FREDERICK
LOGISTICS CENTER

MONOCACY BLVD, FREDERICK, MD

FLINT DEVELOPMENT | JLL

166,679 SF LOGISTICS WAREHOUSE
DELIVERING Q3 2026



JLL
METRO DC
INDUSTRIAL

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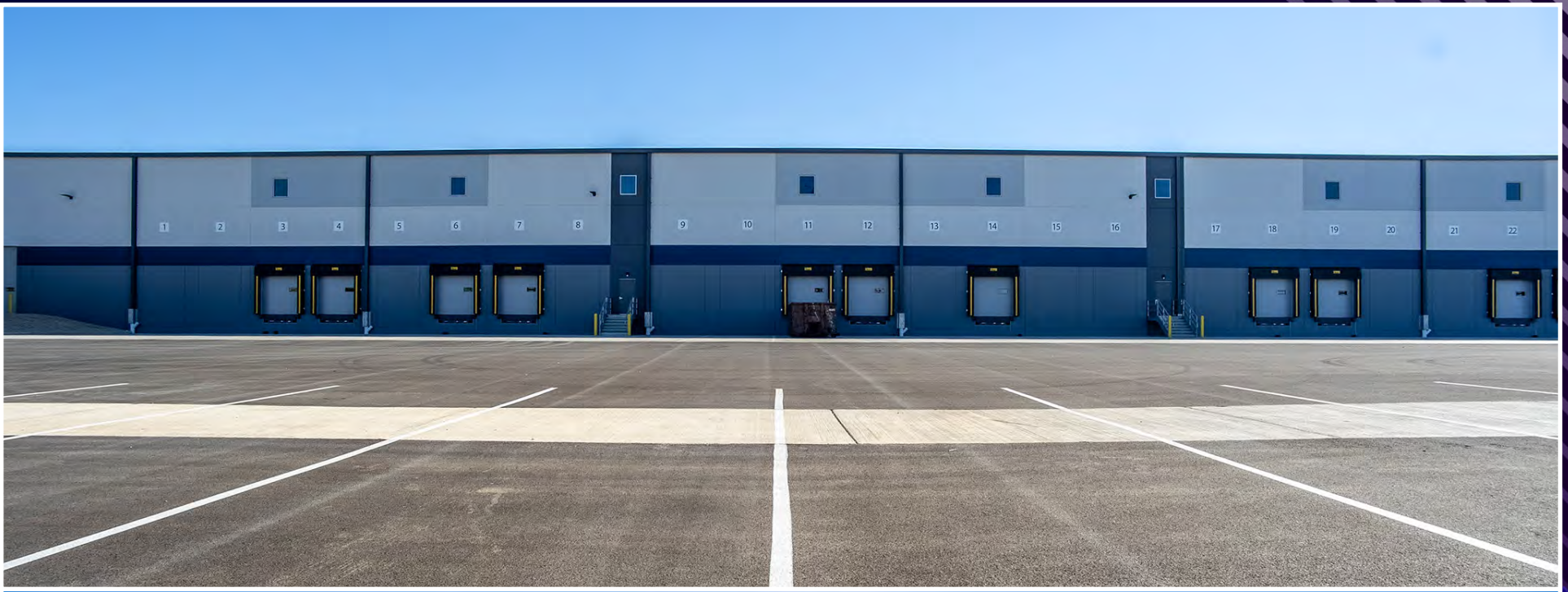
CURRENT PROGRESS









