



For lease or sale

Specialty-use space
39,966 SF available

 **JLL** SEE A BRIGHTER WAY

15 Wormans Mill Court, Frederick, MD

Summary

This building offers significant flexibility with two equal 19,983 SF floors that can accommodate a wide range of specialized operations. Located in Frederick's established Wormans Mill area, the property provides excellent access to both local workforce and regional transportation networks, making it ideal for medical, educational, research, or other specialized facility users.



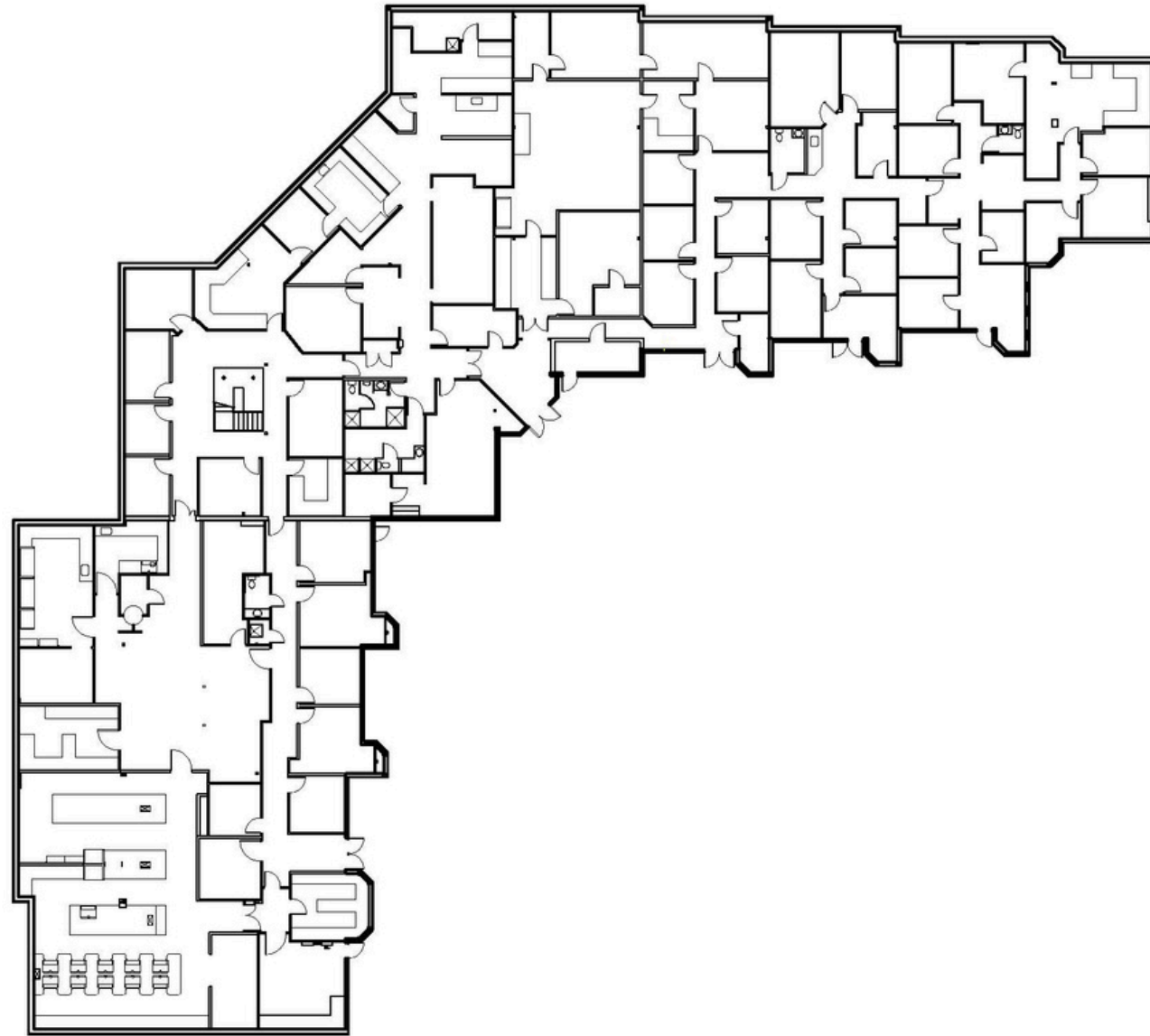
Property highlights

- Perfect for retail, daycare, religious gathering space, or other specialty uses
- Leasing or owner/occupant opportunity
- Available immediately
- Enhanced existing power supply
- Multiple rooftop units

