



**CUSHMAN & WAKEFIELD**

FOR LEASE

# Ballenger Commerce Center

4907 International Dr. / 4635 & 4650 Wedgewood Blvd.  
Frederick, MD

**3,600 - 21,450 SF AVAILABLE**

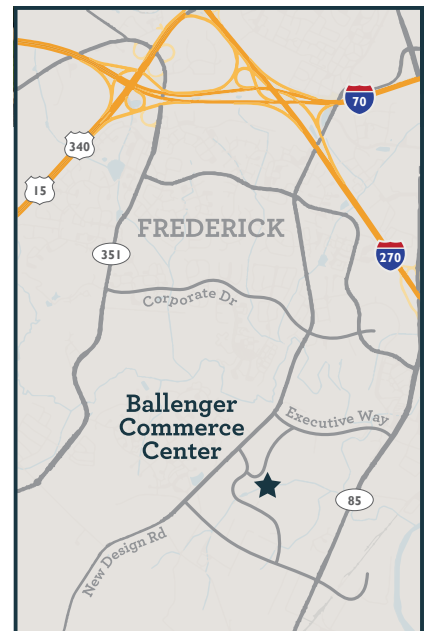


## Property Highlights

- Fiber optic cabling
- Immediate access to the I-270 corridor, I-70, Route 85 and Routes 15/340
- Drive-in and dock loading facilities
- Clear Height: 20' - 22'
- Abundant free parking
- Exterior signage available
- Electric: 200 amp, 120/208 volt, 3 phase, 4 wire
- Zoning: LI (Light Industrial)
- Adjacent to Frisco's Restaurant

**Peter Rosan**  
Executive Managing Director  
+1 301 634 8487  
peter.rosan@cushwake.com

**Megan Williams**  
Managing Director  
+1 301 634 8489  
megan.williams@cushwake.com



2 Bethesda Metro Center, Suite 860  
Bethesda, MD  
+1 301 654 9700  
[cushmanwakefield.com](http://cushmanwakefield.com)



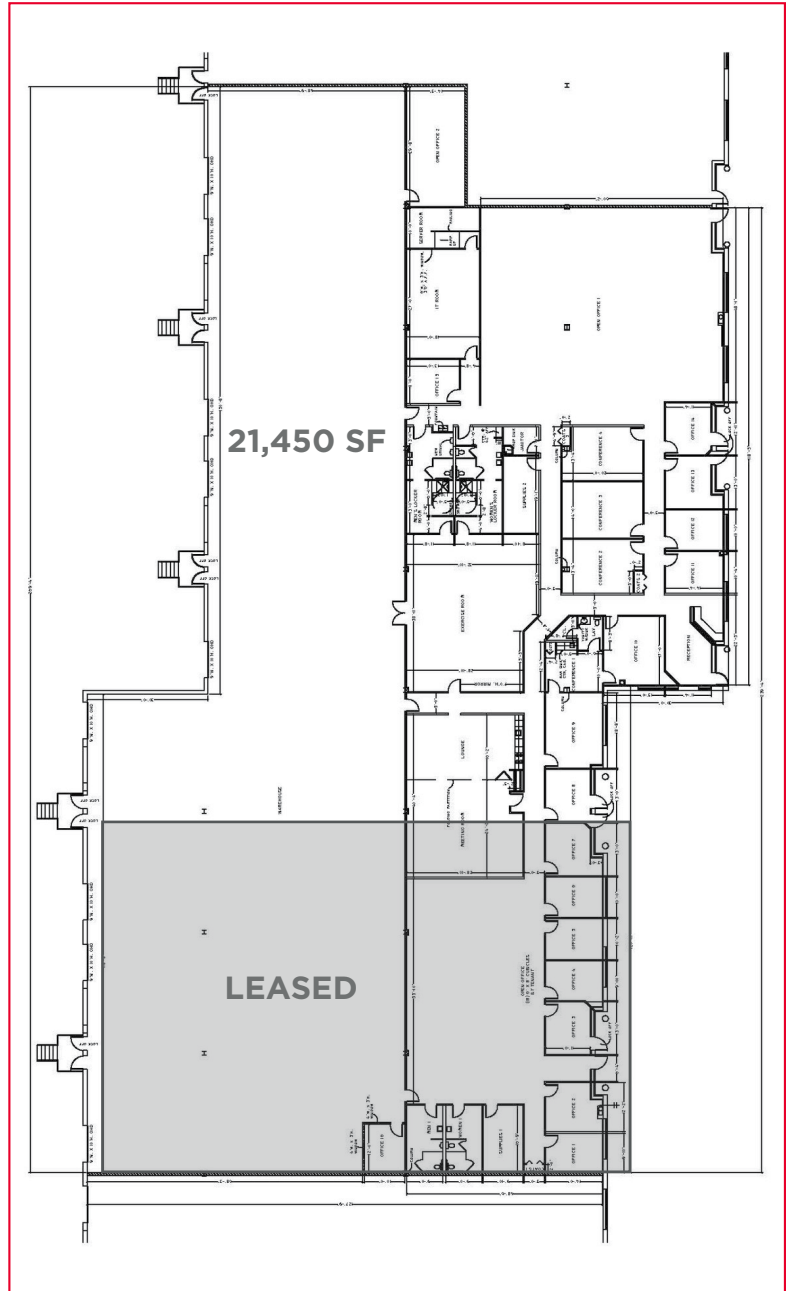
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4635 Wedgewood Boulevard

