

# FREDERICK

## LOGISTICS CENTER

MONOCACY BLVD, FREDERICK, MD



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



**JLL  
METRO DC  
INDUSTRIAL**



**JOHN DETTLEFF**  
john.dettleff@jll.com  
O +1 703 485 8831



**DAN COATS**  
dan.coats@jll.com  
O +1 703 891 8410



[fredericklc.com](http://fredericklc.com)

# 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



E South St

Monocacy Blvd



# 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

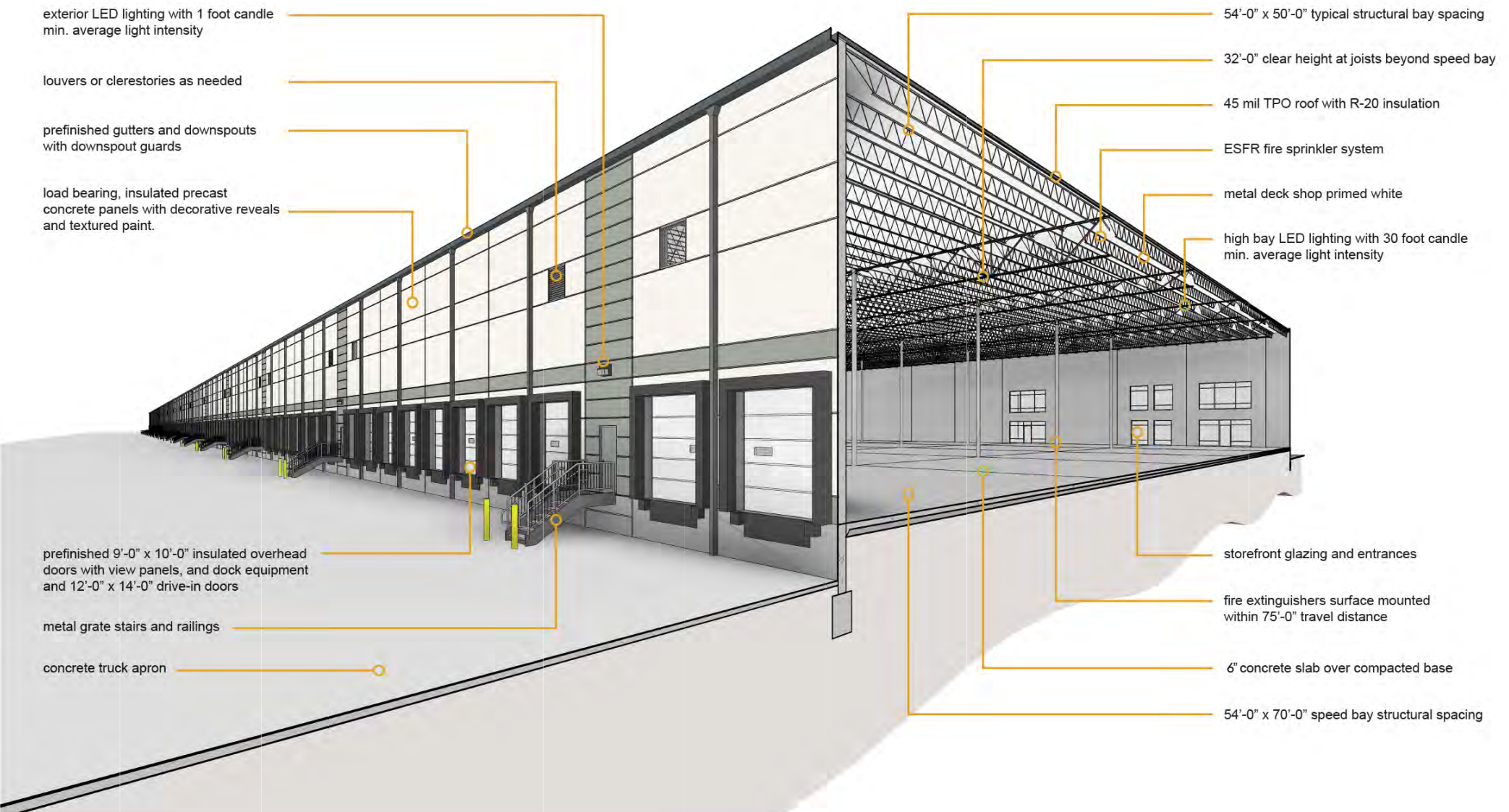
high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

