



FOR LEASE

# Ballenger Commerce Center

4959 New Design Rd, 4640 Wedgewood Blvd  
Frederick, MD

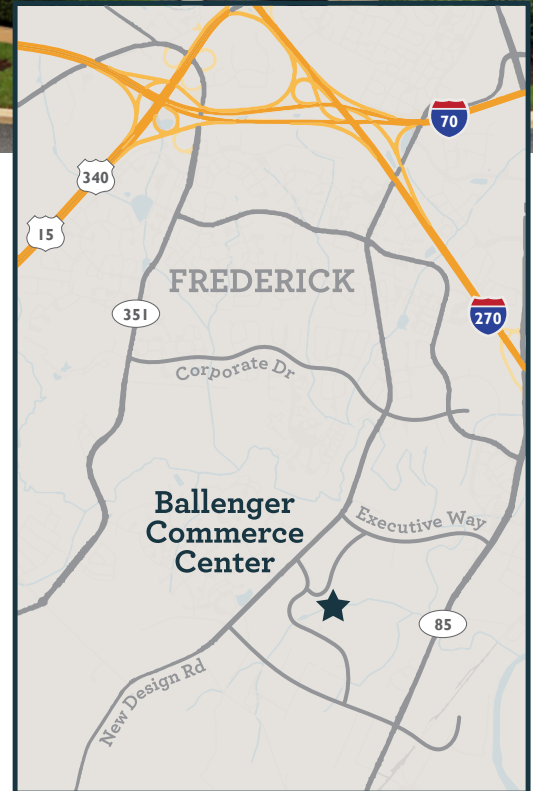
3,900 - 27,125 SF AVAILABLE



## 66,600 SF Building

### 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

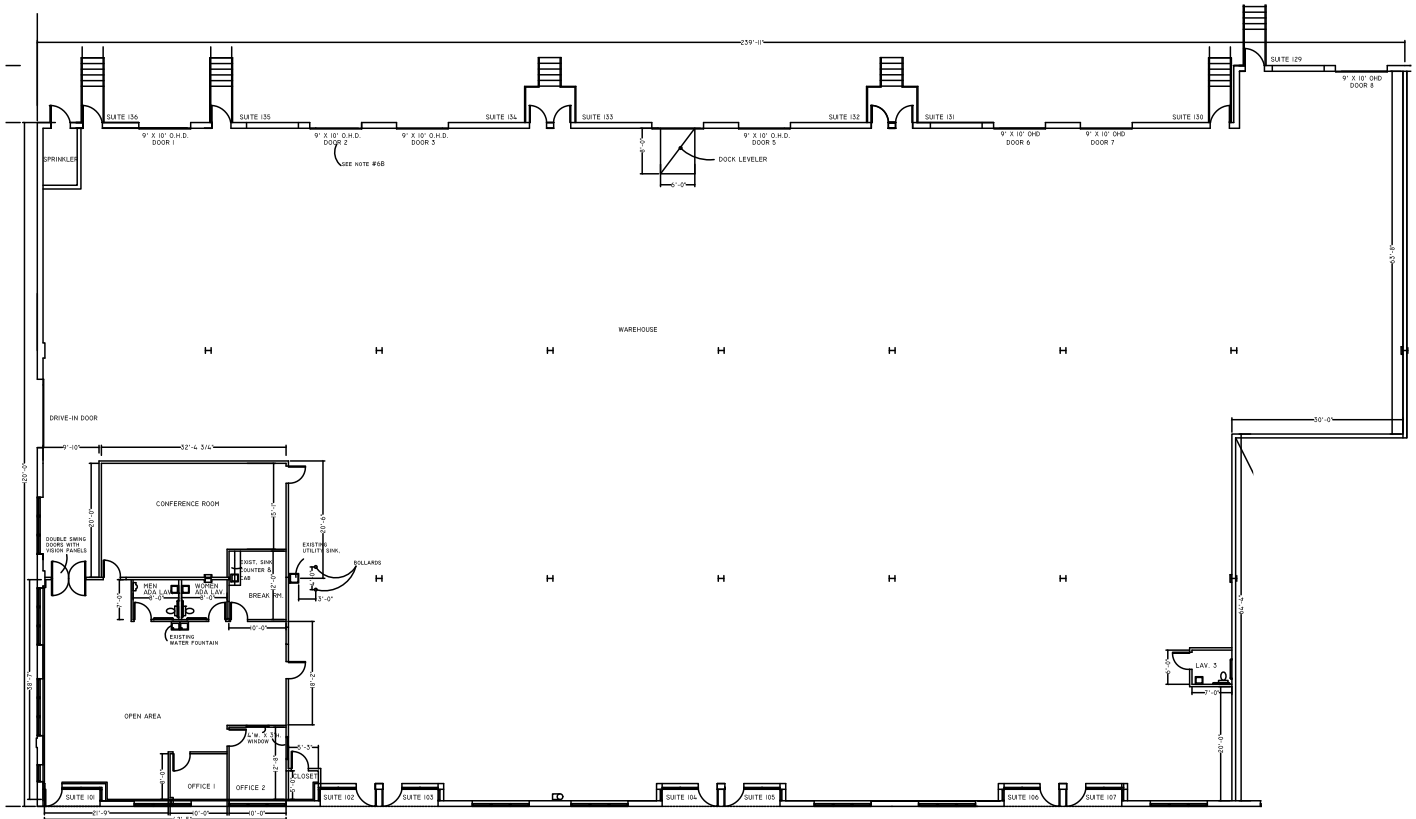


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2 Bethesda Metro Center  
Suite 860  
