

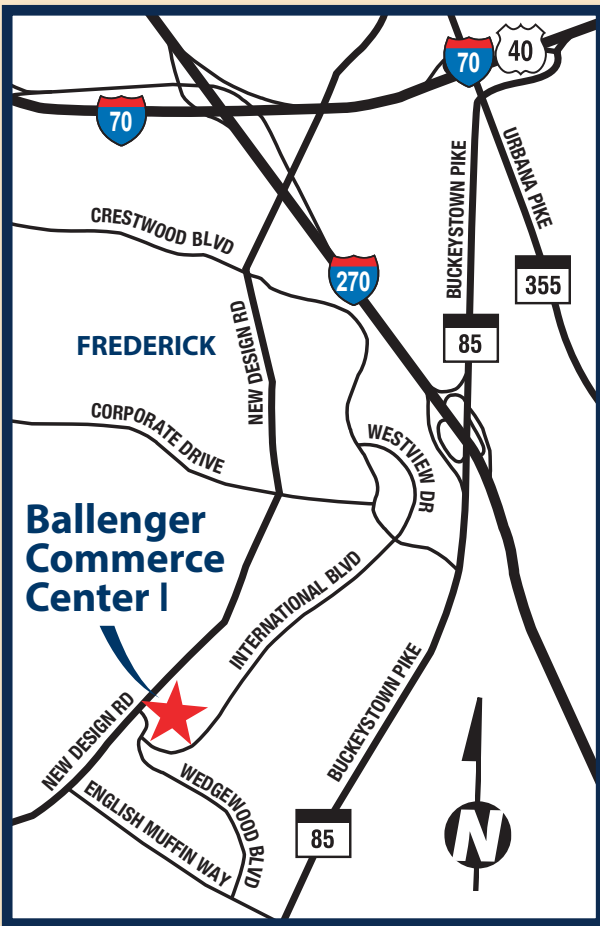
# Ballenger Commerce Center I



4640 & 4650 Wedgewood Boulevard  
Frederick County  
Frederick, Maryland 21703

Located in the center of Frederick's Premier Growth Area, Ballenger Commerce Center I 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

4640 & 4650 Wedgewood Blvd.  
Frederick County  
Frederick, MD 21703

### Use

Office/Warehouse

### Building Sizes

4640: 33,600 sq.ft.  
4650: 34,800 sq.ft.

### Construction

Masonry Block with  
Split Face Block Veneer

### Bay Sizes

1,800 sq. ft.  
2,400 sq. ft.  
3,600 sq.ft.

### Loading

Dock and Drive-In

### Ceiling Height

4640: 20' - 22' clear  
4650: 20' - 22'4" clear

### Heat

Gas

### Zoning

LI - Light Industrial

### Electric

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

### Lot Size

6.57 acres

### Sprinkler

Wet

### Office

Built-to-suit

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