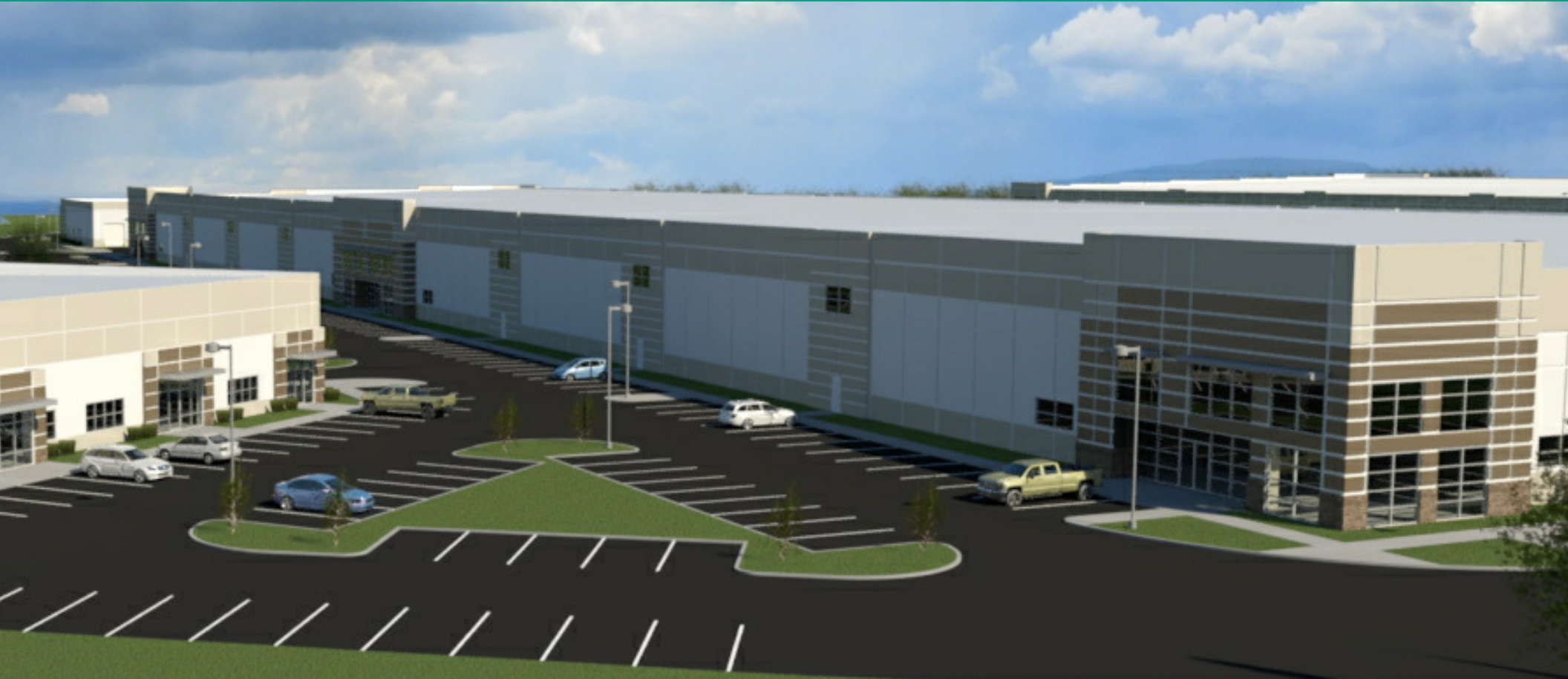




LINCOLN WEST

@ Jefferson Station

Lincoln West Phase II



5961, 5971, & 5981 Jefferson Station Court | Frederick, MD



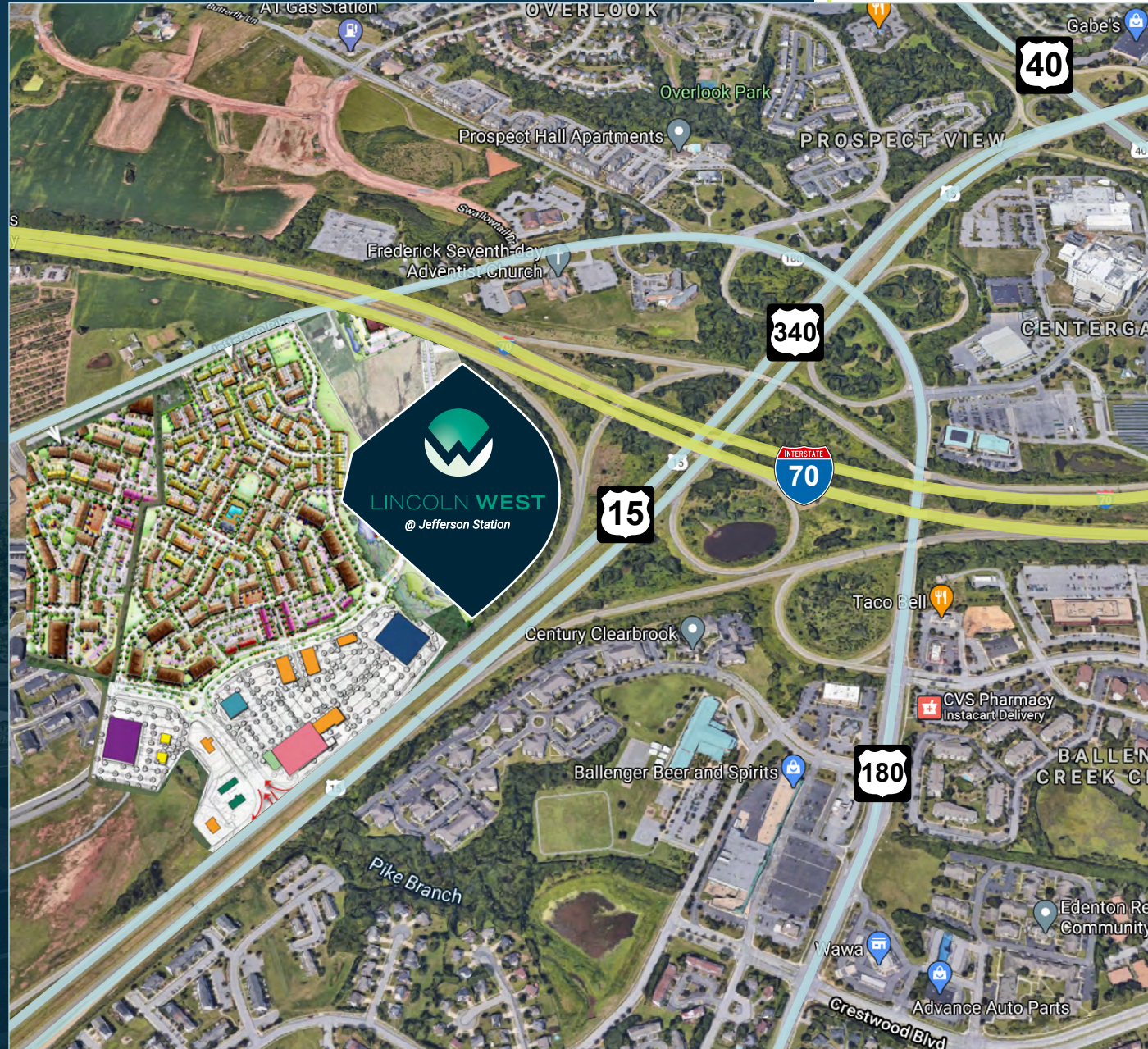
LINCOLN WEST

@ Jefferson Station

A PROMINENT LOCATION

Lincoln Property Company and UBS Realty Investors, LLC, have partnered to develop an industrial park like no other. This 4-building site, nestled between Rt. 70 and Rt. 270 in Frederick Maryland gives this property an advantage, connecting seamlessly to Baltimore, MD and Washington, DC, while tenants will enjoy all convenience of Frederick's amenities.

Lincoln West will provide industries such as Life Science and Bio-manufacturing as well as light assembly and manufacturers, the highest standards in industrial assets, providing extra power and water for that last mile distribution user.



LOCATION

Intersection of I-70,
US-15, & US-340

FREDERICK, MARYLAND

As the Washington Metro Area has expanded into nearby towns and cities in recent years, Frederick has grown substantially. A thriving historic downtown district, beautiful views of the Blue Ridge Mountains, and easy access to D.C. anchor the city as one of the most desirable locations in the D.C. area. The Frederick Historic District is home to over 200 retailers, including restaurants, shops, and hotels. The city has attracted over 600 businesses, including a significant technology sector and a biomedical research park. Now the third largest city in Maryland, Frederick sustains its own identity as a vibrant, growing, and affordable place to live.