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[cushmanwakefield.com](http://cushmanwakefield.com)

**4959 New Design Road**  
**Suites 101-107 : 27,125 SF**



**2,322 SF - Office**

**24,828 SF - Warehouse**

**\*Divisible**

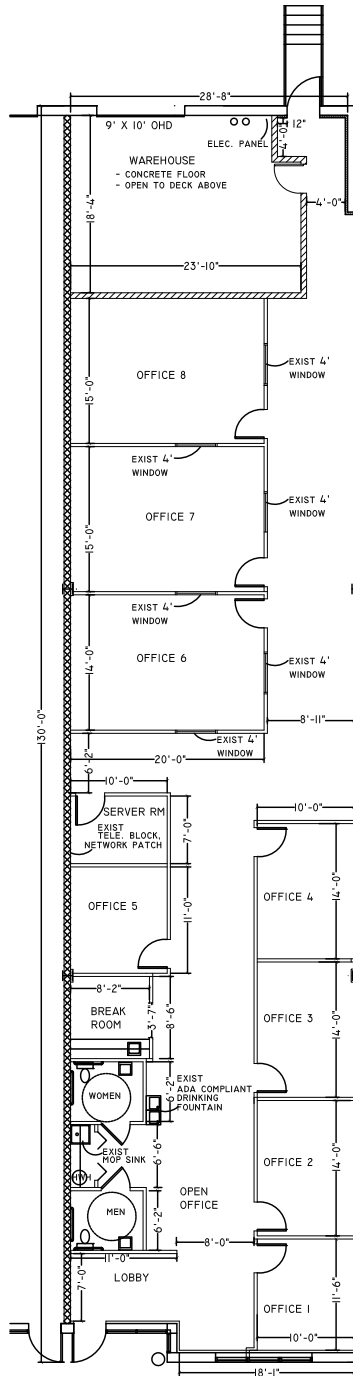
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**4959 New Design Road**  
**Suites 113 & 124 : 3,900 SF**