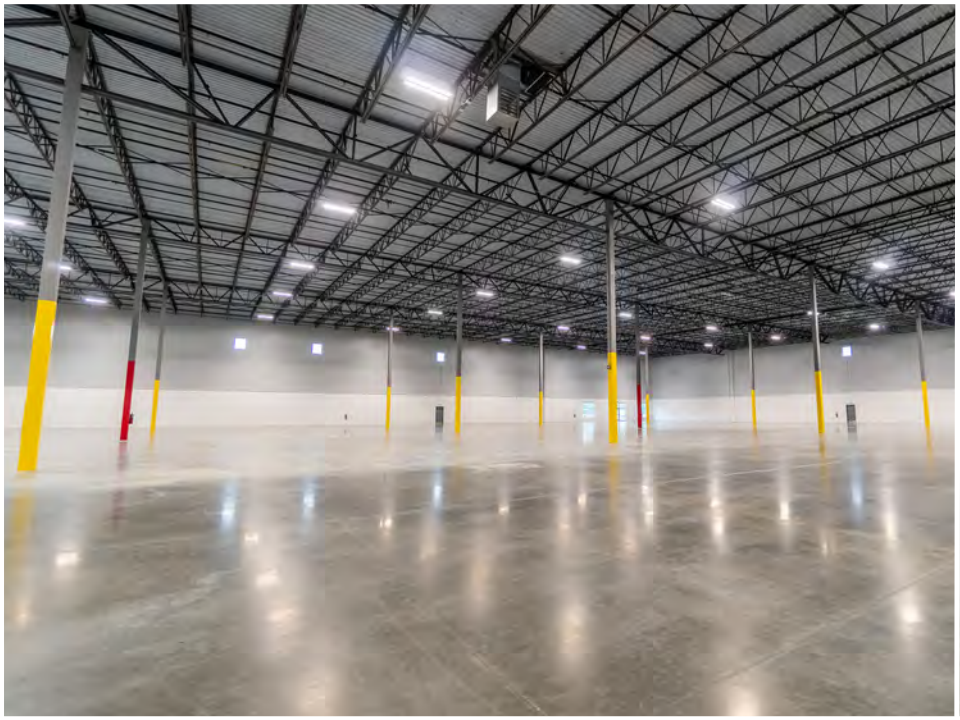

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850
SPRINKLER
VALVE ROOM
FACP
ROOF
ACCESS