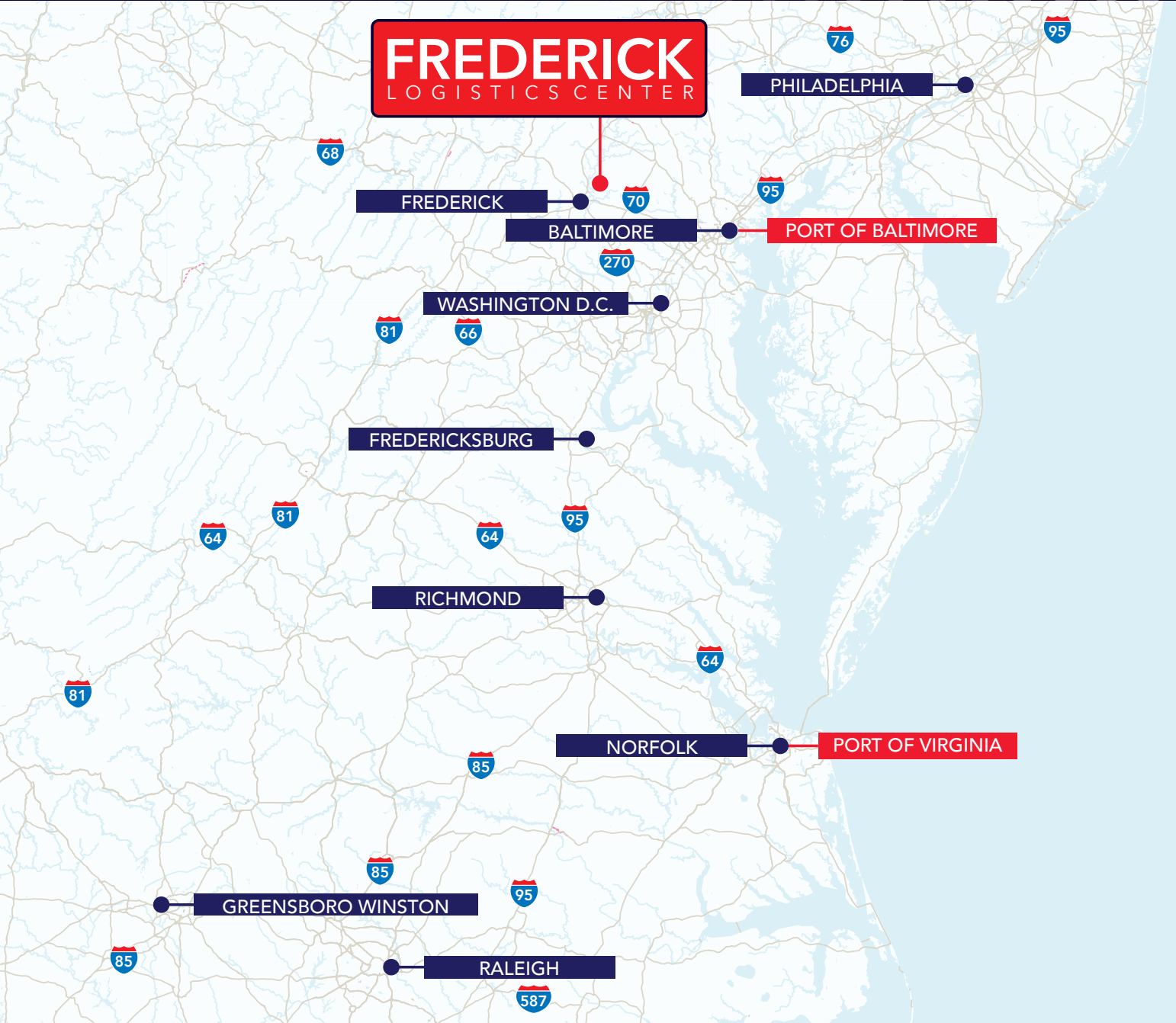
fire extinguishers surface mounted within 75'-0" travel distance

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**



**JLL**  
**METRO DC**  
**INDUSTRIAL**

**JOHN DETTLEFF**  
john.dettleff@jll.com  
O +1 703 485 8831

**DAN COATS**  
dan.coats@jll.com  
O +1 703 891 8410

[fredericklc.com](https://www.fredericklc.com)

# FREDERICK

LOGISTICS CENTER



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.