

FREDERICK

LOGISTICS CENTER

MONOCACY BLVD, FREDERICK, MD



**166,679 SF LOGISTICS WAREHOUSE
DELIVERING Q3 2026**



**JLL
METRO DC
INDUSTRIAL**

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CURRENT PROGRESS





MULTIPLE POINTS OF ACCESS



42 miles to Dulles International Airport

48 miles to
Baltimore/Washington International Airport



48 miles to The Port of Baltimore

231 miles to The Port of Virginia



0.15 miles to Interstate 70

1.9 miles to Interstate 270

SITE PLAN

FREDERICK LOGISTICS CENTER

Building Square Footage	166,679 SF
Auto Parking	167 spaces
Trailer Parking	37 spaces



PROPERTY DESCRIPTION

Building Square Footage	166,679 SF
Normal Building Dimensions	220' X 756'
Clear Height	32' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	167 spaces 0 future spaces 167 Total
Trailer Parking	37 spaces 0 future spaces 37 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish R-10 Rigid Insulation from 12' up to Roof
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck

Slab Construction	6" Reinforced 4,000 PSI
Vapor Barrier	10 Mil Vapor Barrier Under the Entire Slab
Dock Doors	17 Built 19 Future 36 Total
Drive-in Doors	2
Roofing	45 Mil White TPO with R-20 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.



DESIGN SPECS

exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, insulated precast concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

32'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-20 insulation

ESFR fire sprinkler system

metal deck shop primed white

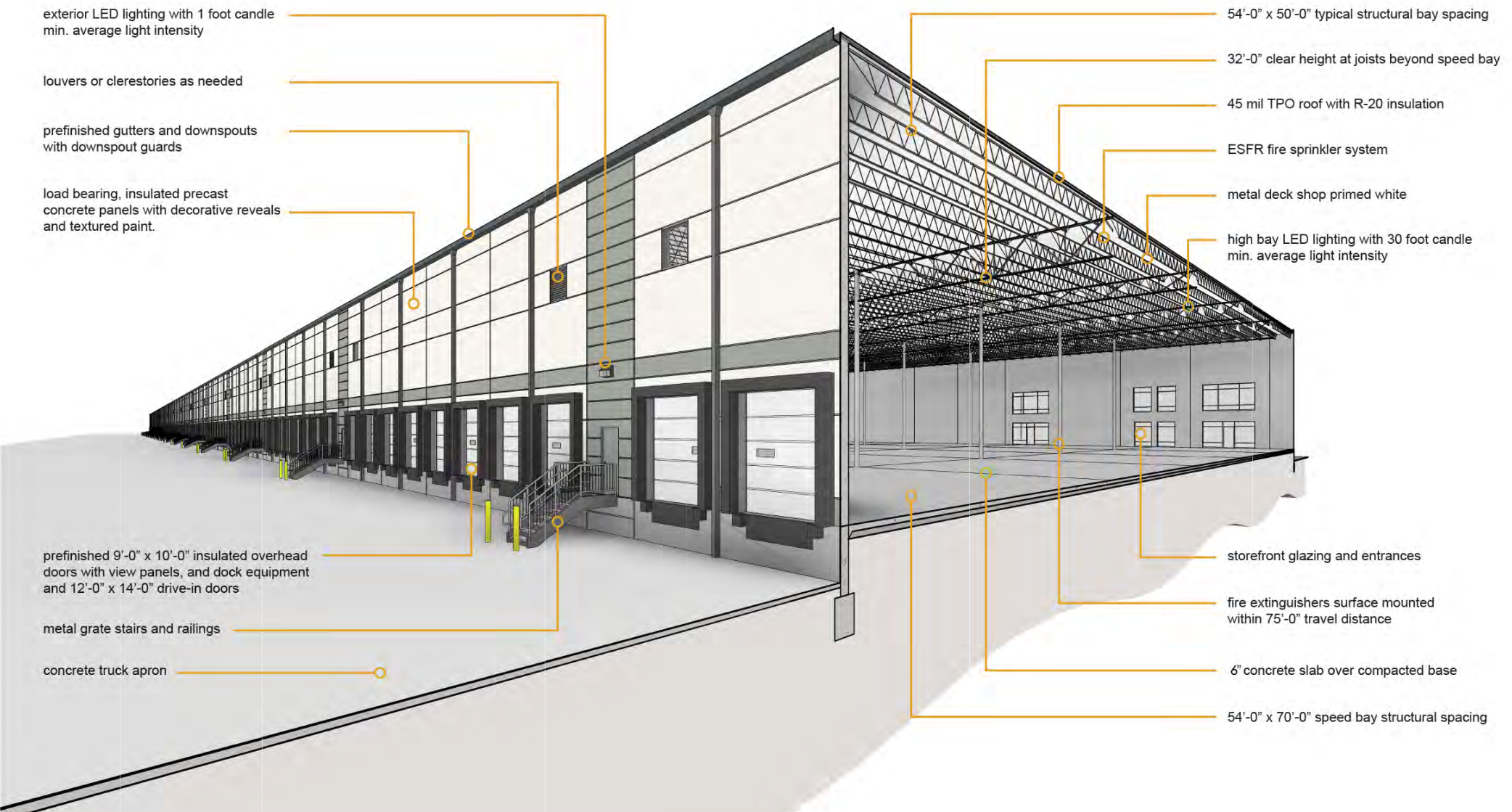
high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