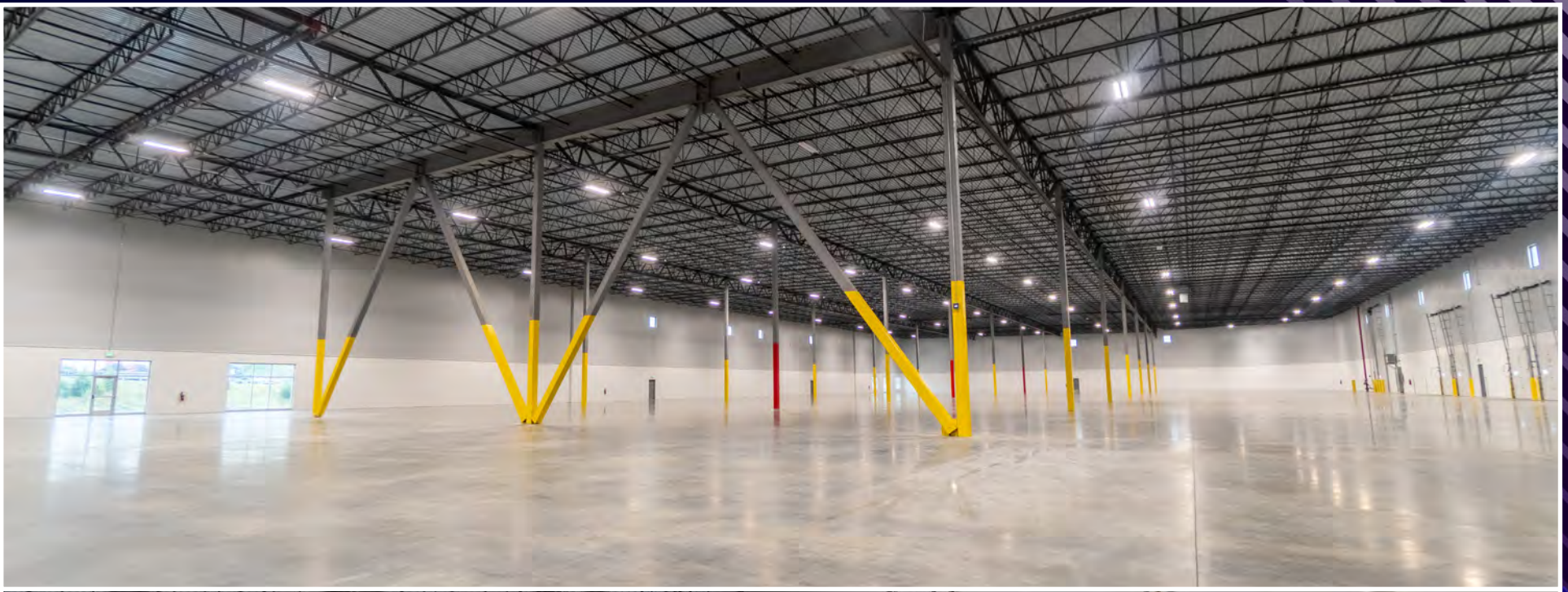
CURRENT PROGRESS





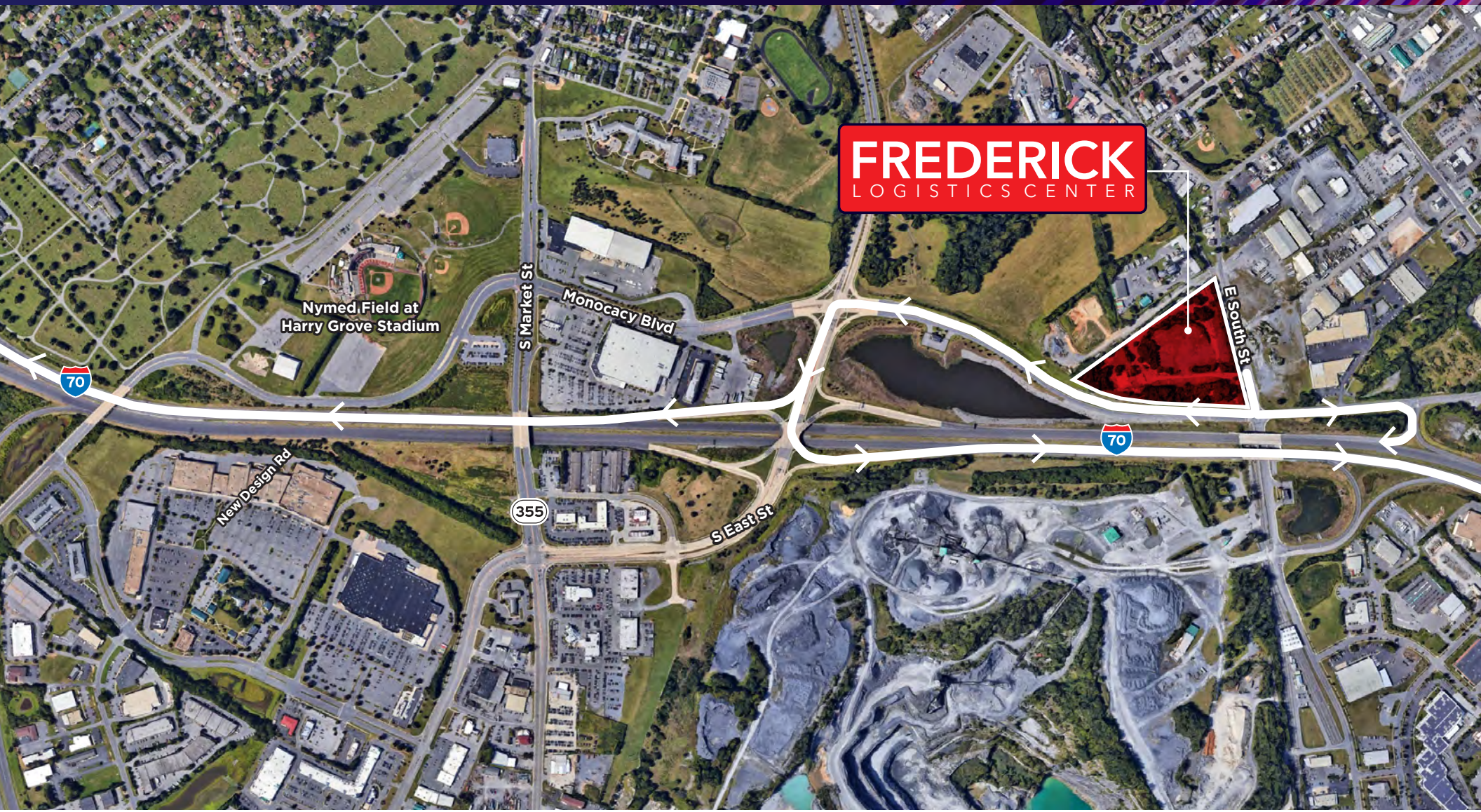







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MULTIPLE POINTS OF ACCESS



42 miles to Dulles International Airport

48 miles to Baltimore/Washington International Airport

48 miles to The Port of Baltimore

231 miles to The Port of Virginia

0.15 miles to Interstate 70

1.9 miles to Interstate 270

SITE PLAN


FREDERICK
LOGISTICS CENTER
Building Square Footage 166,679 SF
Auto Parking 167 spaces
Trailer Parking 37 spaces
E South St
Monocacy Blvd
70
70