**21,450 SF**



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4650 Wedgewood Boulevard

**3,600 SF Available**



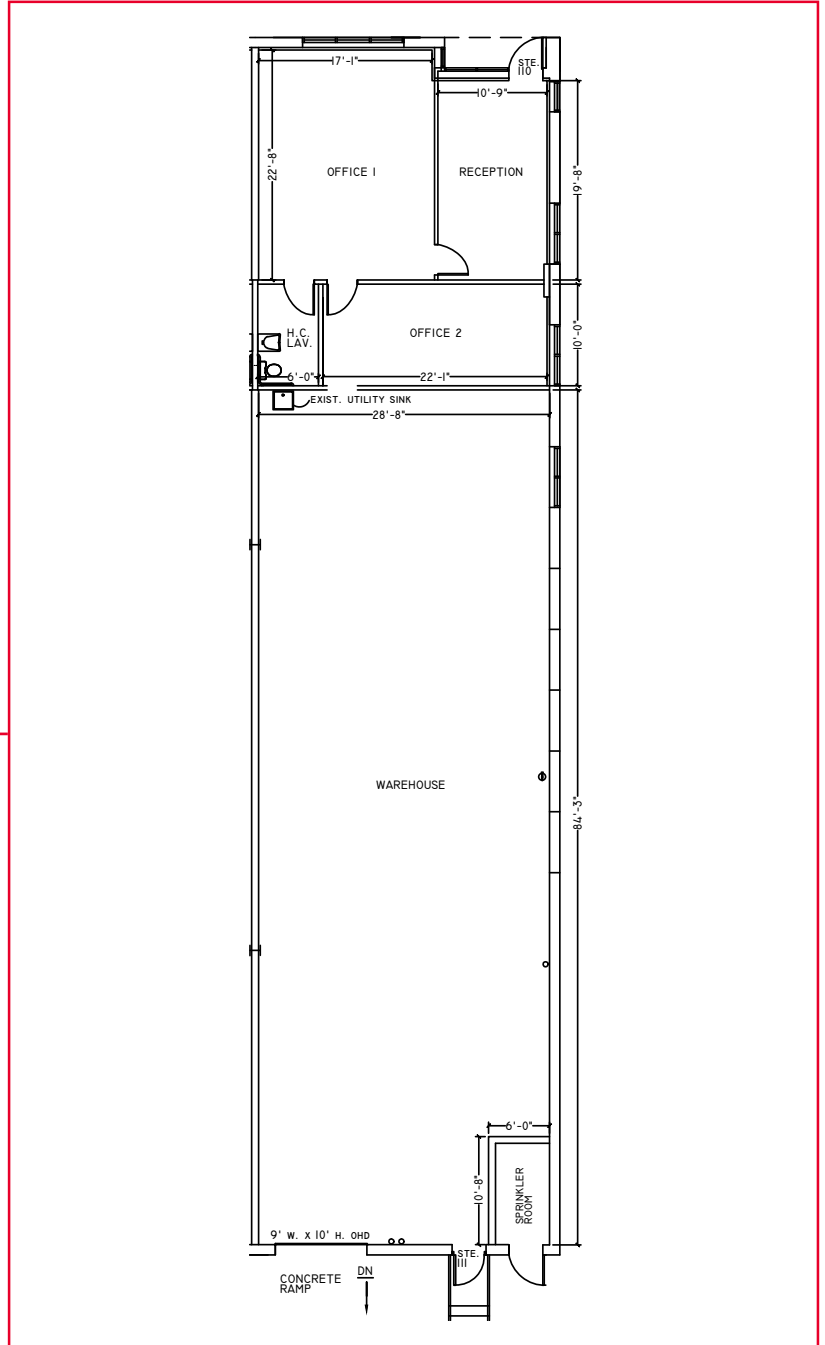
**OFFICE  
945 SF**



**WAREHOUSE  
2,655 SF**



**TOTAL AVAILABILITY  
3,600 SF**



