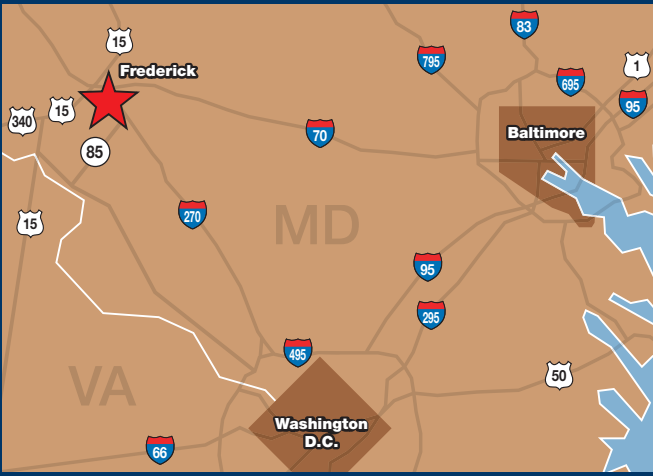




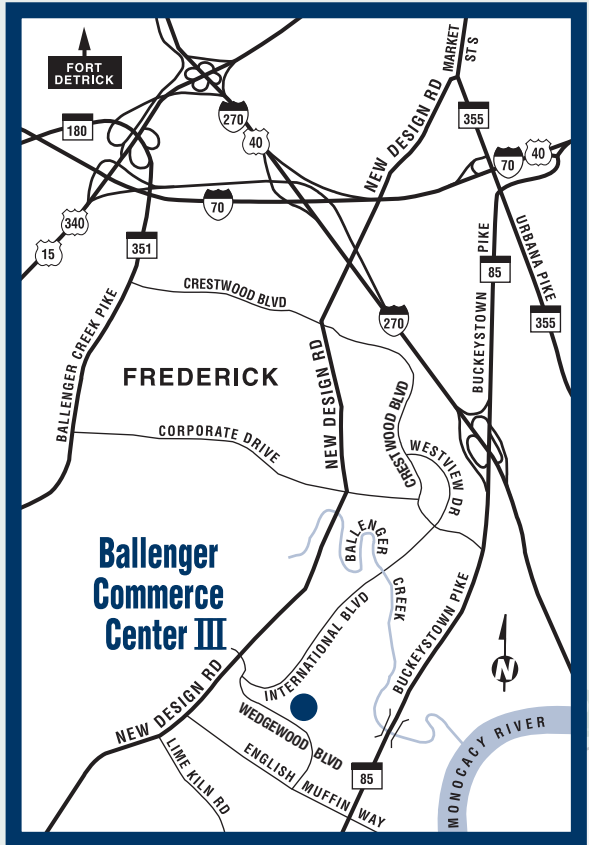
BALLENGER

COMMERCE CENTER III



Located at the center of Frederick's Premier Growth Area, Ballenger Commerce Center III is the ideal location for firms serving the Washington, Baltimore and Northern Virginia areas. This superior location provides immediate access to the I-270 corridor, I-70, Route 85 and Routes 15/340.





Standard Features

Location

4907 International Blvd.
Frederick, Maryland 21703

Building Sizes

50,900 sq. ft.

Bay Sizes

- 2,400 sq. ft.
- 2,700 sq. ft.
- 3,000 sq. ft.
- 3,200 sq. ft.
- 3,300 sq. ft.
- 4,400 sq. ft.

Ceiling Height

20' - 22' 10" clear

Lot Size

4.16 acres

Zoning

LI - Light Industrial

Use

Office/Warehouse

Construction

Masonry Block with
Split Face Block Veneer

Loading

Dock and Drive-In

Heat

Gas

Electric

200 amp, 120/208 volt,
3 phase, 4 wire

Sprinkler

Wet

Office

Design and Build

BALLENGER

COMMERCE CENTER III

Hill
Management Services, Inc.

9640 Deereco Road
Timonium, Maryland 21093
410.666.1000 • www.hillmgt.com