JEFFERSON PLACE

Lincoln West is located directly adjacent to the new Jefferson Place development. Created in collaboration with the Frederick County Office of Economic Development, the Jefferson Place mixed-use community combines residential, retail, and office/industrial properties into one project to create a true live/work/play environment in Frederick. The development will include a retail-focused "town center" flanked by a corporate campus, residential neighborhoods, and commercial properties.





LINCOLN WEST
@ Jefferson Station

PHASE II
3 CLASS A
Bio Manufacturing
Facilities
227,678 SF

Building A

5971 Jefferson Station Court
175,420 SF
28' Clear Ceiling Heights

Building B

5981 Jefferson Station Court
29,432 SF

Building C

5961 Jefferson Station Court
22,826 SF



PHASE II
SPEC SHEET

- Site Area:** 15.37 Total acres
- Zoning:** ORI w/MXD overlay
- Signage:** Building Signage Available
- Clear Height:** 28'
- Column Bay Sizing:** 50'x44'
- Fire Suppression:** ESFR Fire Sprinkler System
- Parking:** 390 free and unreserved parking spaces
- Power & Water:** Ability to upgrade if needed
- Roofing:** Mechanically fastened .60 mil TPO system
- Slab on Grade:** 6" thick, 4,000 psi Concrete Slab
- Electrical Service:** 3,000 amp, 277/480 volt, 3 phase
- Drive in Doors:** Two (2) 12'x14 foot
- Dock Doors:** Twenty-four (24) truck dock doors

