



BUILD-TO-SUIT WAREHOUSE W/ IOS

4870 WINCHESTER BOULEVARD | FREDERICK, MARYLAND 21703

FOR
LEASE



**DELIVERY
COMING
Q4 2026**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3.09 acres $\pm$ total
- Permitted plans for 12,000 SF $\pm$ Warehouse and up to 1 acre $\pm$ of IOS
- Ideal for equipment rental, outdoor storage, contractors yards, and industrial users
- Site plan and building can be modified to suit
- Situated within Stanford Industrial Park
- Well and septic
- Experienced developer with strong track record and in-house construction team
- Easy access to Route 15, I-70 and I-270

LOT SIZE:

3.09 ACRES $\pm$

BUILDING SIZE:

12,000 SF $\pm$ (PROPOSED)

IOS:

1.00 ACRE $\pm$

ZONING:

LI (LIGHT INDUSTRIAL)

RENTAL RATE:

NEGOTIABLE

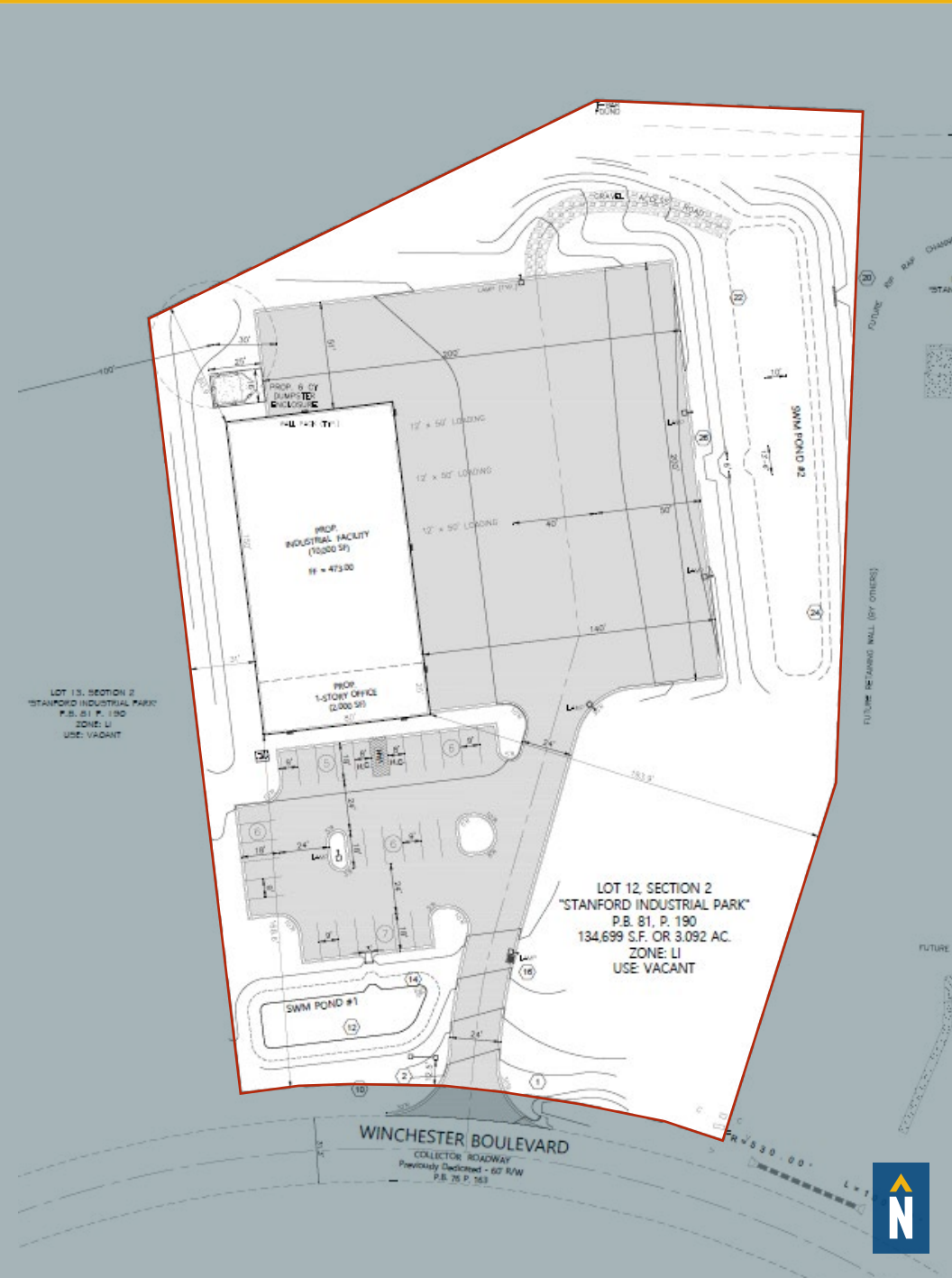
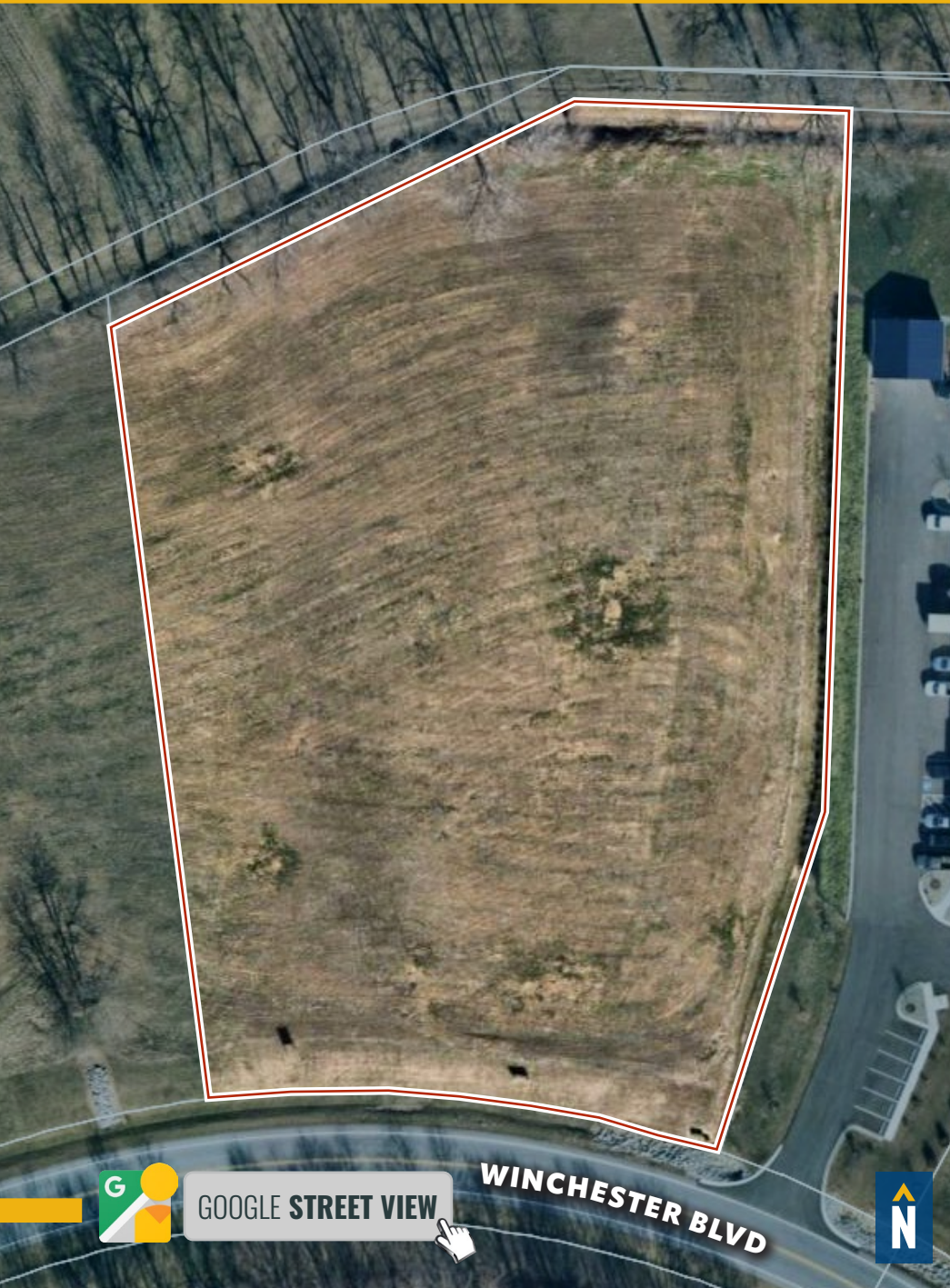


RENDERING



CONCEPTUAL

AERIAL / PROPOSED SITE PLAN



TRADE AREA

DRIVING DISTANCE TO:

 1.3 MILES
2 MIN. DRIVE

 7.4 MILES
8 MIN. DRIVE

 8.1 MILES
9 MIN. DRIVE

 57.6 MILES
50 MIN. DRIVE

 56.3 MILES
1 HR. 3 MIN. DRIVE

BALTIMORE, MD 57.9 MILES
55 MIN.

WASHINGTON, DC 50.8 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 160.0 MILES
2 HRS. 30 MIN.

RICHMOND, VA 155.0 MILES
2 HRS. 35 MIN.



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