



7118 GEOFFREY WAY, SUITE A Frederick, Maryland

SUBLEASE 25,452 SF Warehouse and Office Space

PROPERTY OVERVIEW

7,151± SF

ental Rate	Zoning
12.52/SF	LI (Light Industrial)
uite Size	Office Space

25,452 SF

FEATURES

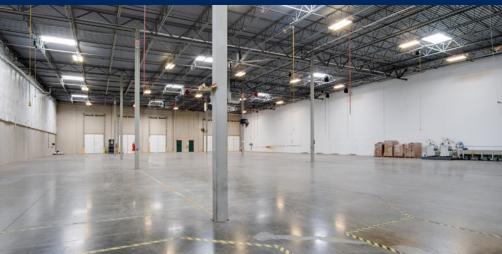
- Separate executive offices | 2 conference rooms | break room | reception area | large open cubicle space
- Warehouse space approximately 18,301 SF
- Five dock doors 10 ft height each
- 24 ft clear ceiling height
- 40x40 column spacing

- 175 ft shared truck court
- 4 bathrooms in office area
- Fully sprinklered
- 0.97 parking spaces per 1,000 SF leased











EXECUTIVE SUMMARY

This is a prime sublease opportunity for a newly renovated 25,452 SF warehouse and office space in Frederick's thriving industrial hub. Formerly Carter Control Systems, the office space features modern finishes, upgraded interiors, and functional layout enhancements completed less than two years ago. The large warehouse space is well maintained, with skylights that bring in nice natural light. The warehouse has five bay doors. Four of the five bay doors are loading docks and one is ramped for smaller vehicle access.

The sublease term runs through July 31, 2027, with the option to extend upon sublease signing. This facility offers a highly functional layout ideal for industrial, logistics, and distribution needs, with a rental rate of \$12.52/SF.



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