For Leasing Information:
410.659.1234

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KYLE BELL
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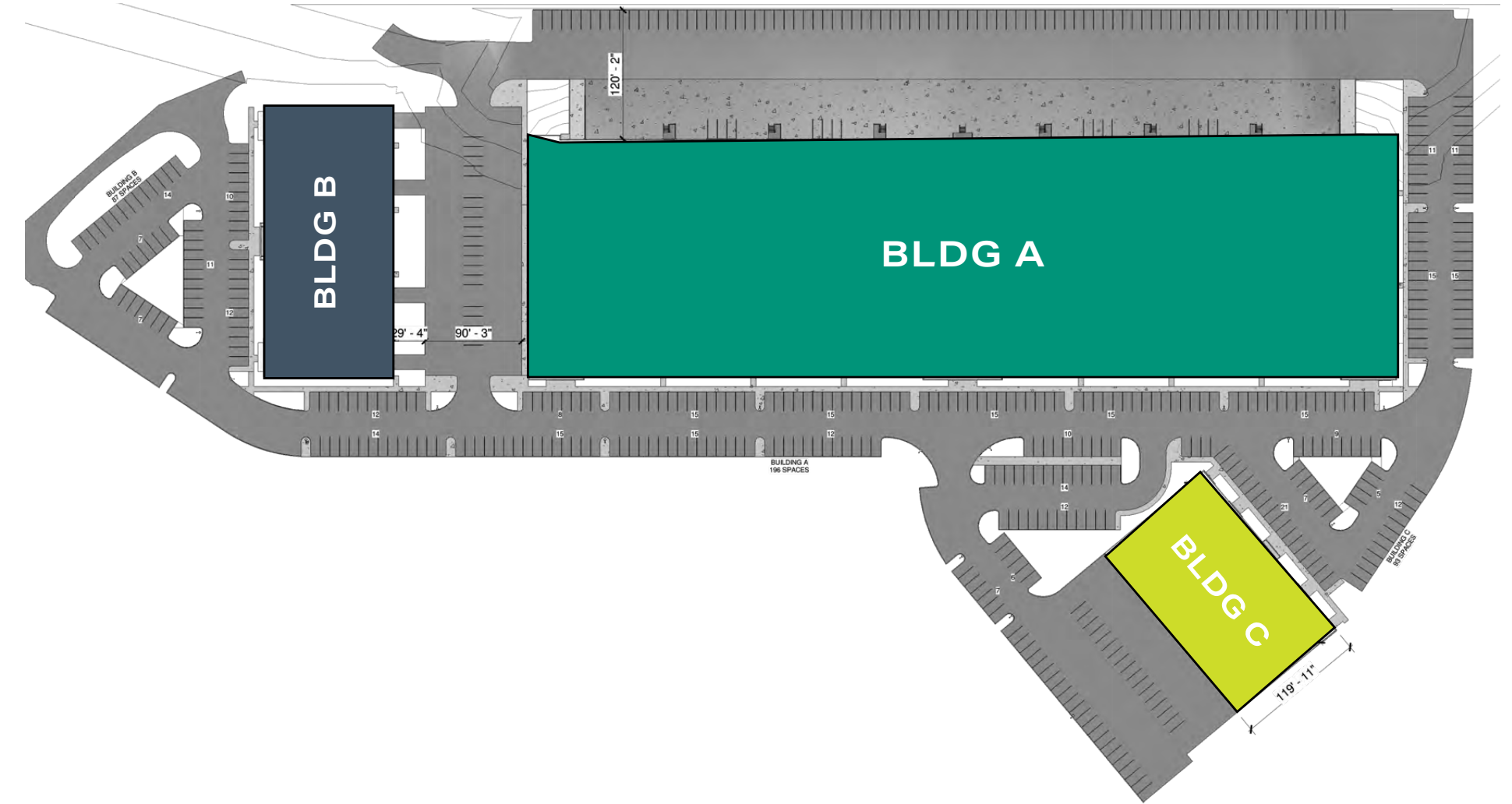


