



\$8/sq ft MLS# MDFR271006



7315 - A Grove Rd Frederick, MD 21704

Lease opportunity for combined warehouse/office space. 11,410 SF of high-bay warehouse space and 6,410 SF of bi-level office space. Office space features 18 private offices (12 on the main level and 6 on the second level), conference room, kitchenette, large vestibule, server room and two bathrooms. Warehouse space incorporates an extensive racking system, high ceilings, sprinkler systems, two exit doors and 4 loading docks, 2 with built-in screens. Further, the outside panels are pre-engineered for additional dock doors to be cut in. The warehouse space also offers another private office and bath. Ample surface parking for both trucks and cars, 22 total spaces. Excellent location just off 1-270 and 1-70. Offered at \$8 SF NNN, plus utilities. Explore the virtual tour of this magnificent property and give us a call today to schedule your private showing. Available immediately.



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