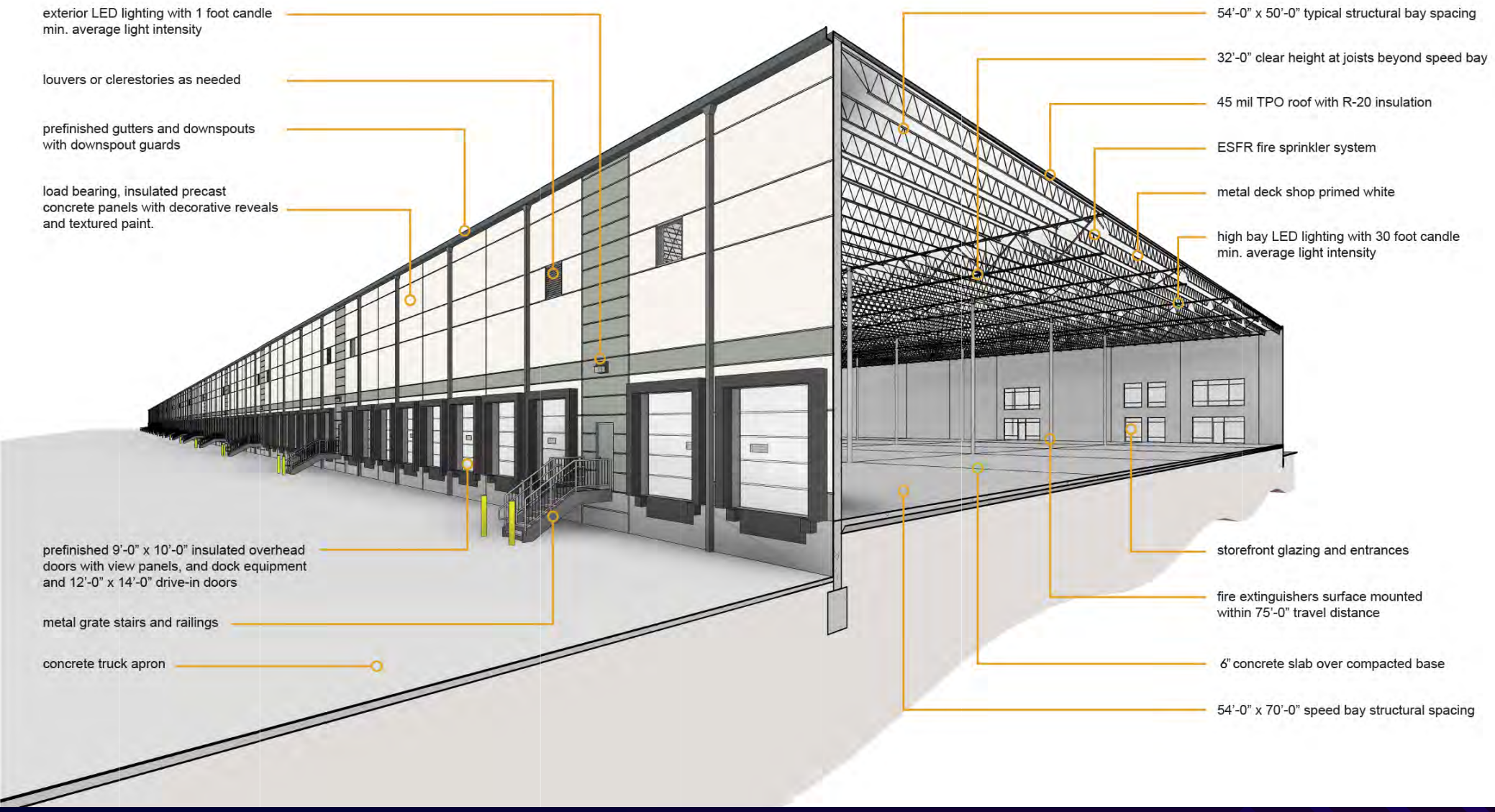
PROPERTY DESCRIPTION

Building Square Footage	166,679 SF
Normal Building Dimensions	220′ X 756′
Clear Height	32′ clear
Column Spacing	54′-0″ x 50′-0″ 54′-0″ x 70′-0″ speed bay
Auto Parking	167 spaces I 0 future spaces I 167 Total
Trailer Parking	37 spaces I 0 future spaces I 37 Total
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish R-10 Rigid Insulation from 12′ up to Roof
Structural Steel	12 x 12 Columns / Steel Bar Joists / White Roof Deck

