



SUBLEASE
605 EAST CHURCH ST. UNIT B
Frederick, MD

**SUBLET OPPORTUNITY FOR
STRATEGICALLY LOCATED
WAREHOUSE**

PROPERTY OVERVIEW

Building Size
28,000 SF +/-

Zoned
Mixed Use (MU1)

Lease Rate
\$14.00 PSF NNN
(\$3.50 NNN PSF)

Features

6 Dock doors
Truck Court
Surface Parking
Fully conditioned
Fully Sprinkled
Ceiling Height 17'-20'
1.5 miles from I-70
3.5 miles to I -270





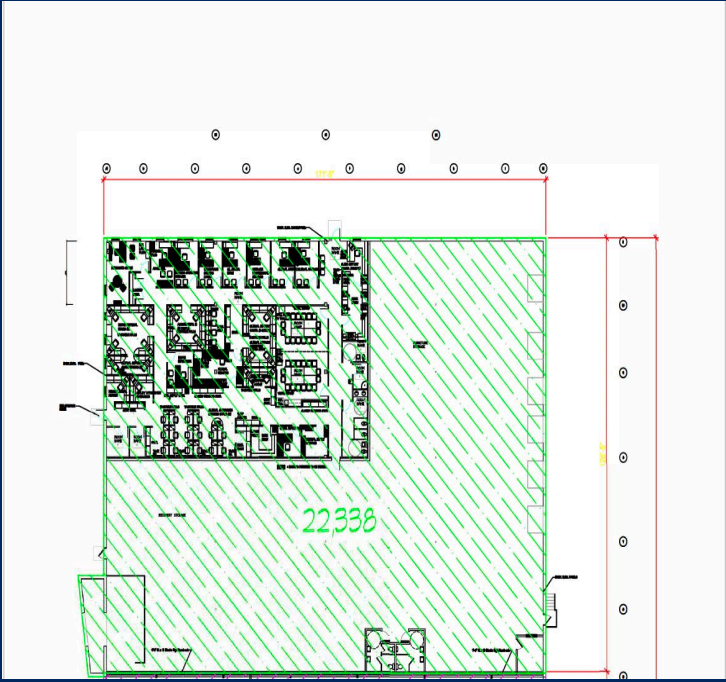
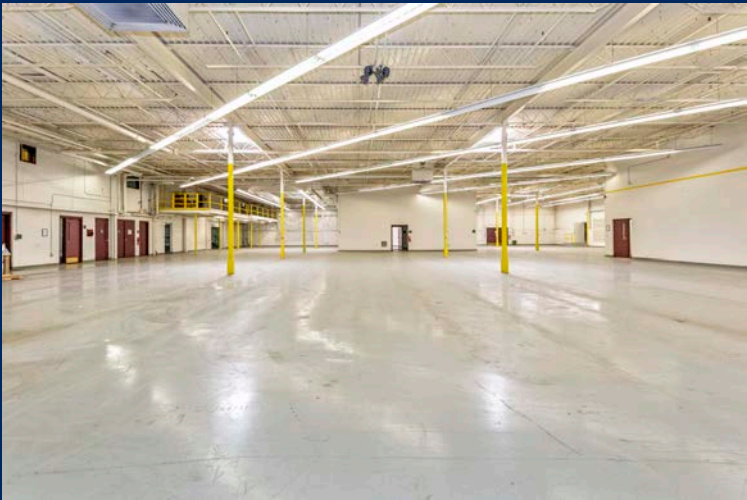
FREDERICK CITY DEMOGRAPHICS

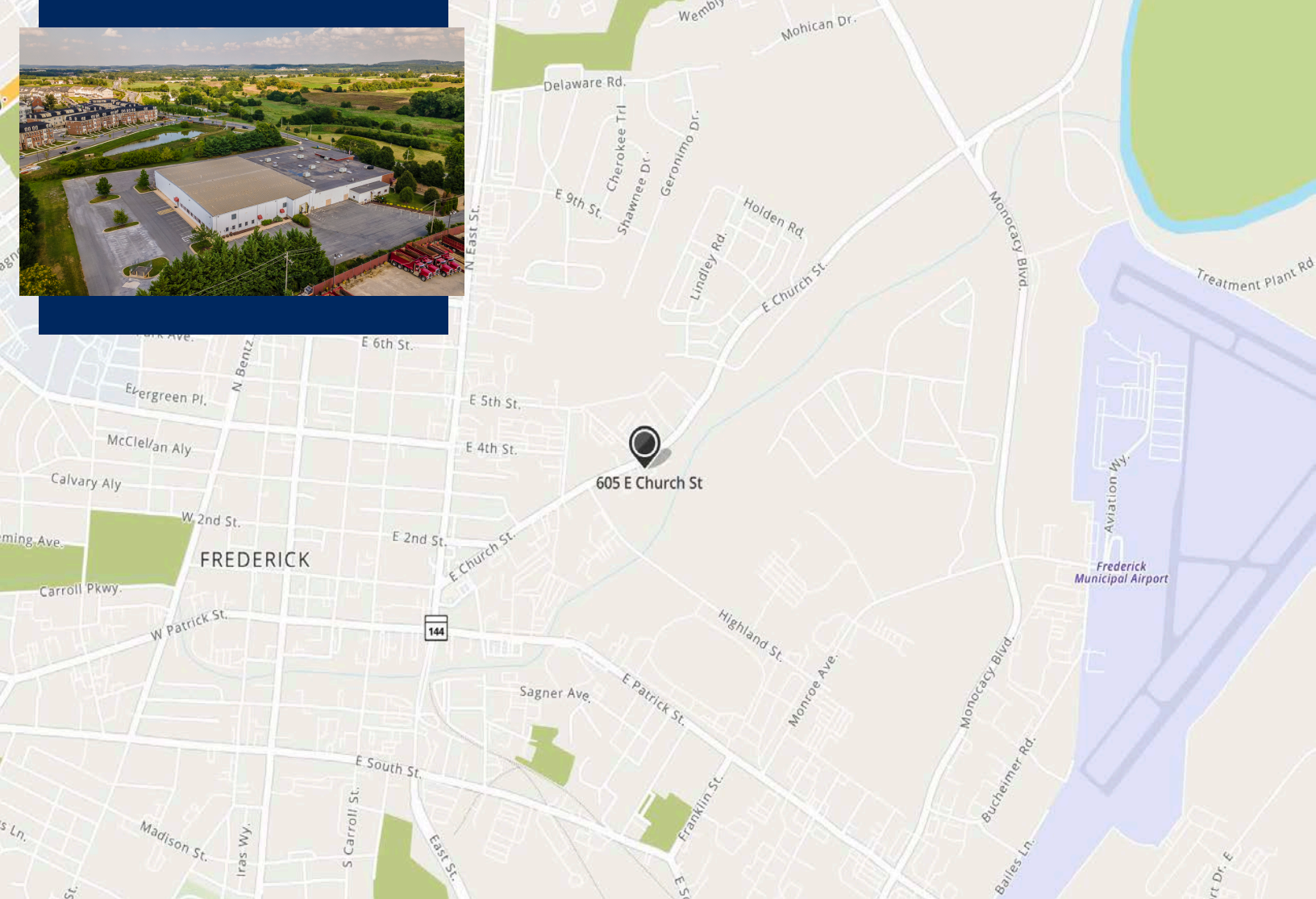
	3 mile	5 mile	10 mile
2023 Population*	74,520	137,604	222,632
2023 Total Households	29,374	52,281	82,224
Median Household Income	\$86,736	\$96,110	\$108,915

*Source: Costar.com


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COMMERCIAL
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opportunity or learn more online.
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