

# Ballenger Commerce Center III



Great  
Visibility



Build  
to Suit

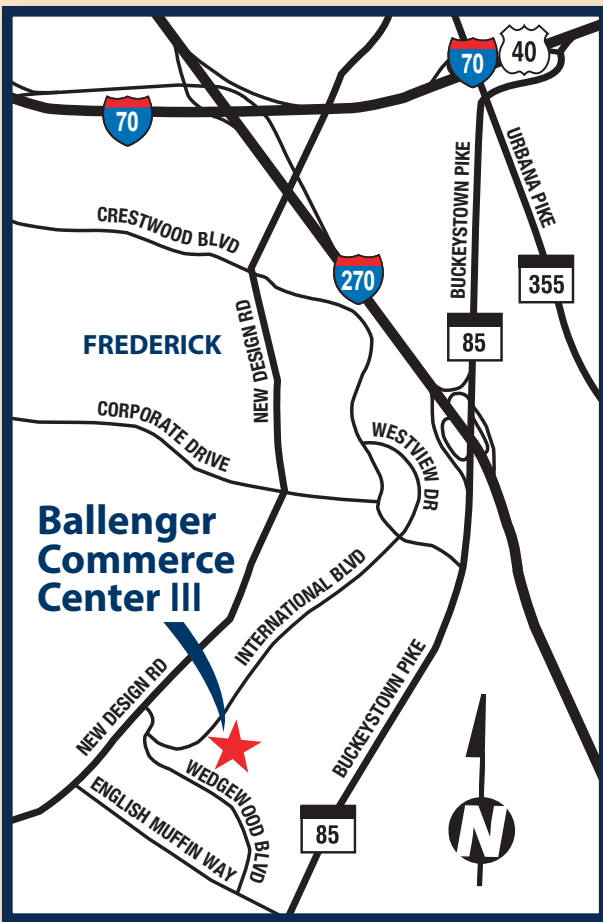


Dock &  
Drive-In

4907 International Boulevard  
Frederick County  
Frederick, Maryland 21703

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





## Features

### Location

4907 International Blvd.  
Frederick County  
Frederick, MD 21703

### Building Sizes

50,900 sq.ft.

### Bay Sizes

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

### Ceiling Height

20'-22' 10"

### Zoning

LI - Light Industrial

### Lot Size

4.16 acres

### 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

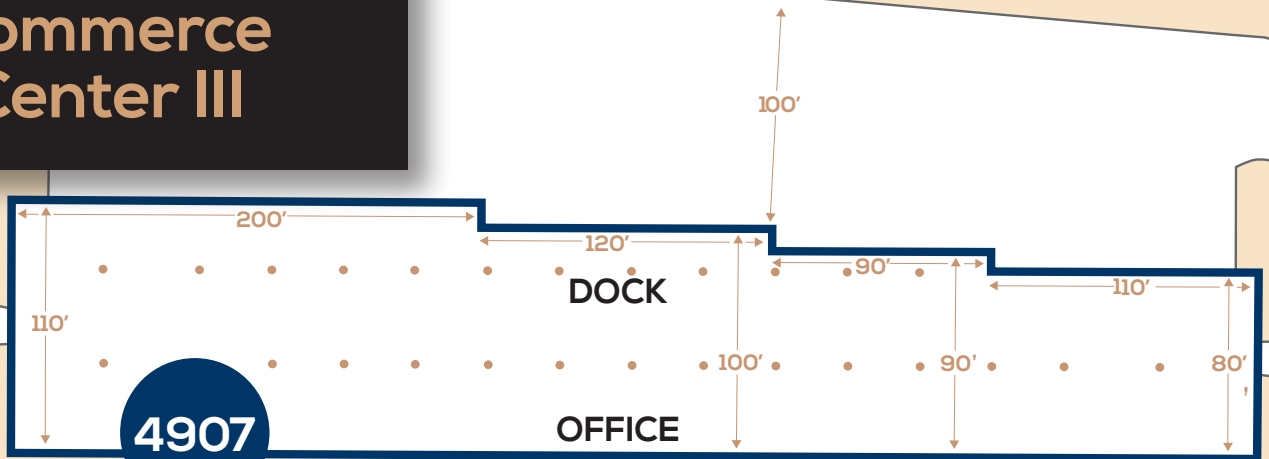
### Sprinkler

Wet

### Office

Built-to-suit

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INTERNATIONAL BOULEVARD

