



BALLENGER CREEK BUSINESS CENTER



270 / 70 INTERCHANGE
FREDERICK, MARYLAND



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BALLENGER CREEK BUSINESS CENTER

Ballenger Creek Business Center (BCBC) is a 25-acre business campus located in The city of Frederick on Ballenger Center Drive just off I-70 and I-270. Once BCBC is completed, the project will consist of 3 buildings 103,122 - 136,106 square feet of R&D/Bio-tech/office/flex and high-bay warehouse space.

The project has Frederick City MO zoning allowing business uses including biotech, office, warehouse, distribution, and manufacturing. Each building will feature dock and drive-in loading with ample parking.

BCBC is conveniently located within stone's throw away from Medimmune / AstraZeneca in the I-270 biotech corridor with convenient access to Washington, D.C. Via I-270 , Northern Virginia via RT340/ RT15 and Baltimore Via I-70. BCBC is conveniently located to Downtown Frederick with all its restaurants and local retail on Ballenger Creek Pike.



R&D/Office/Flex Buildings

Bldg B Ballenger Center Dr	28,476 SF
Opt Mezzanine 10,000 SF =	38,476 SF
Bldg C Ballenger Center Dr	35,690 SF
Opt Mezzanine 10,000 SF =	45,690 SF
Bldg D Ballenger Center Dr	38,956 SF
Opt Mezzanine 12,984 SF =	51,940 SF
Total	103,122 SF
Total + 32,984 SF Mezzanine	136,106 SF

R&D/Office/Flex Specifications

Bay sizes:

Building B – 42' x 45'
Building C – 32' x 42'
Building D – 44' x 44'

Building Depths:

Building B – 140'
Building C – 88' to 145'
Building D – 91' to 133'

Ceiling Height	24' to 30'
Loading	Dock and drive-in
Roof	TPO
Walls	Concrete
Offices	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Natural Gas
Zoning	MO - Limited Industrial
Column Span	50 ft. x 52 ft.
Buildings Depth	120' to 180 ft.+
Exterior Walls	Concrete
Loading	Dock and drive-in
Office	Built to suit
Parking	Provided 322 SF
Heat	Electric with Optional Natural Gas
Sprinkler	Light Hazard wet sprinkler systems

**For more information, contact Jim Mackintosh
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SITE PLAN - PHASE 1
BCBC

