



Stanford Trading Center is centrally located in Frederick, with easy access to Northern Virginia and central Maryland. This business center features modern buildings with highly sought-after amenities.

BUILDING FEATURES

- Building size: 39,600 SF
- Ceiling height: 24' clear
- Column spacing: 40'W x 47'D (typical)
- Heat: Propane gas fired
- Sprinkler: Wet system
- Primary electrical service: 277/480 volt, 3 phase, 4 wire
- Zoning: L-I (Limited Industrial)
- Year built: 2004
- Parking: 95 total spaces (2.40/1,000 SF)
- Loading: Dock high (48"), at-grade drive-in and ramped drive-in
- Truck court depth: 100'-120'
- Warehouse lighting: High bay T-5 fixtures
- Floor: 7" concrete slab on grade



AVAILABLE SPACE

- Suite 6: 4,802 SF including 2 dock-high (48") doors
- Suites 7 & 8: 10,221 SF including 2,819 SF office, 4 dock-high (48") doors and 1 at-grade drive-in.
- Suites 6, 7 and 8 may be combined for a total of 15,023 SF

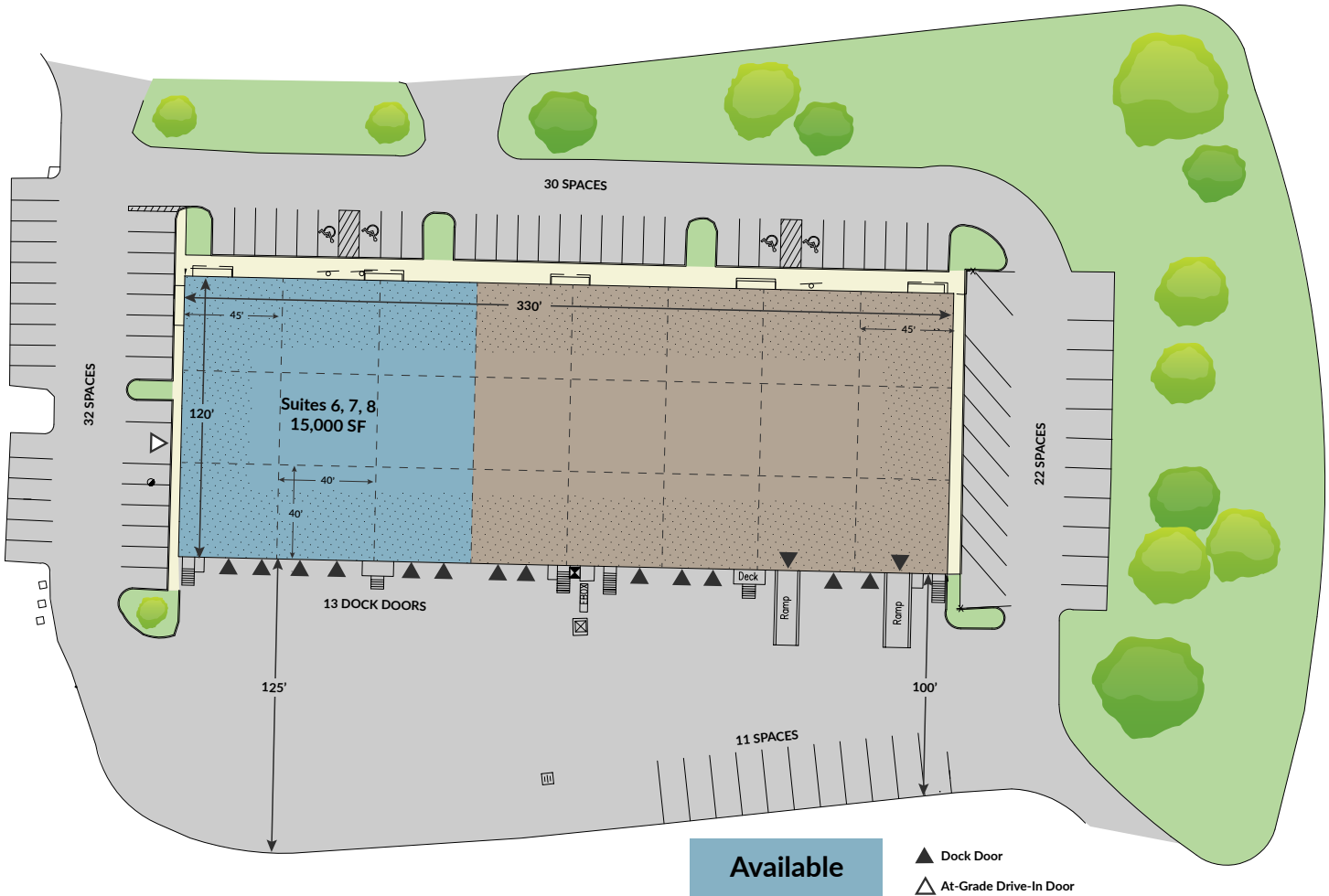


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