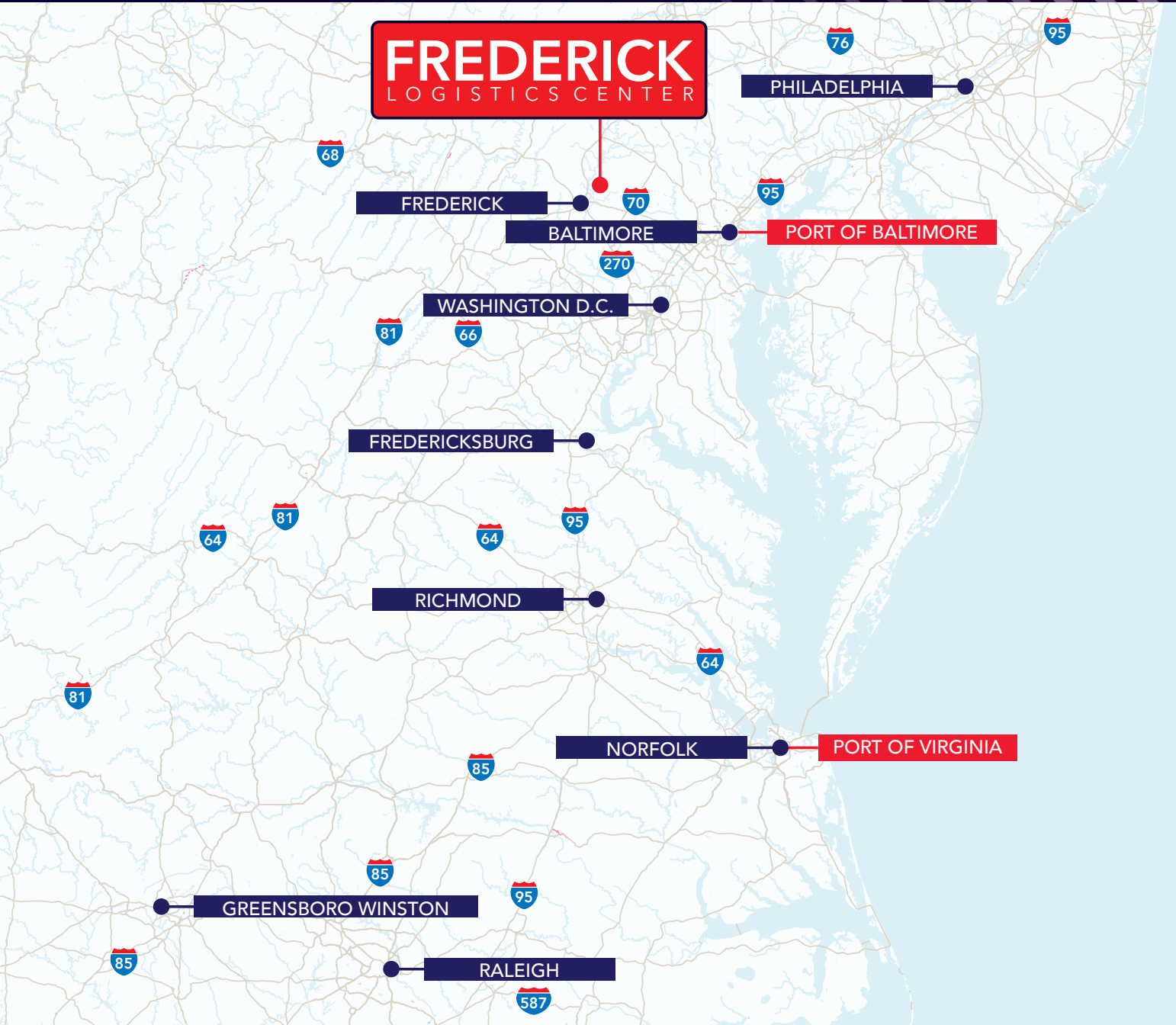
fire extinguishers surface mounted within 75'-0" travel distance

6" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing



UNBEATABLE DISTRIBUTION LOCATION WITH STRONG CONNECTIVITY



Drive Time Analysis

DOWNTOWN FREDERICK	1.6 miles
WASHINGTON, D.C.	45 miles
BALTIMORE, MD	48 miles
PORT OF BALTIMORE	48 miles
VIRGINIA INLAND PORT	58 miles
FREDERICKSBURG, VA	92 miles
PHILADELPHIA, PA	145 miles
RICHMOND, VA	148 miles
PORT OF VIRGINIA	231 miles
NORFOLK, VA	239 miles
RALEIGH, NC	318 miles
GREENSBORO, NC	325 miles

PROXIMITY TO THE PORT OF BALTIMORE



- Closest East Coast Port to Midwest manufacturing hub
- Howard Street Tunnel Expansion (2025 completion) will allow uninterrupted double-stack rail service from Maine to Florida
- #1 Auto and Roll-on/Roll-off cargo in the U.S.



NEARBY TENANTS

FREDERICK
LOGISTICS CENTER



M METRIE

FREDERICK

Walmart
Pharmacy

ThermoFisher
SCIENTIFIC



TAMKO
BUILDING PRODUCTS

BLUELINX

 **FEMA**



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