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**3,600 SF Available**



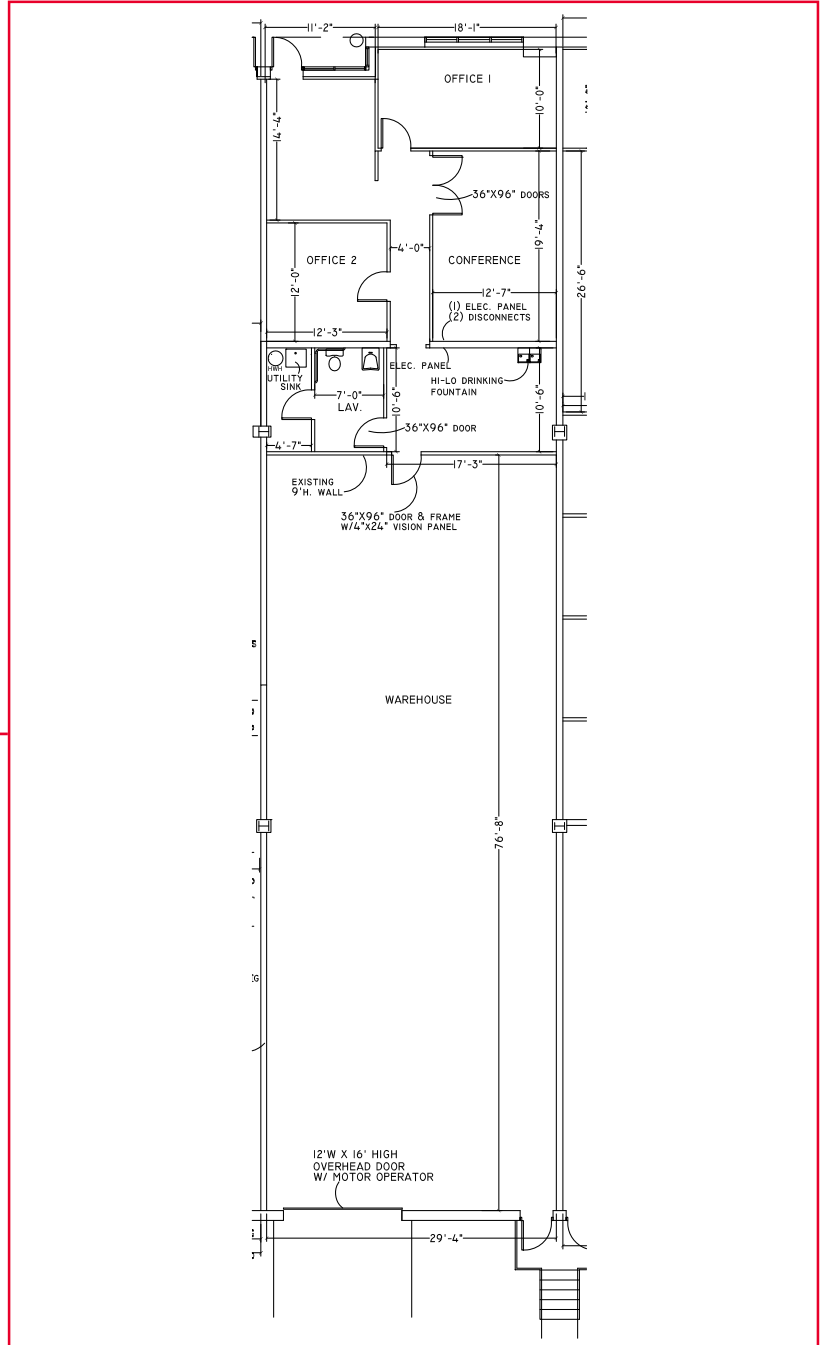
**OFFICE  
1,271 SF**



**WAREHOUSE  
2,329 SF**



**TOTAL AVAILABILITY  
3,600 SF**



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# Ballenger Commerce Center

