




FREDERICK
COMMERCIAL
REAL ESTATE

7118 GEOFFREY WAY, SUITE A
Frederick, Maryland

SUBLEASE
25,452 SF Warehouse and Office Space

PROPERTY OVERVIEW

Rental Rate
\$12.52/SF

Suite Size
25,452 SF

Zoning
LI (Light Industrial)

Office Space
7,151± 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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