Location	Gaithersburg, MD
Floor Configuration	Two floors of 19,983 SF
Lease Rate	\$15.00/SF NNN
Sale Price	Negotiable
Zoning	Light Industrial (M1)
Parking	104 spaces, 2.6/1,000 SF
Year Built	1988
Clear Height	Lower Floor: 14'-3" floor to underside of upper floor deck Upper Floor: 10'-6" floor to roof deck

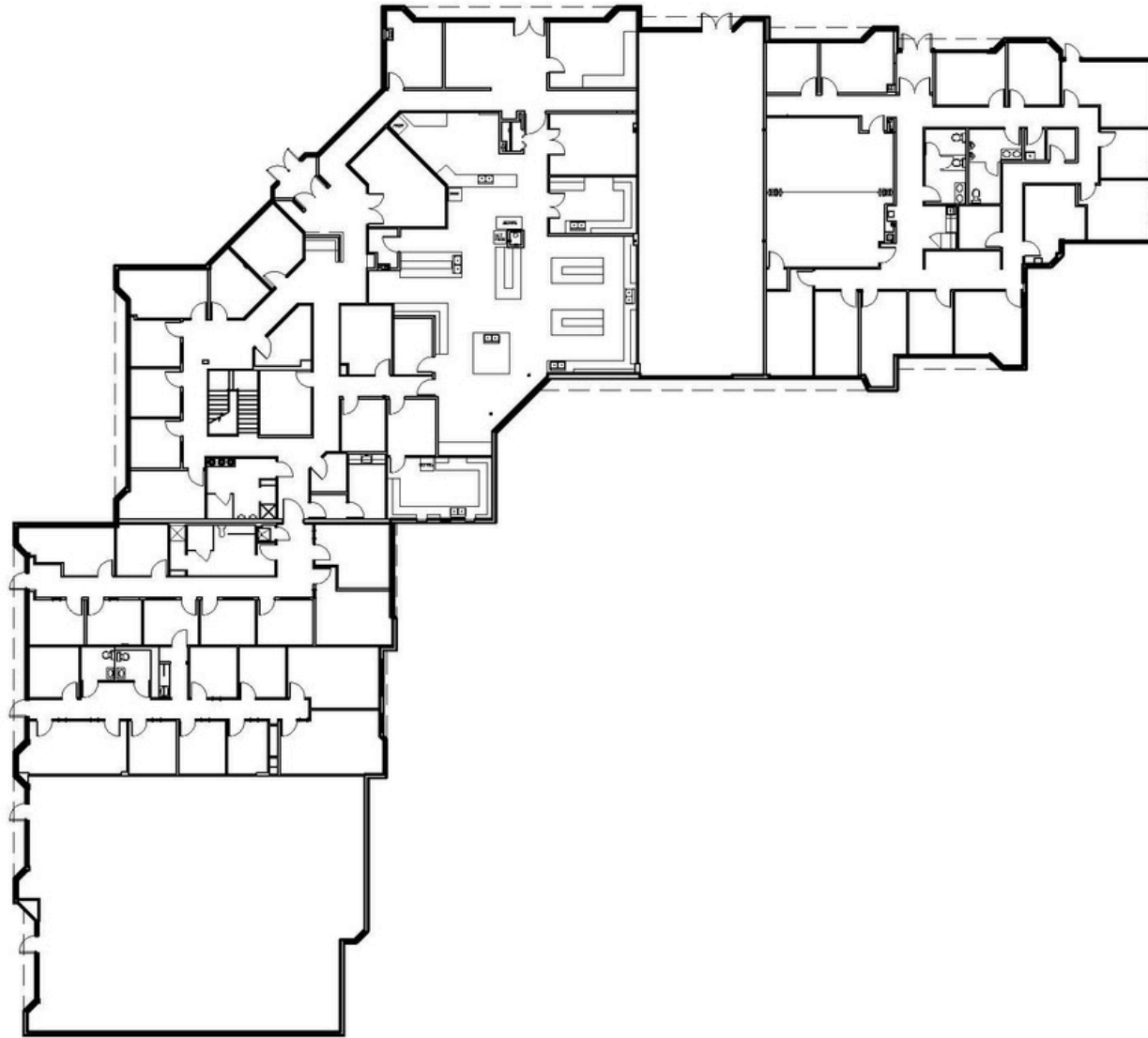
Lower Level Floorplan

19,983 SF



Upper Level Floorplan

19,983 SF



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