**4907 International Drive**

**12,600 SF Available**



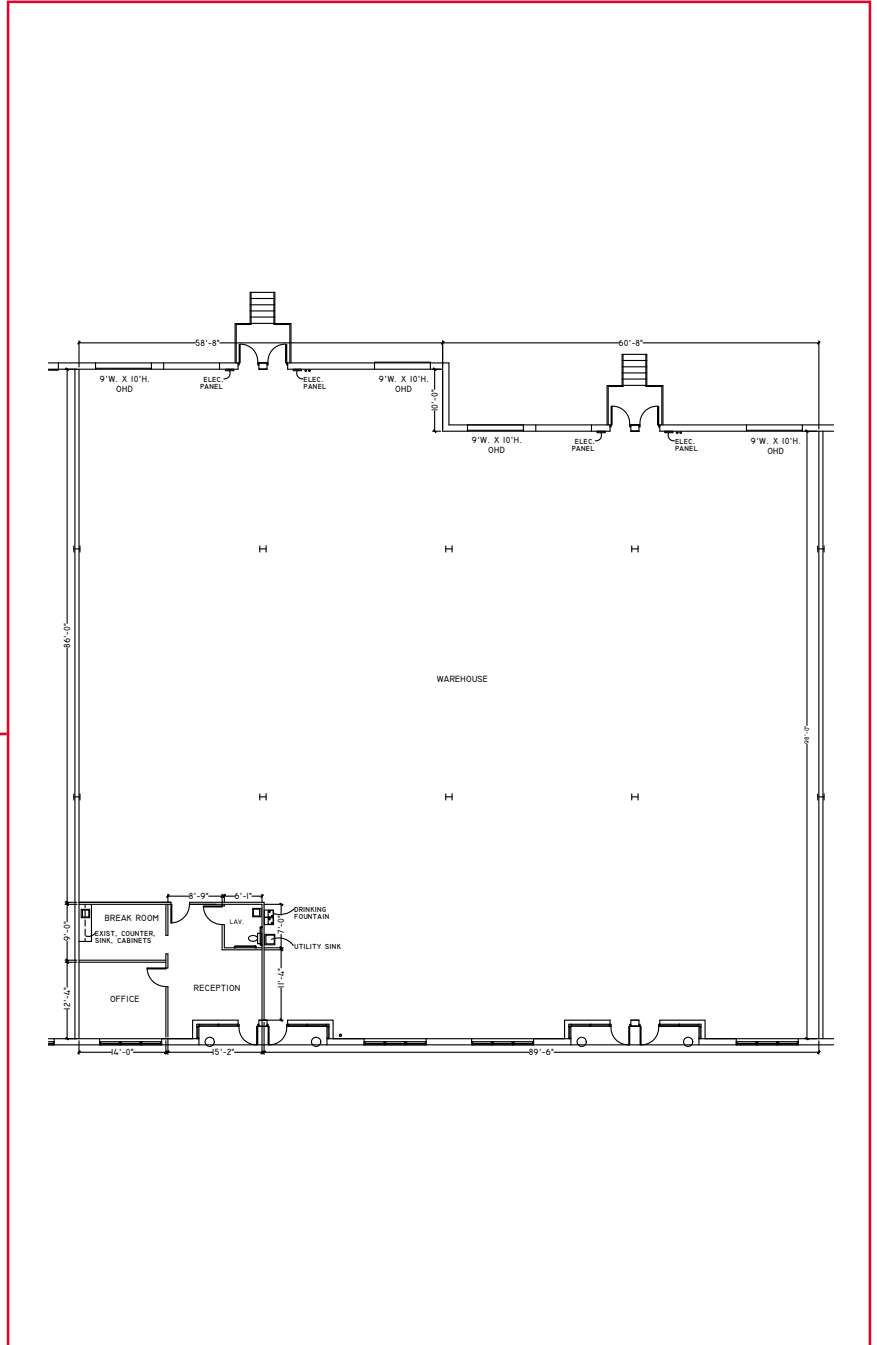
**OFFICE  
622 SF**



**WAREHOUSE  
11,978 SF**



**TOTAL AVAILABILITY  
12,600 SF**



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