

**SUBLEASE**  
**\$9.95/SF/YR (NNN)**

# 19,200± SF HIGH BAY WAREHOUSE WITH OFFICE

7118-E Geoffrey Way Frederick, MD 21704

**PRICED TO LEASE QUICKLY**



*All information contained herein is deemed reliable, but not guaranteed.*



**Seamus Fitzgerald**

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"Quality Real Estate Since 1976"

Fitzgerald Realty Group, Inc. | 8 E 2nd Street, Suite 101 | Frederick, MD 21701 | (301) 698-1080

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## QUICK FACTS

<b>AVAILABILITIES</b>	19,200± SF Warehouse with Office
<b>SPACE TYPE</b>	High Bay 24' Clear w/ Loading Docks • Partially Conditioned
<b>LEASE RATE</b>	\$9.95/SF/YR (NNN)
<b>DATE AVAILABLE</b>	5/1/2026
<b>LEASE TERM</b>	Sublease through 10/31/2030
<b>ZONING</b>	LI (Frederick County Limited Industrial)



Easy Access to I-270 and I-70



Established Industrial Corridor



Amenity-Rich Location (Restaurants & Shopping)



4 Loading Docks

Fitzgerald Realty Group, Inc. ("FRG"), is pleased to offer the opportunity to sublease modern high bay warehouse space in Frederick's prime industrial corridor at an incredibly attractive rate. This sublease space is located within a well-established business park with numerous nearby restaurants and amenities in close proximity to I-270, I-70 and Rt. 15 enabling easy access to metropolitan Washington, Baltimore and Northern Virginia.

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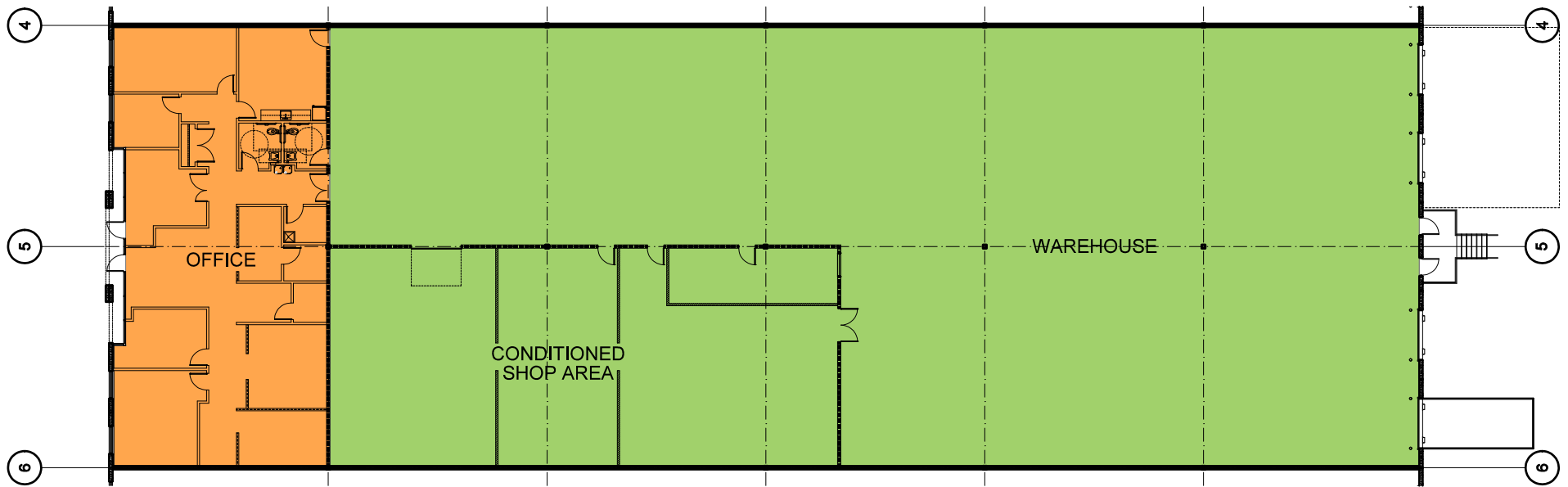
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# FLOOR PLAN

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16,050 SF - WAREHOUSE | 3,150 SF - OFFICE | 19,200 SF - TOTAL

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# AMENITY MAP

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# PHOTOS

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