



|||||
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

28,024 SF total

22,514 SF floor space

5,510 SF mezzanine

Zoning

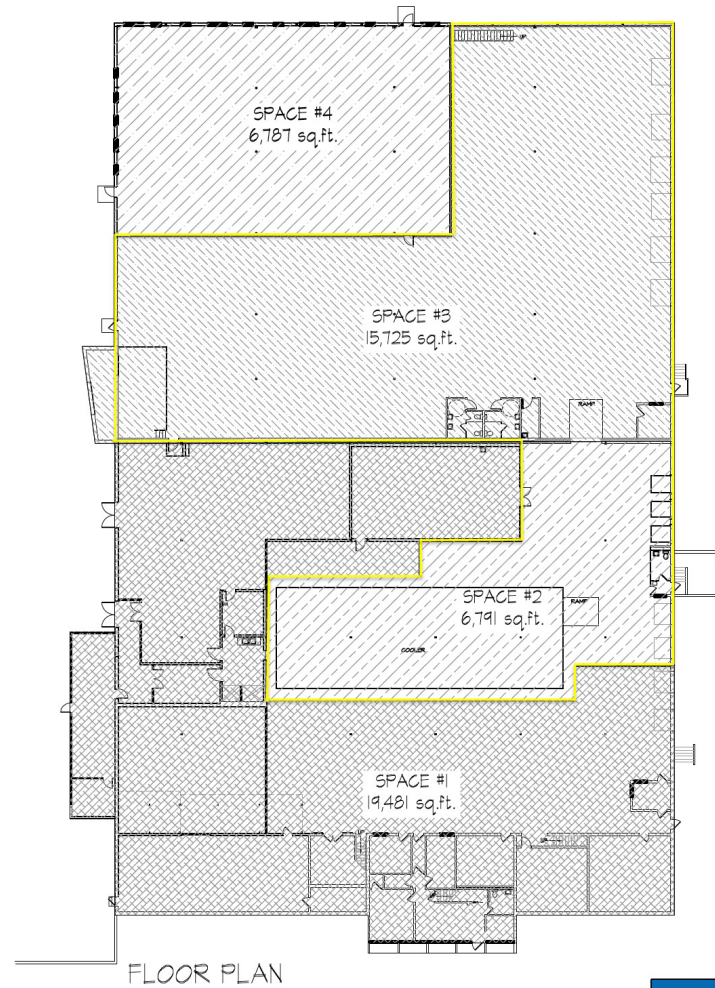
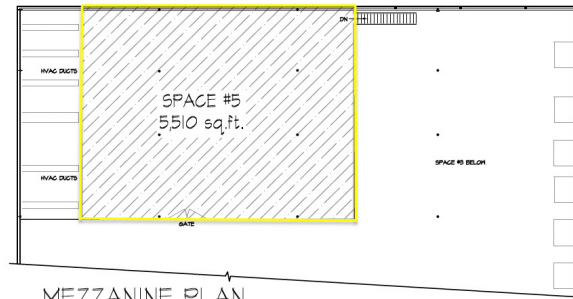
MU-1 (Mixed Use)

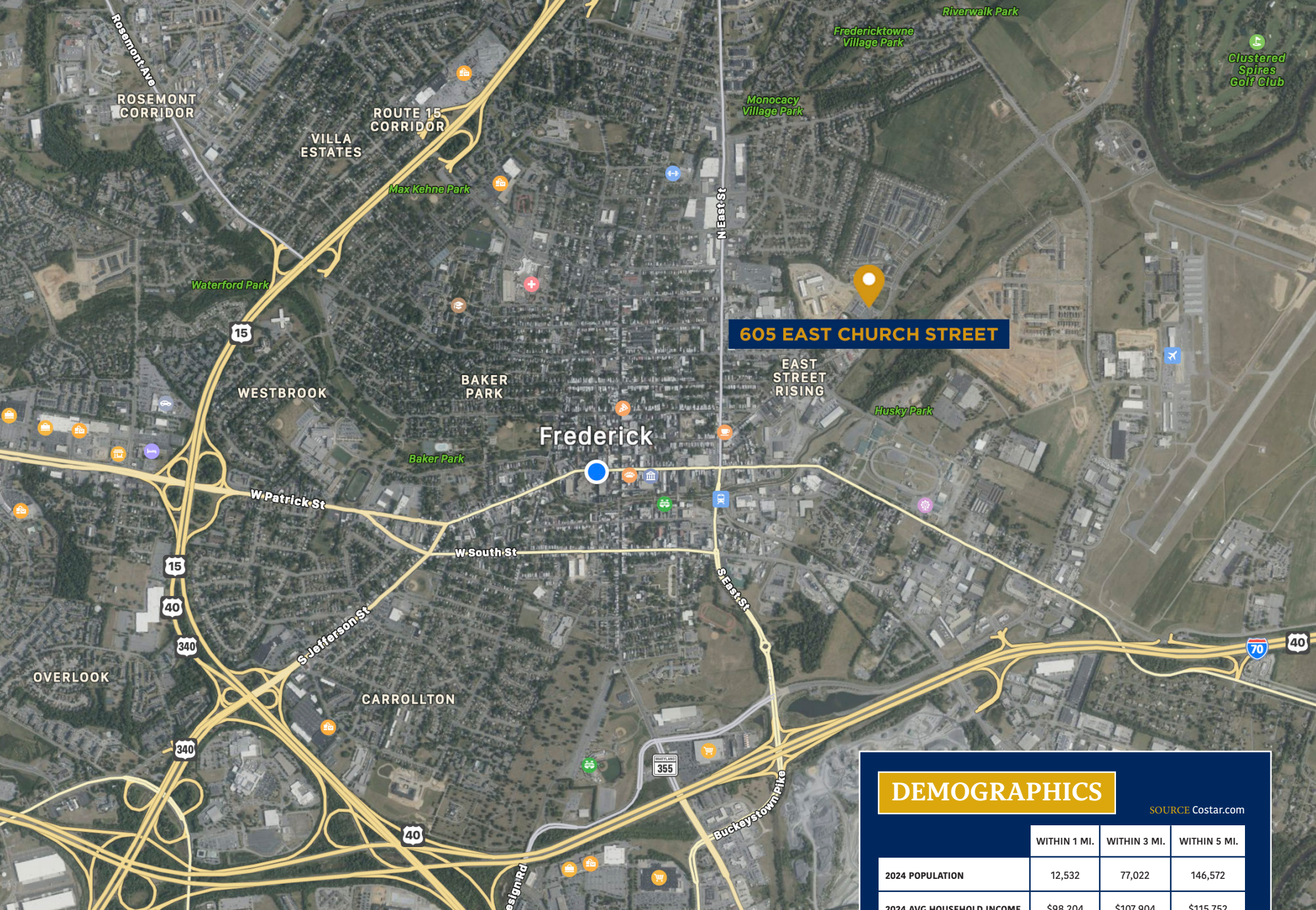
*Warehouse/storage
permitted conditional use

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



CHRIS KLINE, JR.

President/Broker of Record

CKline@FredCommercial.com

(301)401-4106



SHELLEY SULLIVAN

Sales and Leasing Associate

SSullivan@FredCommercial.com

(240)691-2545

**FREDERICK
COMMERCIAL
REAL ESTATE**

Frederick-Commercial.com
(240)457-4802

Call us about this fantastic opportunity
or learn more online.