

LEASE
\$14.50/SF/YR (NNN)

WAREHOUSE/OFFICE SPACE

4509 Metropolitan Ct, Frederick, MD 21704



BRAND NEW OFFICE BUILDOUT UNDERWAY



QUICK FACTS

AVAILABILITIES	3,500 - 7,000± SF
SPACE TYPE	Flex Warehouse w/ Office (DRIVE-IN LOADING)
LEASE RATE	\$14.50/SF/YR (NNN)
DATE AVAILABLE	Q4 2025
LEASE TERM	Negotiable
ZONING	LI (Frederick County Limited Industrial)



Easy Access to I-270 and I-70



Established Industrial Corridor



Amenity-Rich Location (Restaurants & Shopping)



Drive-In Overhead Doors

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to lease flex/warehouse space in the heart of Frederick's premier industrial hub. Located at 4509 Metropolitan Court, the building is situated within a well-established business park with numerous nearby restaurants, retail, and service providers. The property is convenient to I-270 and Rt. 85 and is accessible by public transportation. Two adjacent units at 3,500 SF each are available for lease, with an option to combine both units to total of 7,000 SF.

All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

Meagan Fitzgerald Romero

Senior Associate, Sales & Leasing

301-755-3818

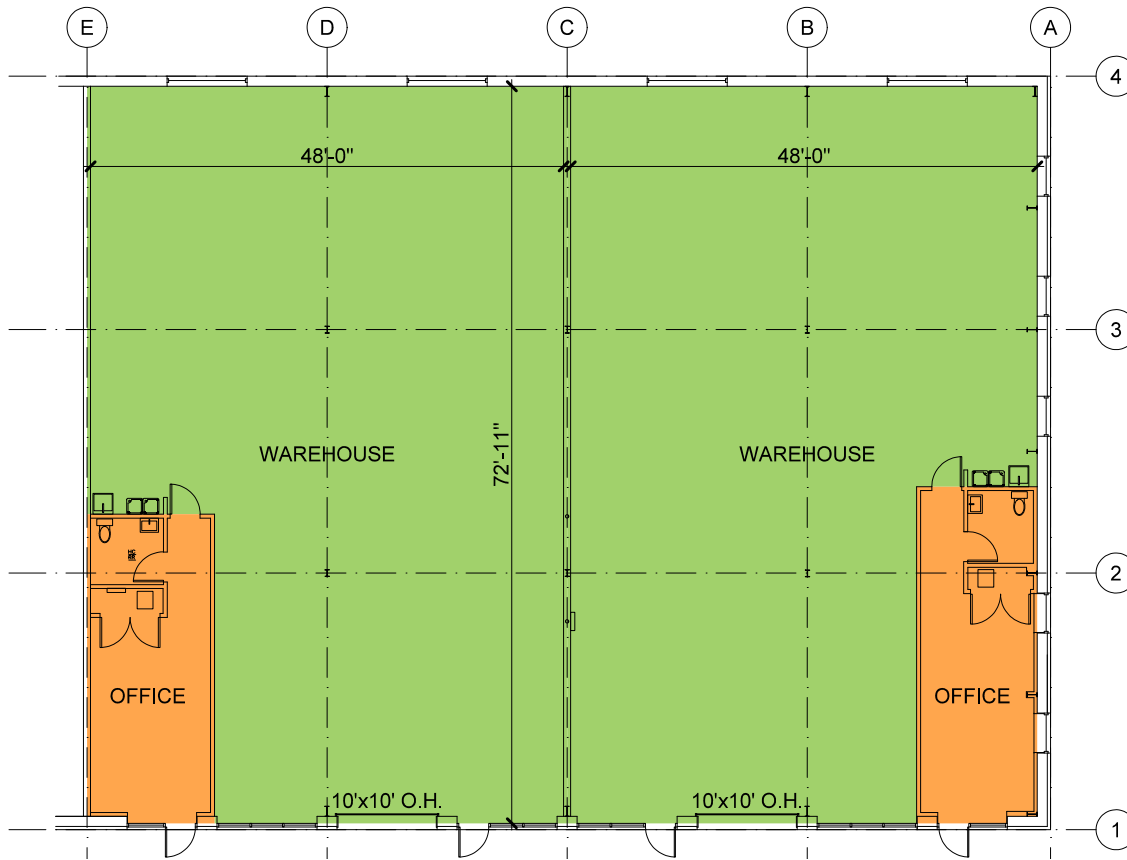
meagan@frg.us

www.frg.us

FLOOR PLAN

WAREHOUSE/OFFICE SPACE

4509 Metropolitan Ct, Frederick, MD 21704



SUITE J & K - 3,500 SF	SUITE L & M - 3,500 SF
3,109 SF - WAREHOUSE	3,096 SF - WAREHOUSE
391 SF - OFFICE	404 SF - OFFICE
RECORD PLAN	
7,000 SF COMBINED - TOTAL	

All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

Meagan Fitzgerald Romero

Senior Associate, Sales & Leasing

301-755-3818

meagan@frg.us

www.frg.us

AMENITY MAP

WAREHOUSE/OFFICE SPACE

4509 Metropolitan Ct, Frederick, MD 21704



All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

Meagan Fitzgerald Romero

Senior Associate, Sales & Leasing

301-755-3818

meagan@frg.us

www.frg.us

PHOTOS

WAREHOUSE/OFFICE SPACE

4509 Metropolitan Ct, Frederick, MD 21704



All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

Meagan Fitzgerald Romero

Senior Associate, Sales & Leasing

301-755-3818

meagan@frg.us

www.frg.us