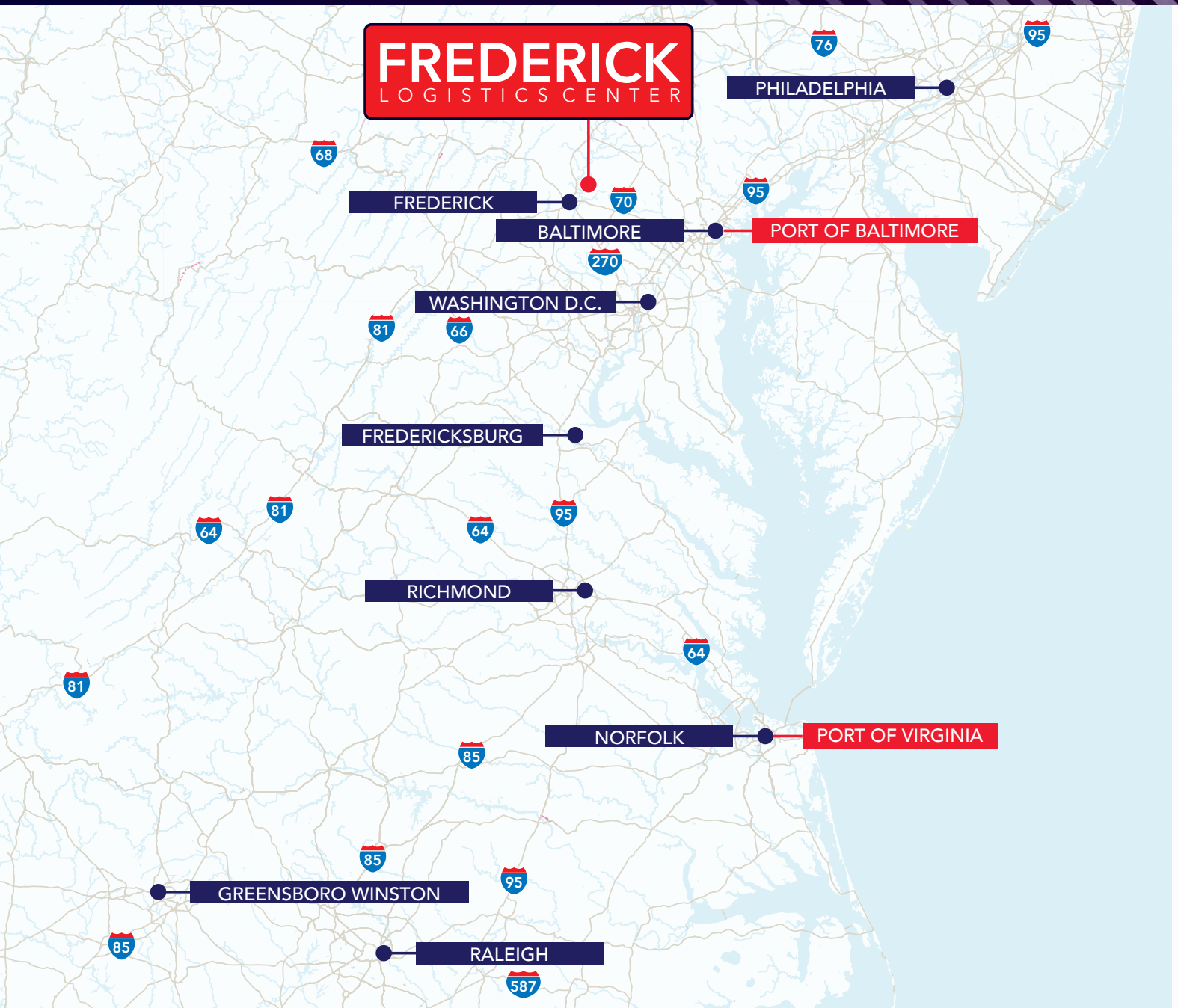
Slab Construction	6″ Reinforced I 4,000 PSI
Vapor Barrier	10 Mil Vapor Barrier Under the Entire Slab
Dock Doors	17 Built I 19 Future I 36 Total
Drive-in Doors	2
Roofing	45 Mil White TPO with R-20 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.