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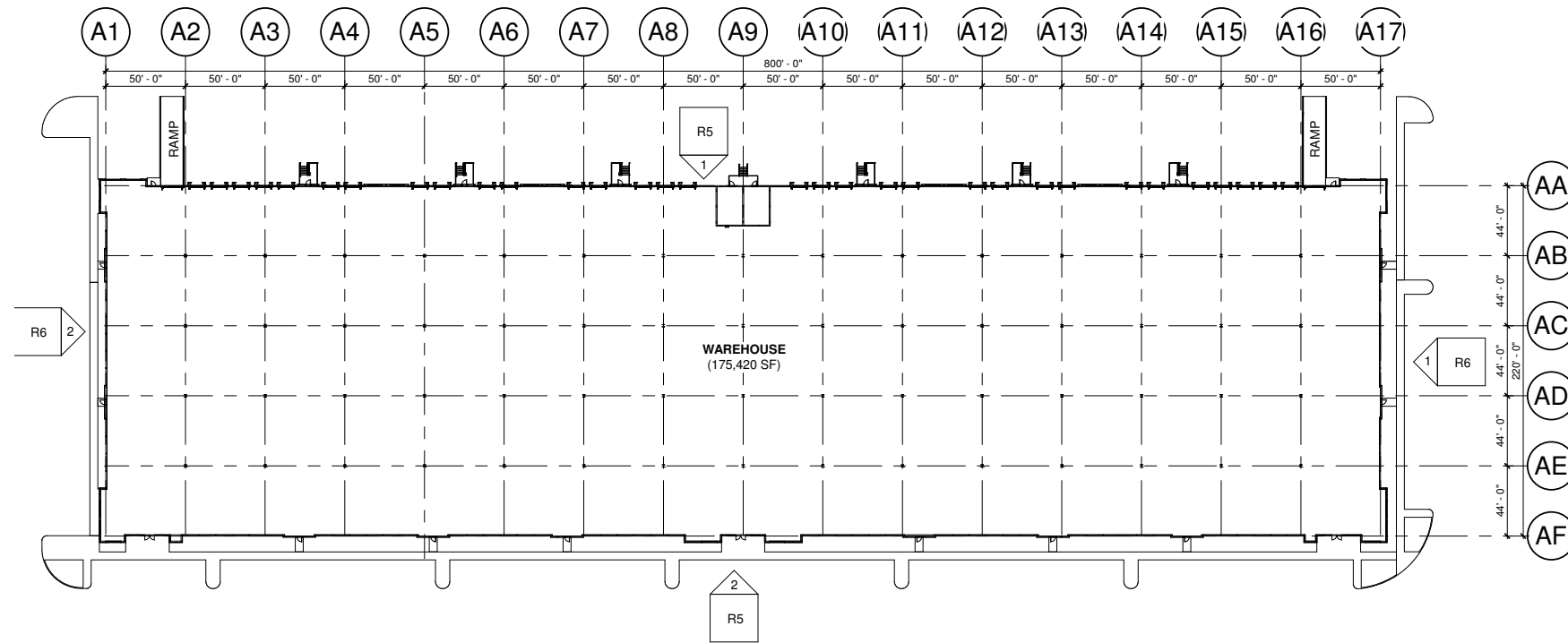
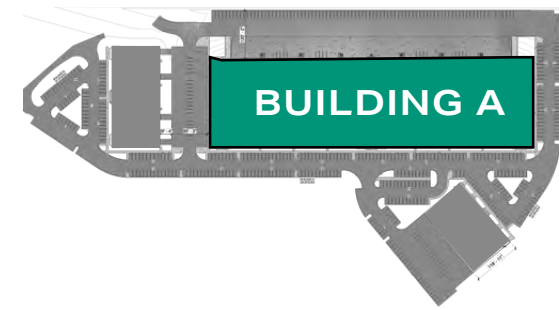