**3,450 SF - Office**  
**450 SF - Warehouse**



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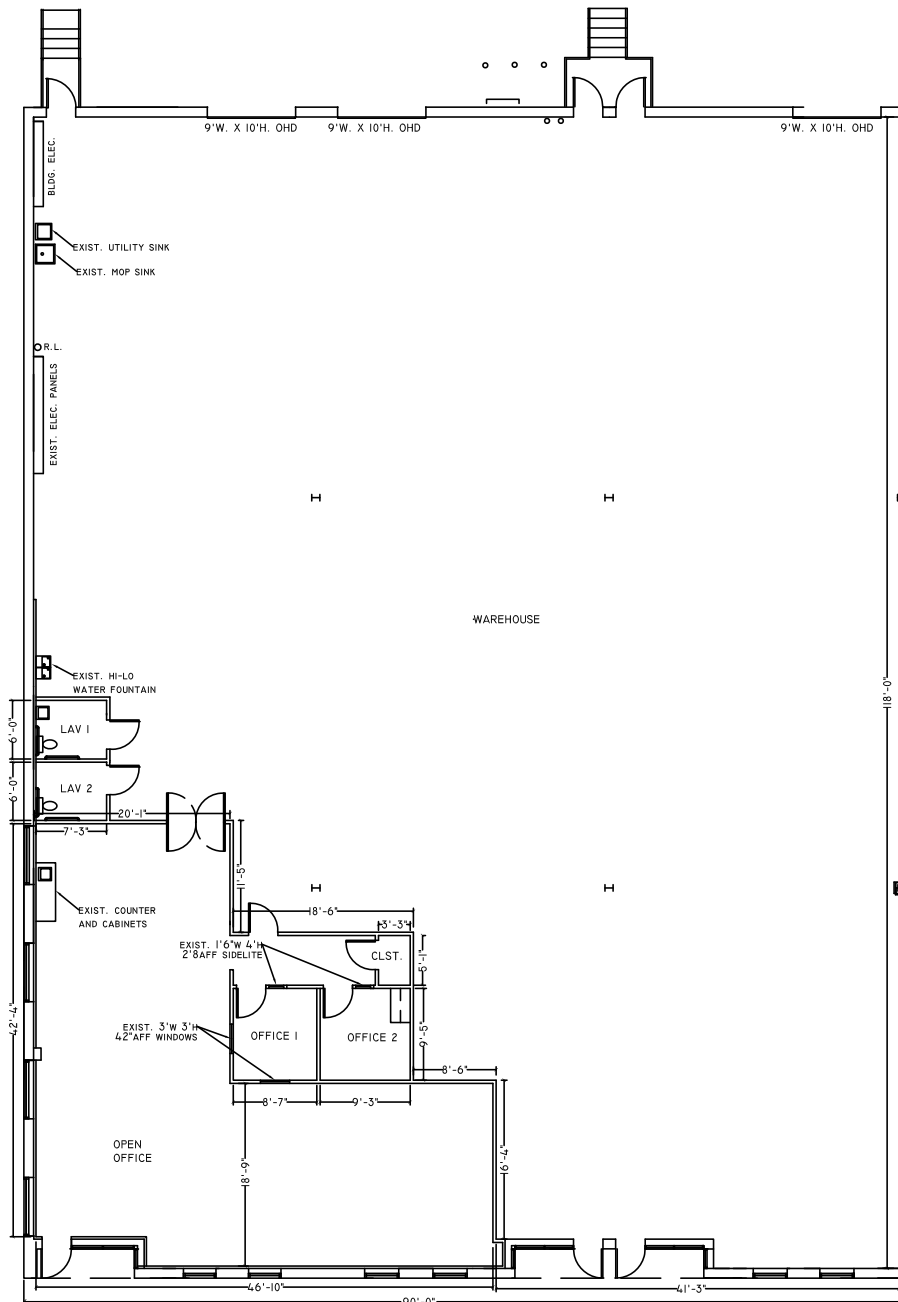
2 Bethesda Metro Center  
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**4640 Wedgewood Blvd**

**Suites 101-103, 118-120 : 10,800 SF**

**1,949 SF - Office**

**8,851 SF - Warehouse**



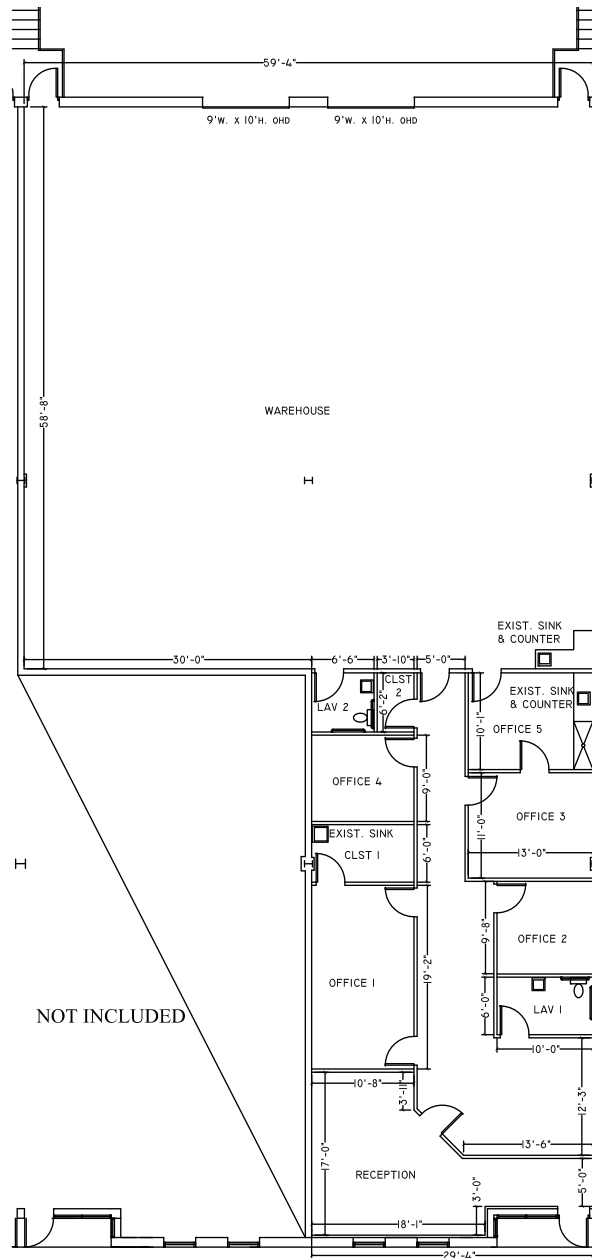
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**4640 Wedgewood Blvd**  
**Suites 106, 115 & 116 : 5,400 SF**

**1,800 SF - Office**  
**3,600 SF - Warehouse**



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