DESIGN SPECS



UNBEATABLE DISTRIBUTION LOCATION WITH STRONG CONNECTIVITY



Drive Time Analysis

DOWNTOWN FREDERICK	1.6 miles
WASHINGTON, D.C.	45 miles
BALTIMORE, MD	48 miles
PORT OF BALTIMORE	48 miles
VIRGINIA INLAND PORT	58 miles
FREDERICKBURG, VA	92 miles
PHILADELPHIA, PA	145 miles
RICHMOND, VA	148 miles
PORT OF VIRGINIA	231 miles
NORFOLK, VA	239 miles
RALEIGH, NC	318 miles
GREENSBORO, NC	325 miles

PROXIMITY TO THE PORT OF BALTIMORE

FREDERICK
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BALTIMORE

Baltimore/Washington International

WASHINGTON, DC

Dulles International

Ronald Reagan Washington National

STAFFORD

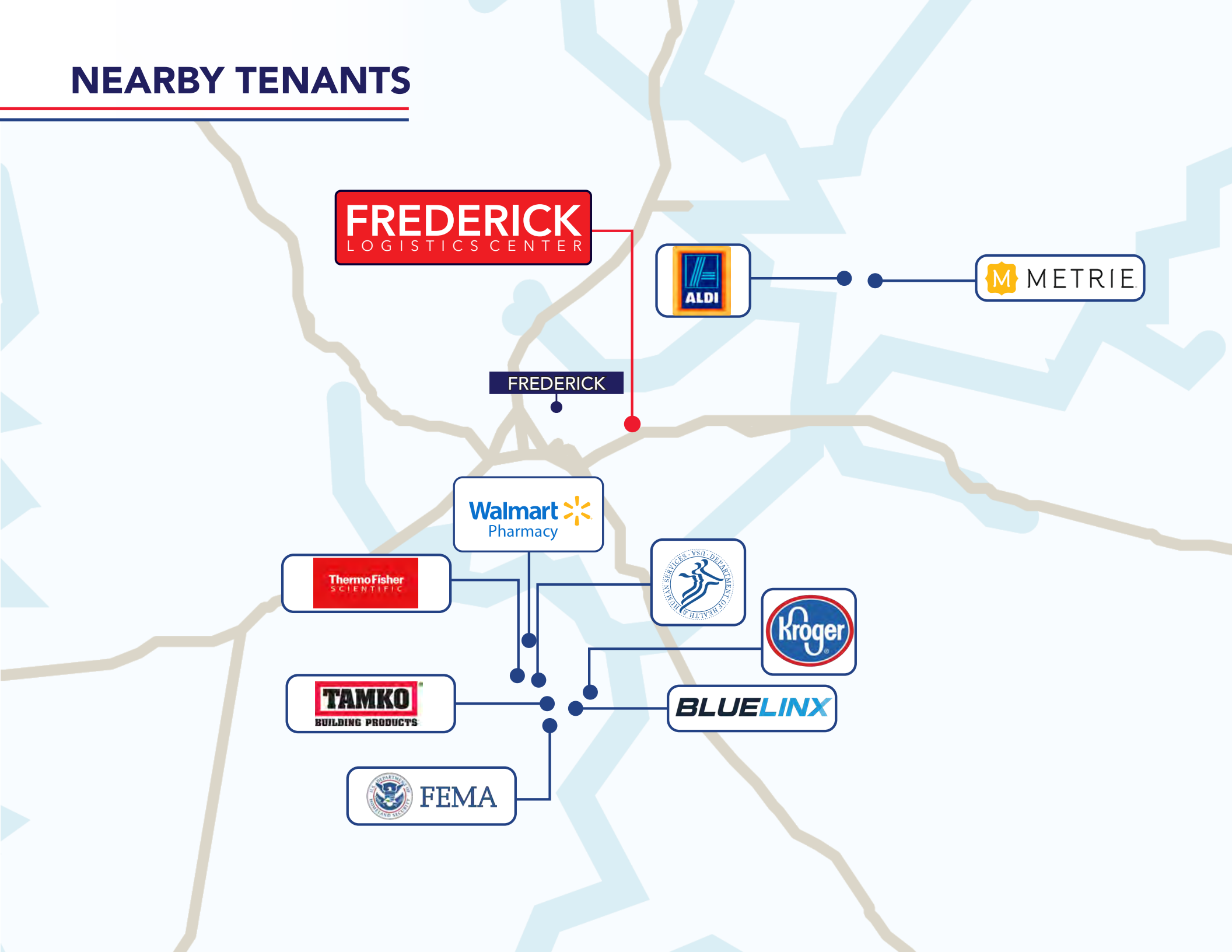
FREDERICKSBURG



- Closest East Coast Port to Midwest manufacturing hub
- Howard Street Tunnel Expansion (2025 completion) will allow uninterrupted double-stack rail service from Maine to Florida
- #1 Auto and Roll-on/Roll-off cargo in the U.S.



NEARBY TENANTS





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