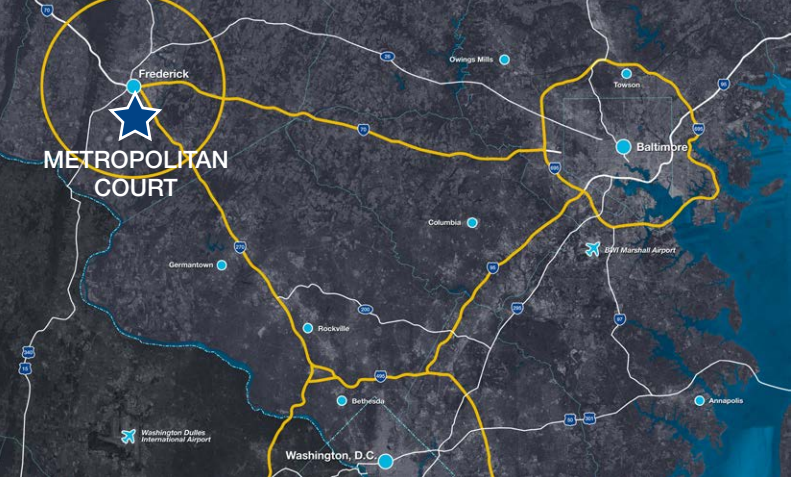




METROPOLITAN COURT

4527 METROPOLITAN COURT | FREDERICK, MD

17,250 SF WAREHOUSE SPACE FOR LEASE



PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

- 51,750 SF industrial warehouse
- 17,250 SF available
- Prime 85 South Corridor location
- Surrounded by a rich amenity base including Westview shops
- Quick access to Interstates 270 and 70
- Close proximity to downtown, Route 15 North, Fort Detrick campus and NCI-Frederick
- Well-maintained with mature and lush landscaping
- Buffered by the scenic Monocacy River

AVAILABLE SPACE

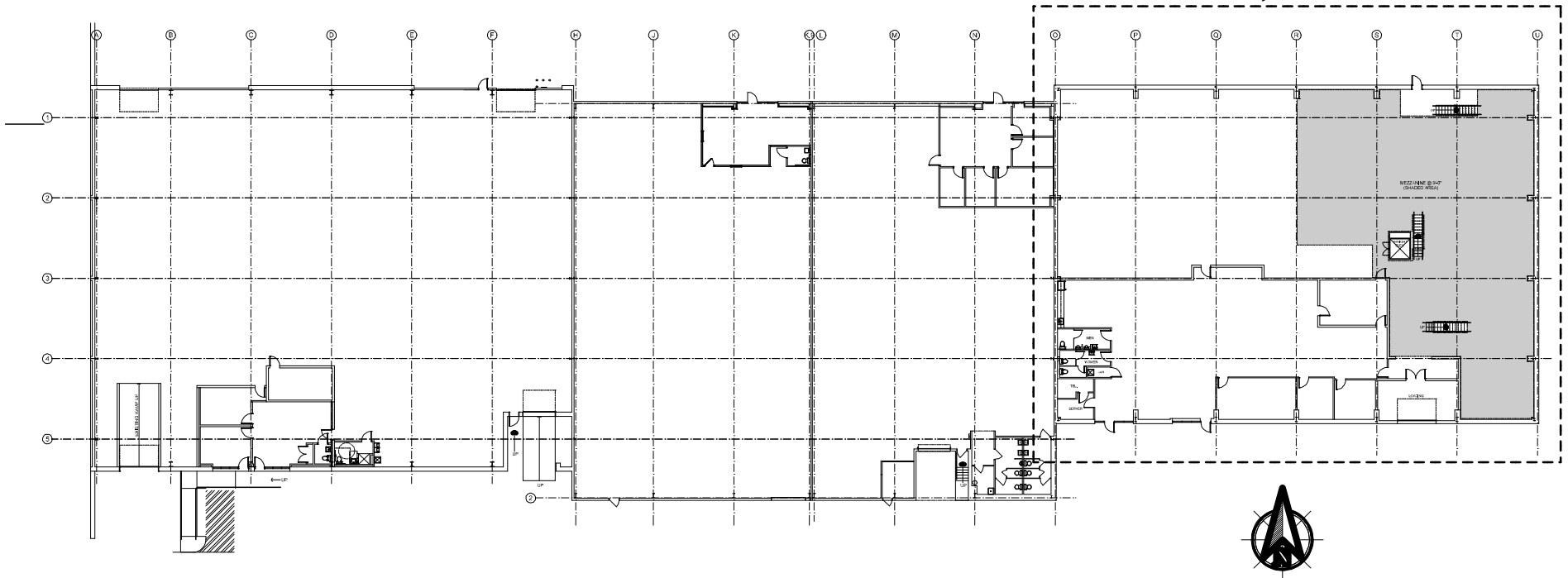
- Zoned LI (Light Industrial)
- 1 exterior loading dock
- 24' Ceiling height
- Minimal columns
- Plug and play
- Q1 2027 occupancy

ROUTE 85 CORRIDOR • HIGH BAY WAREHOUSE • I-270 LOCATION



BUILDING PLAN

SUITE C 17,250 SF



SUITE C PLAN

