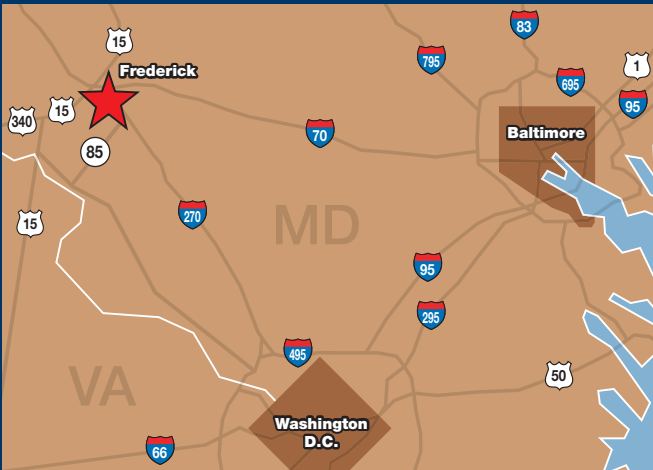




BALLENGER

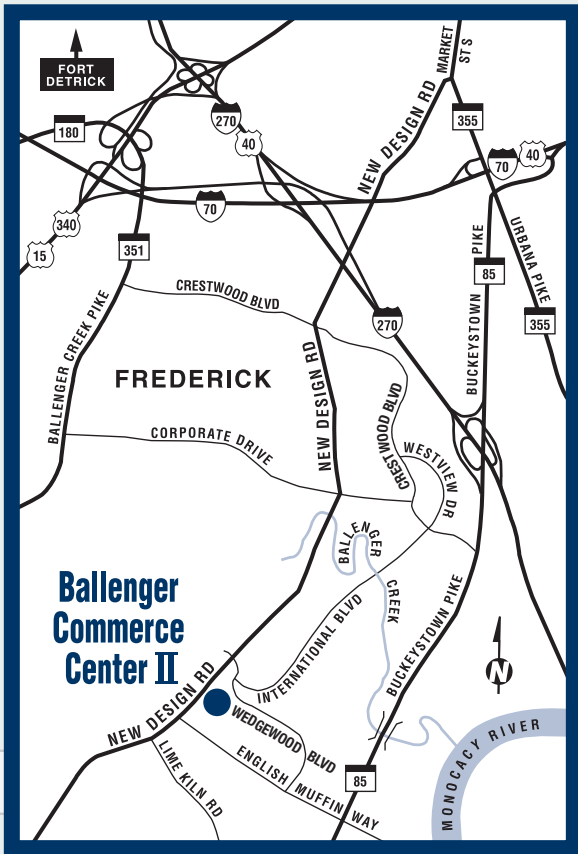
COMMERCE CENTER II



Located at the center of Frederick's Premier Growth Area, Ballenger Commerce Center II 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

4959 New Design Road
 4635 Wedgewood Blvd.
 Frederick, Maryland 21703

Building Sizes

4959: 66,600 sq. ft.
 4635: 63,100 sq. ft.

Bay Sizes

- 2,400 sq. ft.
- 3,000 sq. ft.
- 3,600 sq. ft.
- 3,900 sq. ft.
- 5,200 sq. ft.

Ceiling Height

4959: 20' - 22' clear
 4635: 20' - 23' clear

Lot Size

6.51 acres

Zoning

L-1 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,
 3 phase, 4 wire

Sprinkler

Wet

Office

Design and Build

BALLENGER

COMMERCE CENTER II



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