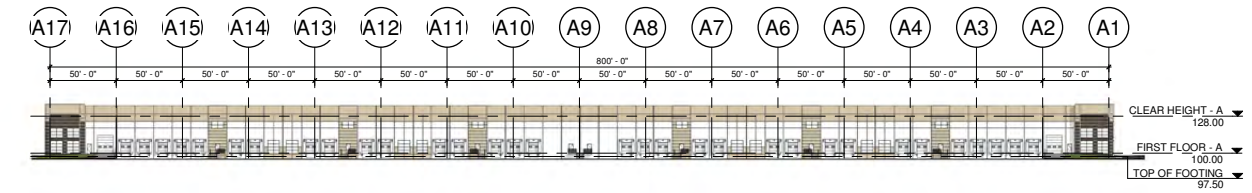
PHASE II SITE PLANS



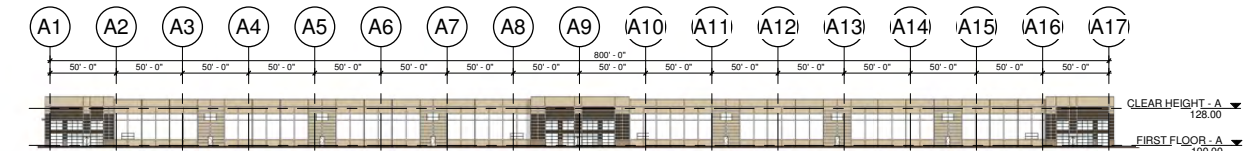
BUILDING A | SCHEMATIC



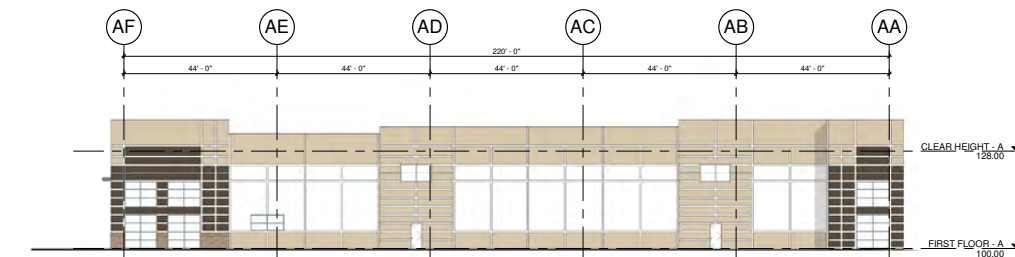
BUILDING A | ELEVATIONS



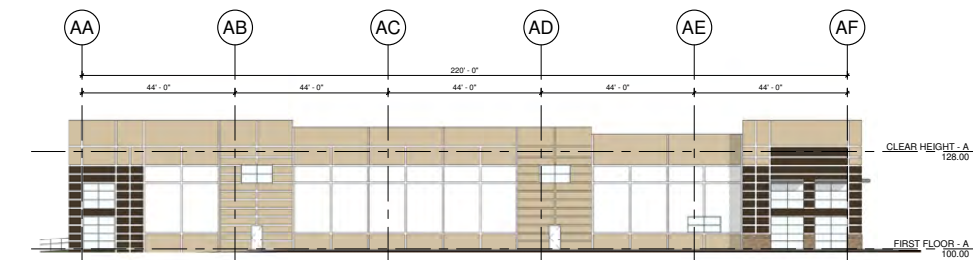
1 NORTH ELEVATION BLDG. A
1" = 60'-0"



