



  
FREDERICK  
COMMERCIAL  
REAL ESTATE

# 605 EAST CHURCH STREET

Frederick, Maryland

LEASE  
Flex Space in Downtown Frederick





## PROPERTY OVERVIEW

Rental Rate

**\$11.50/SF NNN**

Suite Size

**26,000–30,700 SF**

Zoning

**MU-1 (Mixed Use)**

\*Warehouse/storage  
permitted conditional use

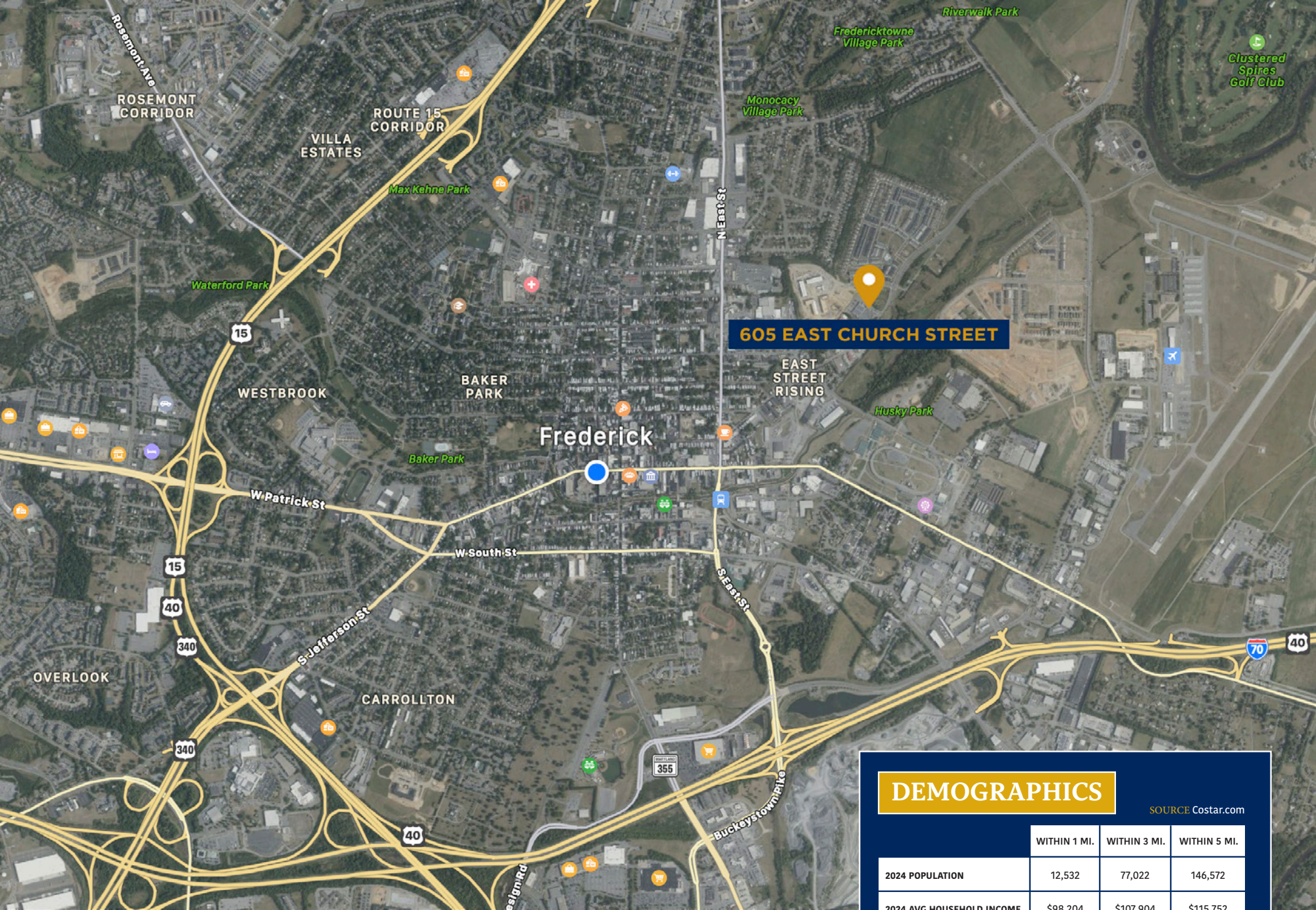
## FEATURES

- Truck Court
- Surface Parking
- Fully Conditioned
- 9 dock doors
- Fully Sprinkled
- Ceiling Height 17 ft – 20 ft
- 1.5 miles from I-70
- 3.5 miles from I-270
- Current space has a 2,400 SF refrigerator/freezer









**605 EAST CHURCH STREET**

## DEMOGRAPHICS

SOURCE Costar.com

	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
2024 POPULATION	12,532	77,022	146,572
2024 AVG HOUSEHOLD INCOME	\$98,204	\$107,904	\$115,752
2024 HOUSEHOLDS	5,906	30,673	55,156





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