

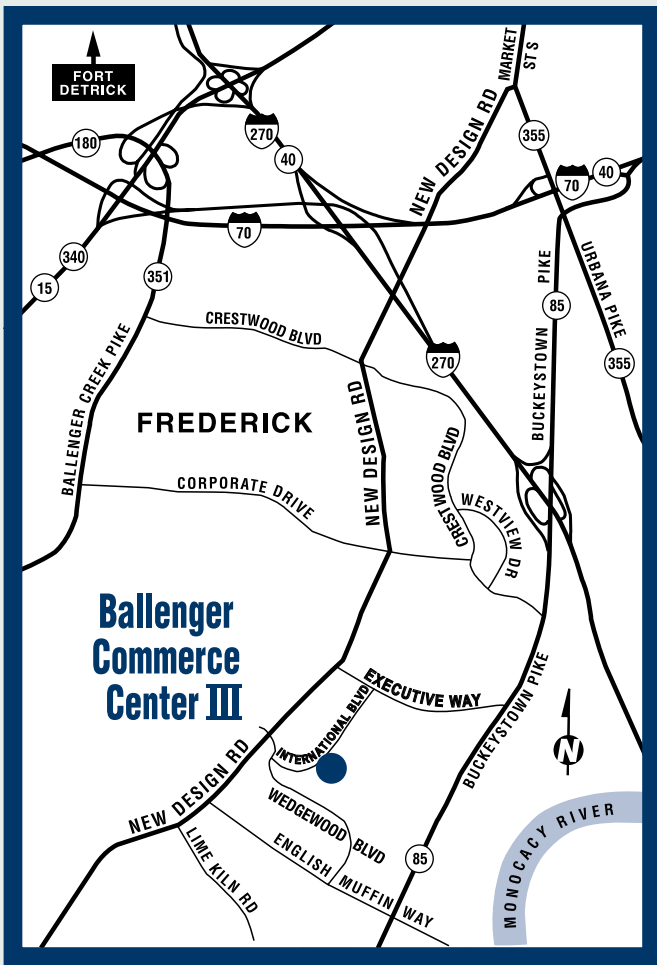
# BALLENGER

COMMERCE CENTER III



Located in 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 County  
Frederick, MD 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

## Heat

Gas

## Electric

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

## Sprinkler

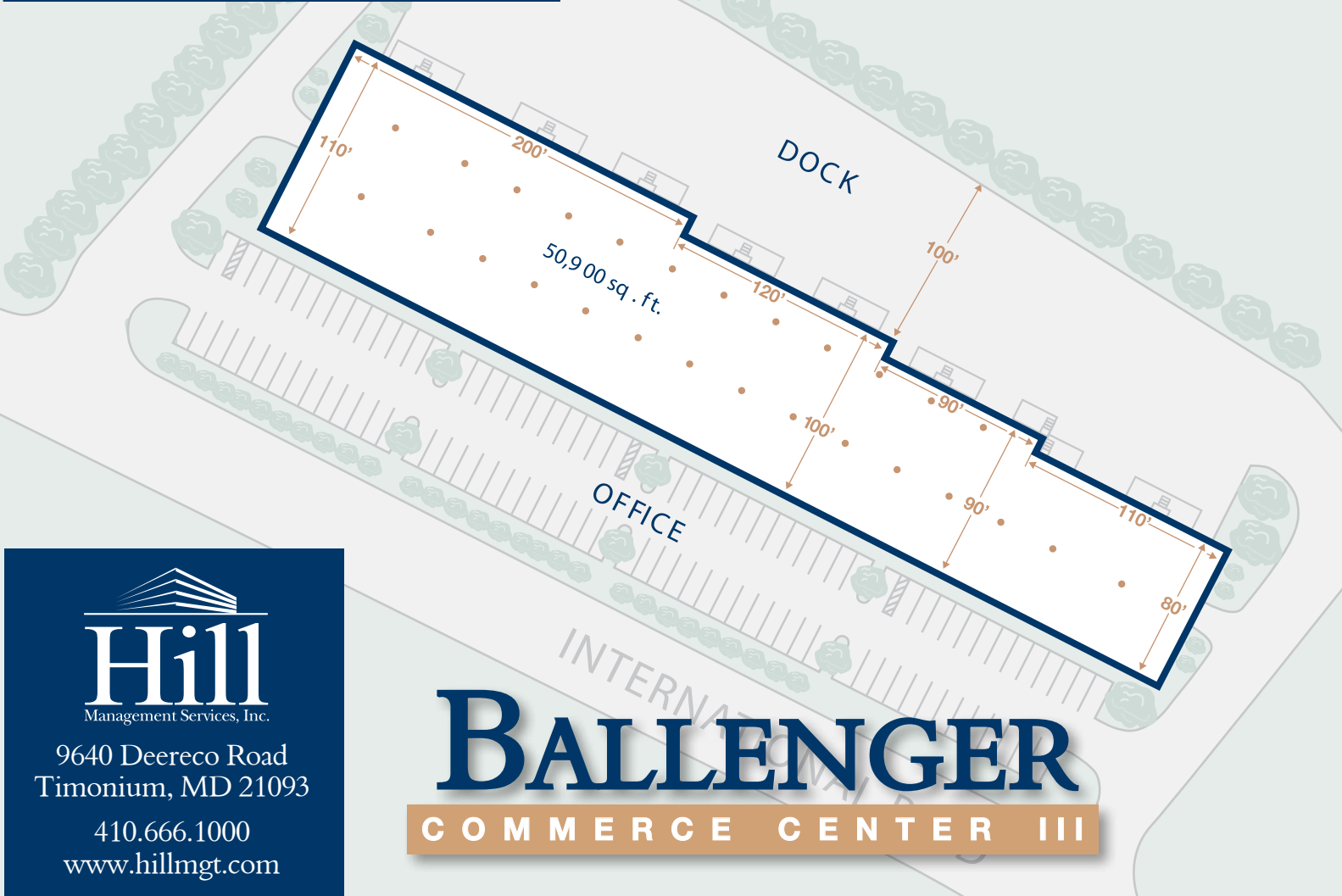
Wet

## Office

Design and Build

## Loading

Dock and Drive-in



9640 Dereco Road  
Timonium, MD 21093

410.666.1000  
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