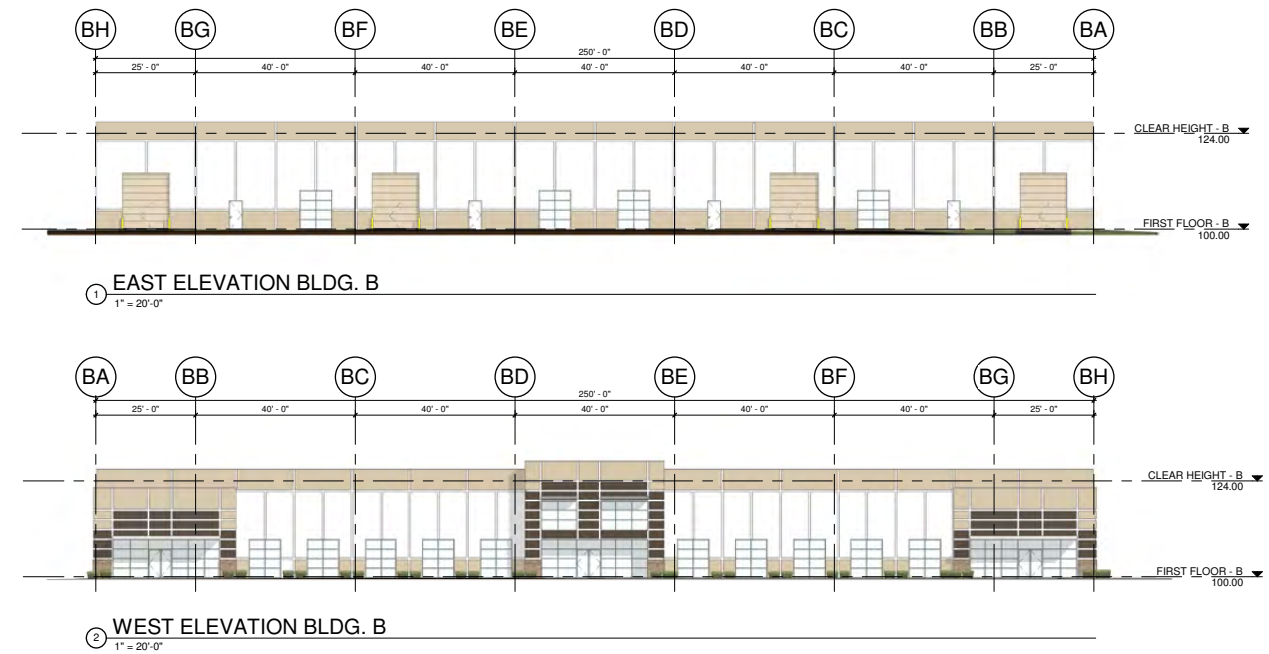
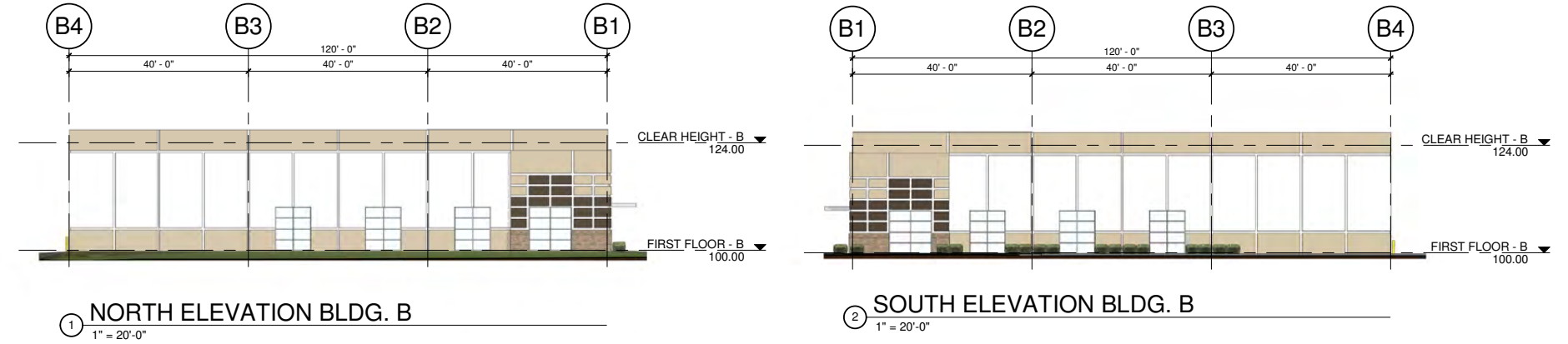
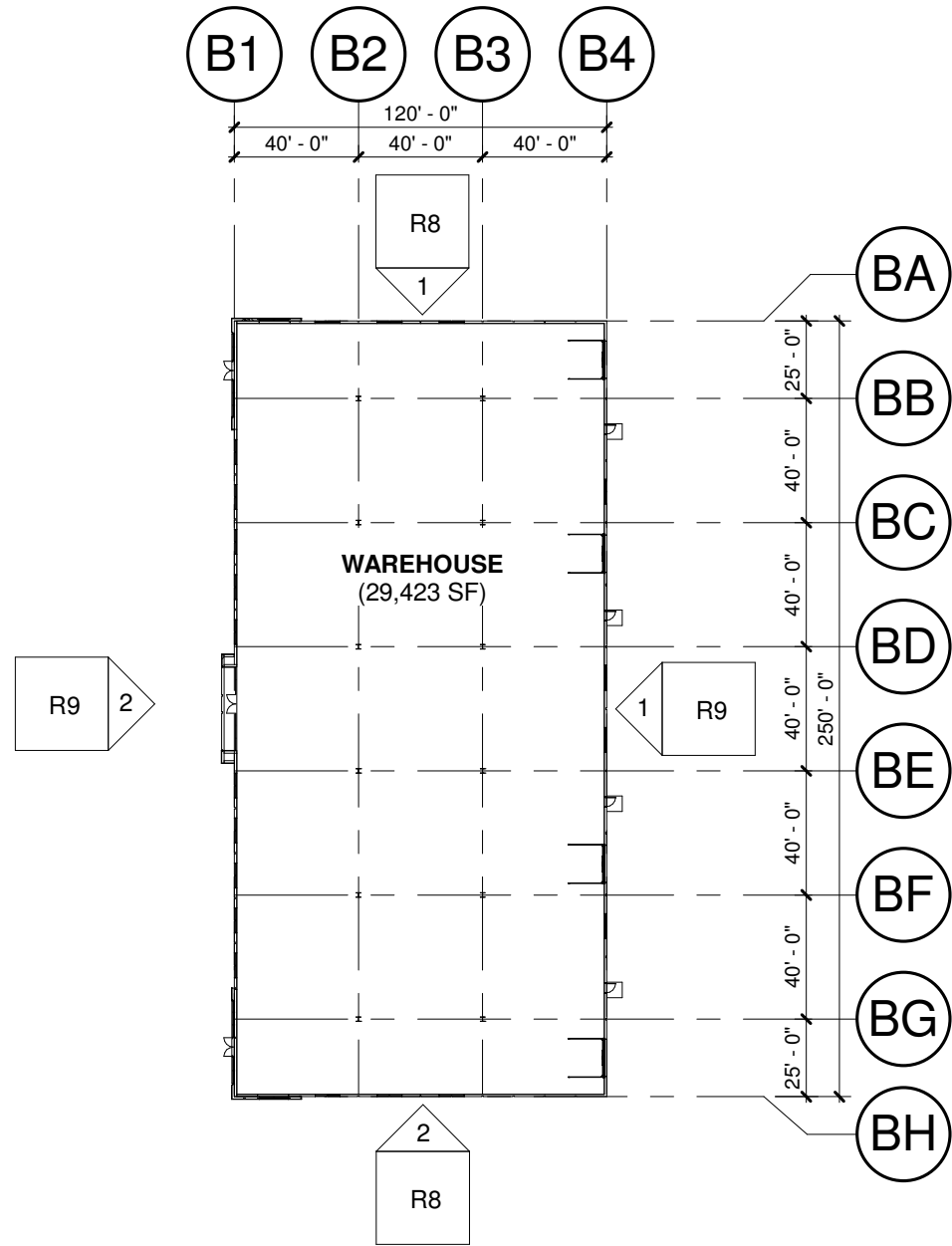
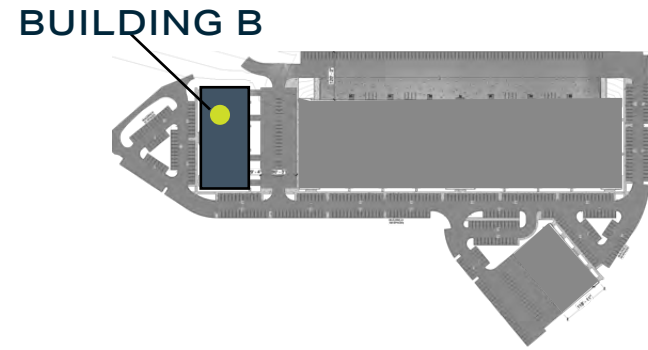
2 SOUTH ELEVATION BLDG. A
1" = 60'-0"

