

MCKINNEY BUSINESS CENTER

4460 GEORGIA PACIFIC BOULEVARD, FREDERICK, MD 21703



OFFERING SUMMARY

| | |
|----------------|-------------|
| Available SF: | 49,042 SF |
| Lease Rate: | Negotiable |
| Lot Size: | 11.98 Acres |
| Year Built: | 2021 |
| Building Size: | 49,042 SF |
| Zoning: | LI |

PROPERTY OVERVIEW

Brand new class A flex / industrial building with suites delivered in cold, dark shell condition to be fit-out according to tenant's requirements or build-out turn-key to exact specs. This is the last building in the park. The first building is home to an international bio services company. The property is conveniently located along the Rt. 85 corridor allows easy access to all of Frederick's major roadways and within a three mile radius of over 35 restaurants.

PROPERTY HIGHLIGHTS

- 277/480 3-phase electric
- Shell rate: \$9.50/NNN
- Max height: 20'
- Minimum height: 18'
- Public water / sewer
- Flexible uses - office, warehouse, manufacturing, etc.
- High speed data
- Suites as small as 4,400 square feet
- Maximum contiguous suite - 49,042 square feet



JUSTIN AUSERMAN

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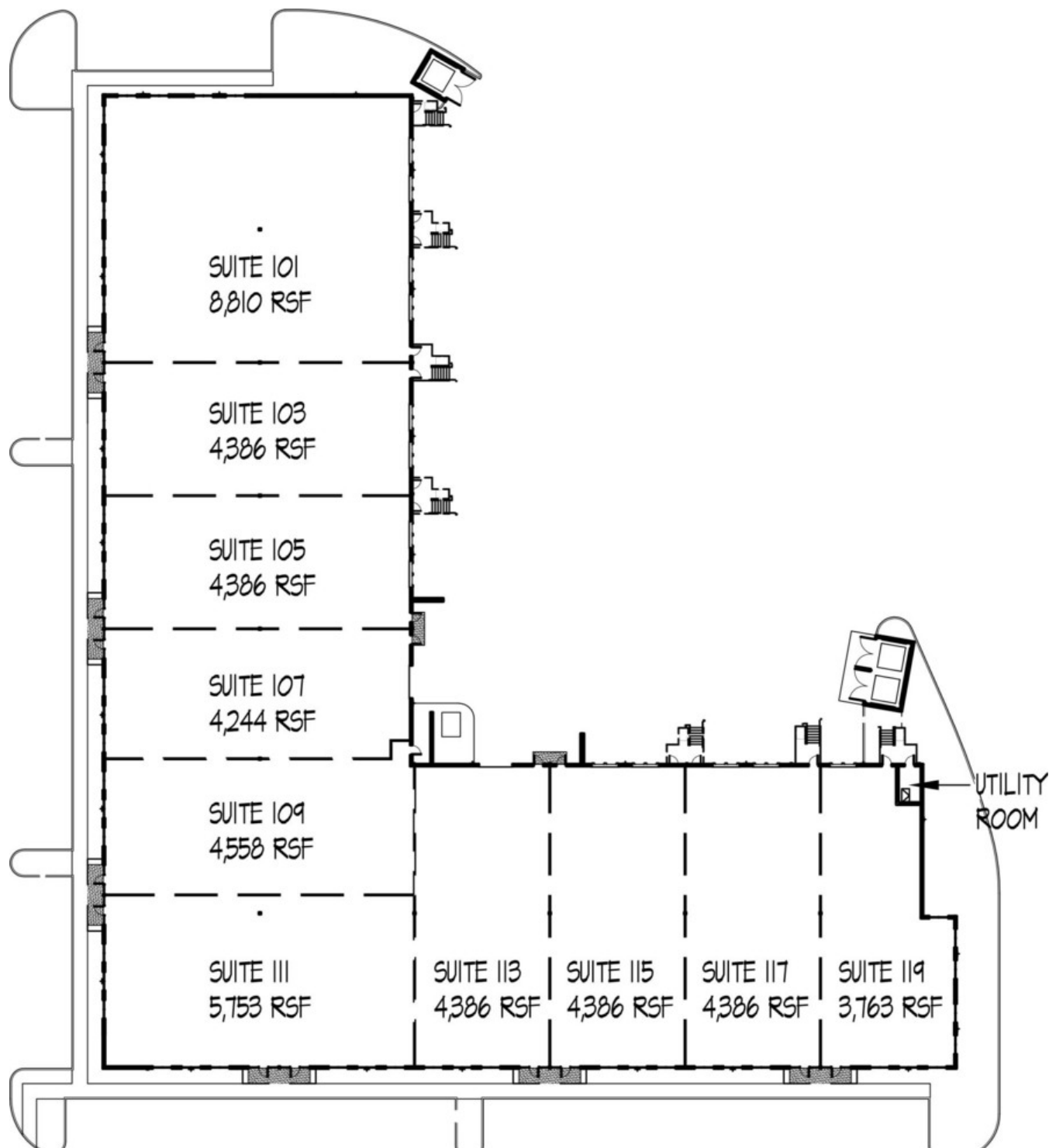
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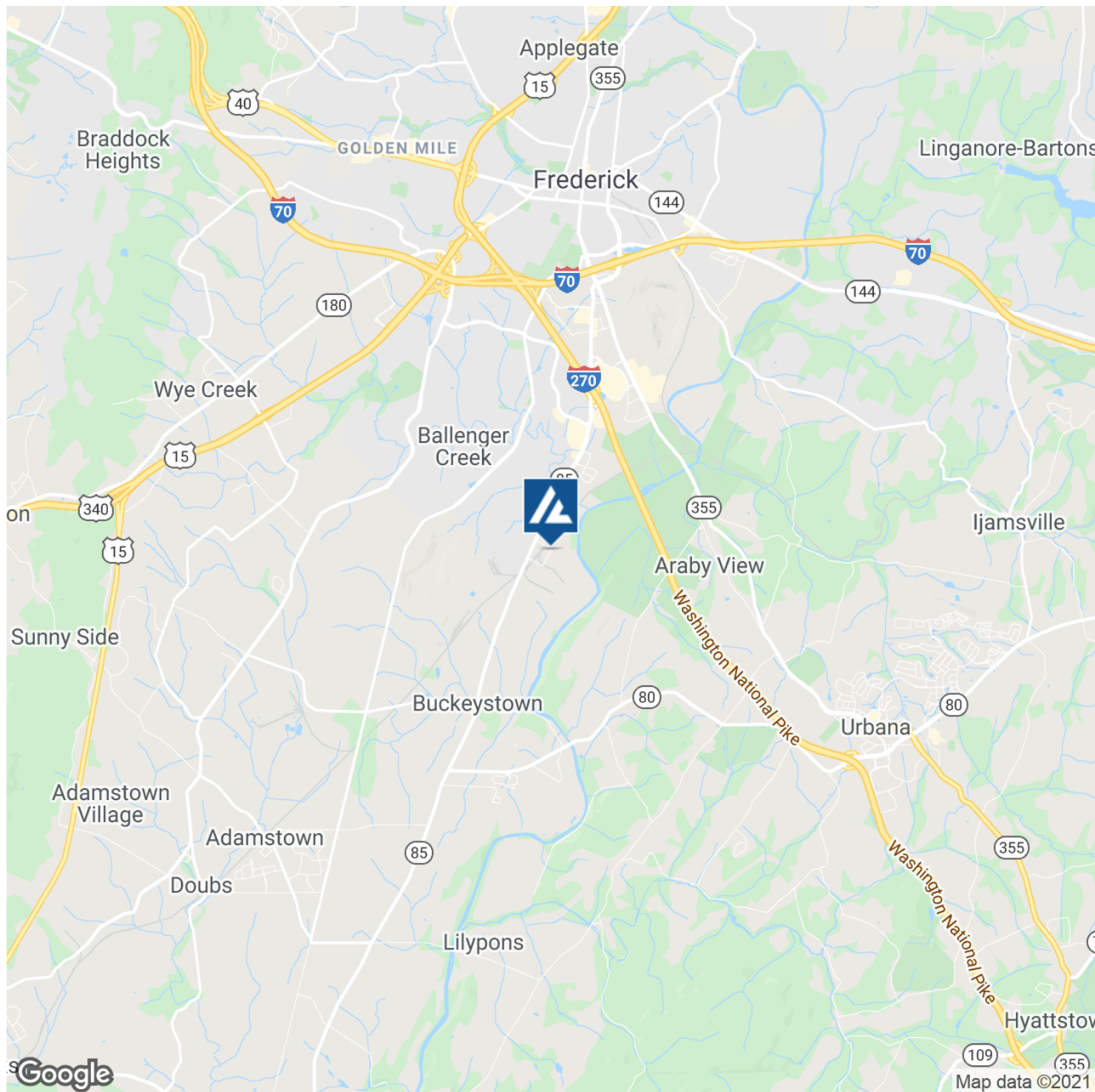
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