



FREDX

FREDERICK EXCHANGE | EAST SOUTH STREET @ MONOCACY BLVD

Two New Class A Industrial Buildings
in the heart of Frederick, MD

DELIVERING Q1 2025

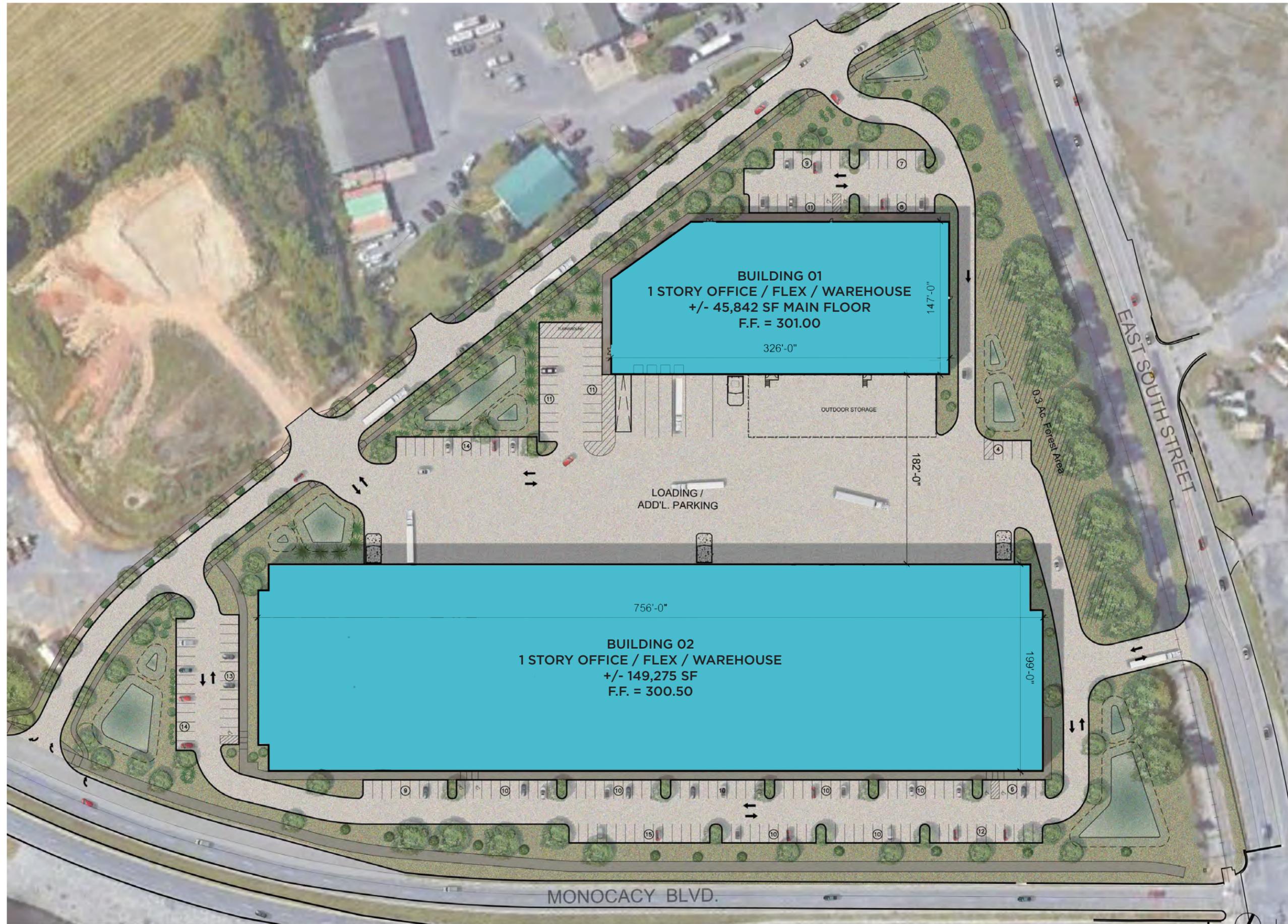
195,117 SF
OF CLASS-A
INDUSTRIAL
SPACE
AVAILABLE

BUILDING 01
45,842 SF

BUILDING 02
149,275 SF

BUILDING DETAILS

- 32' clear
- 52' x 40' columns
- 60' speed bay
- 213 parking spaces,
1.09 spaces/1,000 SF
- 180' truck court
- 1,000' of frontage on
I-70 and Monocacy Blvd
(90K+ cars/day)



ACCESS



LOCATION

.05 MILES TO I-70	1.5 MILES TO I-270/ROUTE 15	23 MILES TO HAGERSTOWN, MD	30 MILES TO WASHINGTON, DC BELTWAY	30 MILES TO BALTIMORE, MD BELTWAY
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FRONTAGE DETAILS

- 1,000' of frontage on I-70 and Monocacy Blvd (90K+ cars/day)

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