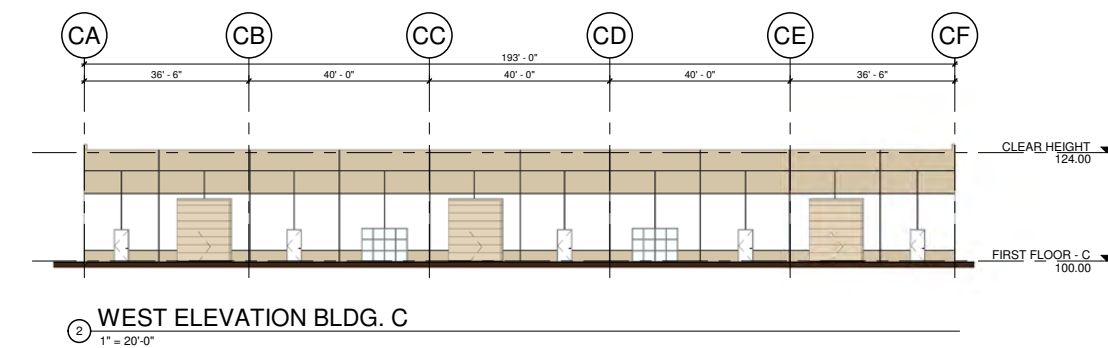
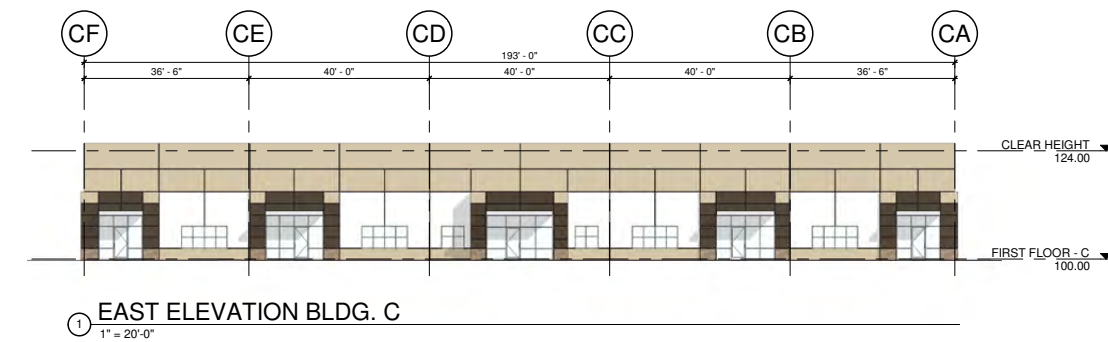
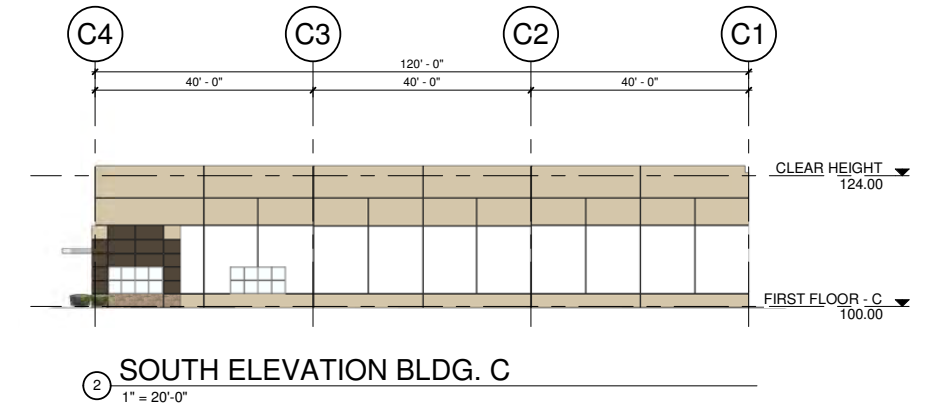
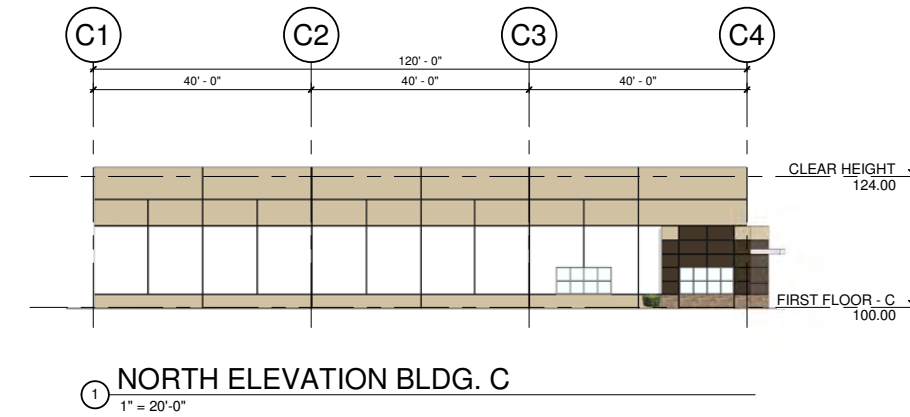
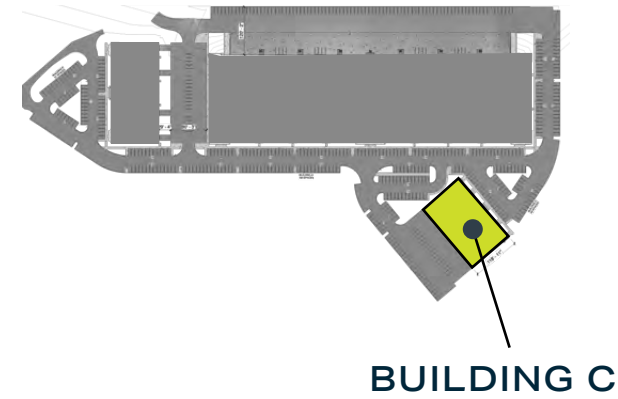
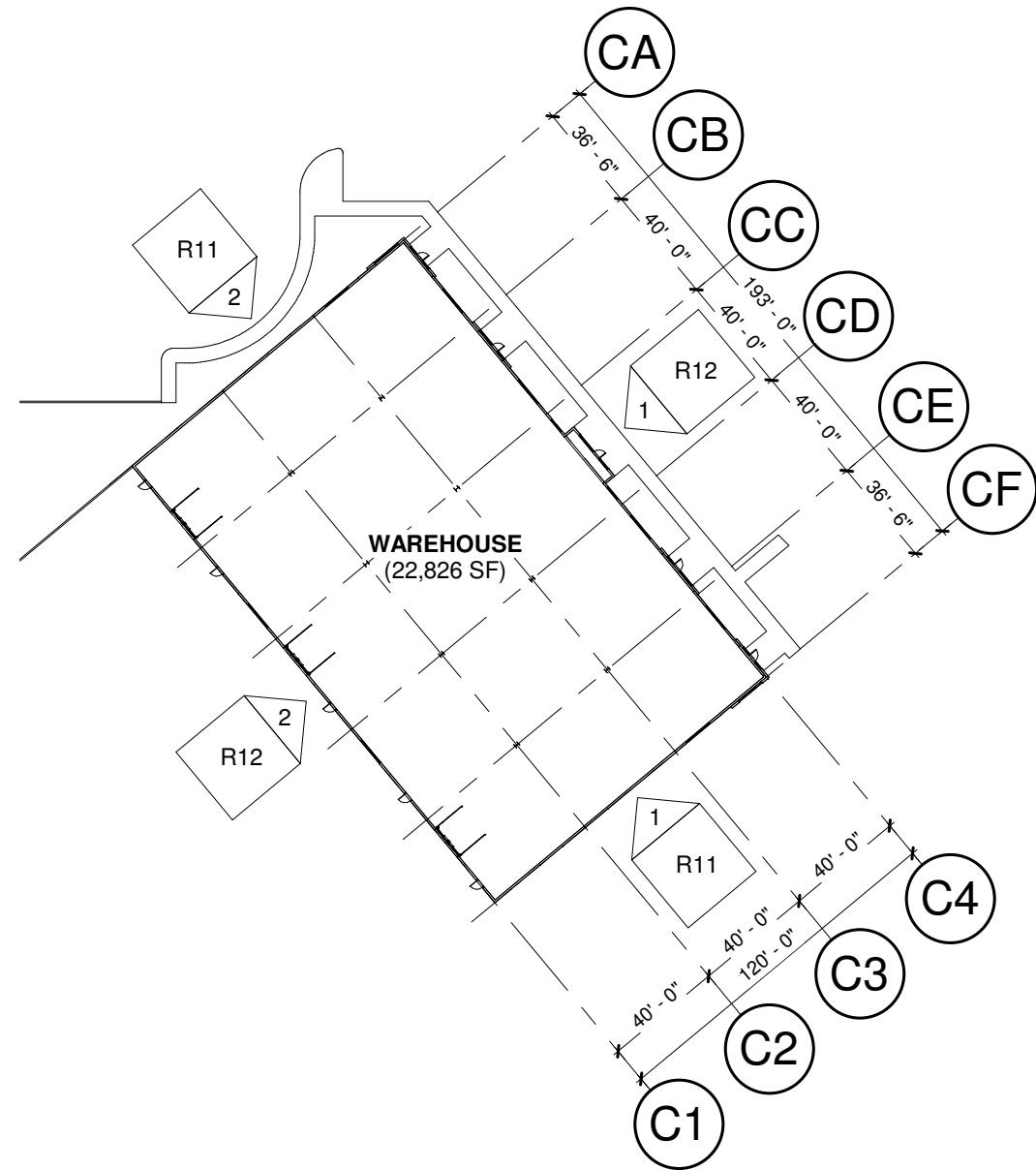


1 EAST ELEVATION BLDG. A
1" = 20'-0"



2 WEST ELEVATION BLDG. A
1" = 20'-0"







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LINCOLN
PROPERTY
COMPANY