



LINCOLN WEST

@ Jefferson Station

Industrial For Lease

33,853 SF



Leasing Information:
410.659.1234

Brent Prossner **Kyle Bell**
410.659.1234 x122 410.659.1234 x117
bprossner@lpc.com kbell@lpc.com

Lincoln

Lincoln Property Company
300 W Pratt Street Suite 520
Baltimore, MD 21201

www.lpc.com

LINCOLN WEST PHASE II - BUILDING A

Industrial For Lease

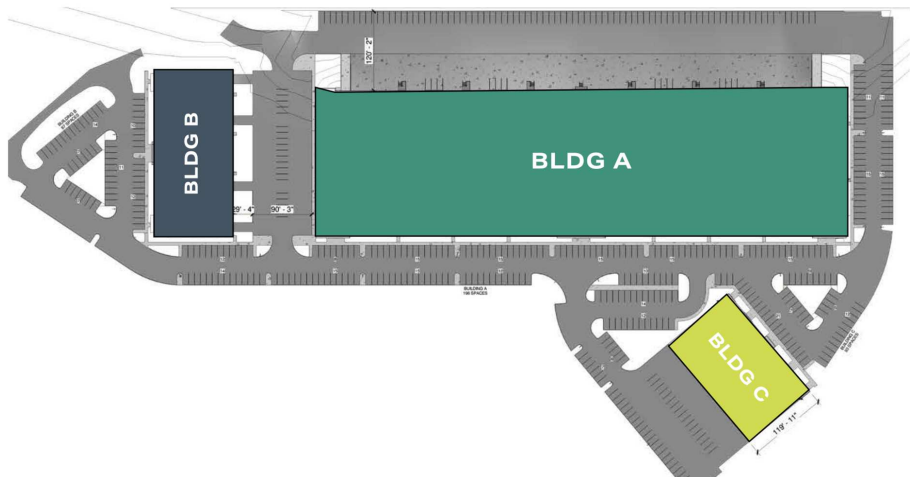
5971 Jefferson Station Court | Frederick, MD 21703



Property Highlights

- 177,838 total square feet, new warehouse building
- Brand new, Class-A high-bay flex space
- Directly adjacent to I-70 and Rt. 15
- Building signage available
- Zoning: ORI
- Clear Height: 28'
- Column Spacing: 50' x 44'
- 1 drive in, and 5 docks
- Fire & Safety: ESFR Sprinklers
- Heavy power available
- Fiber: Redundant- Comcast, AT&T
- Natural Gas

Availabilities	SF	Lease Rate
Building A	33,853 SF	Negotiable



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Nearby Access

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5 MILES to Fort Detrick

6 MILES to Frederick Municipal Airport

31 MILES to I-81

46 MILES to Washington, DC

52 MILES to Baltimore, MD

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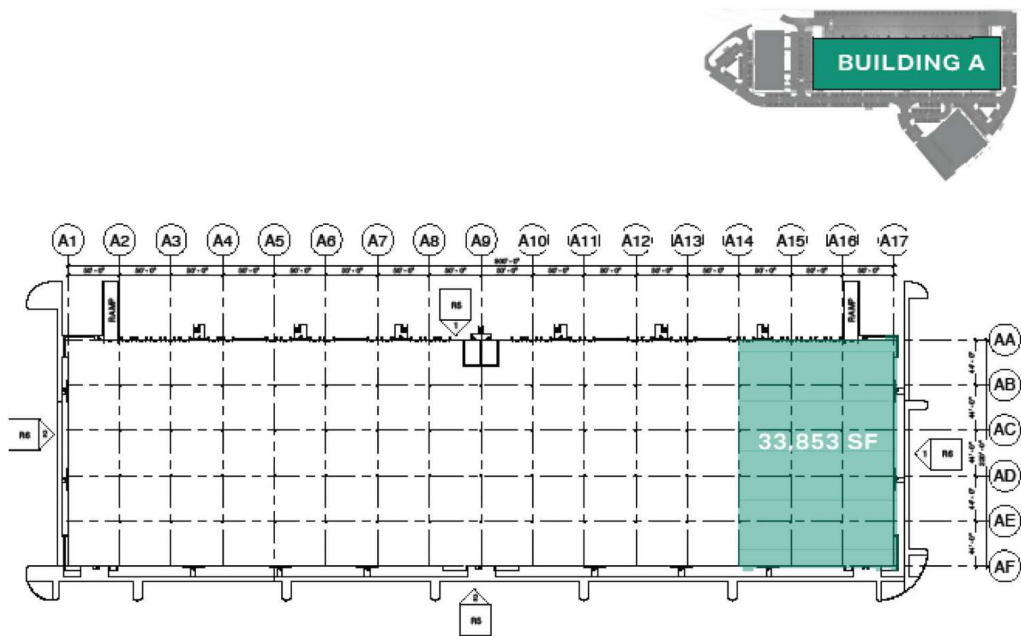
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Floor Plan

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Suite	Size	Lease Rate	Description
Building A	33,853 SF	Negotiable	Ready for Tenant Fit Out

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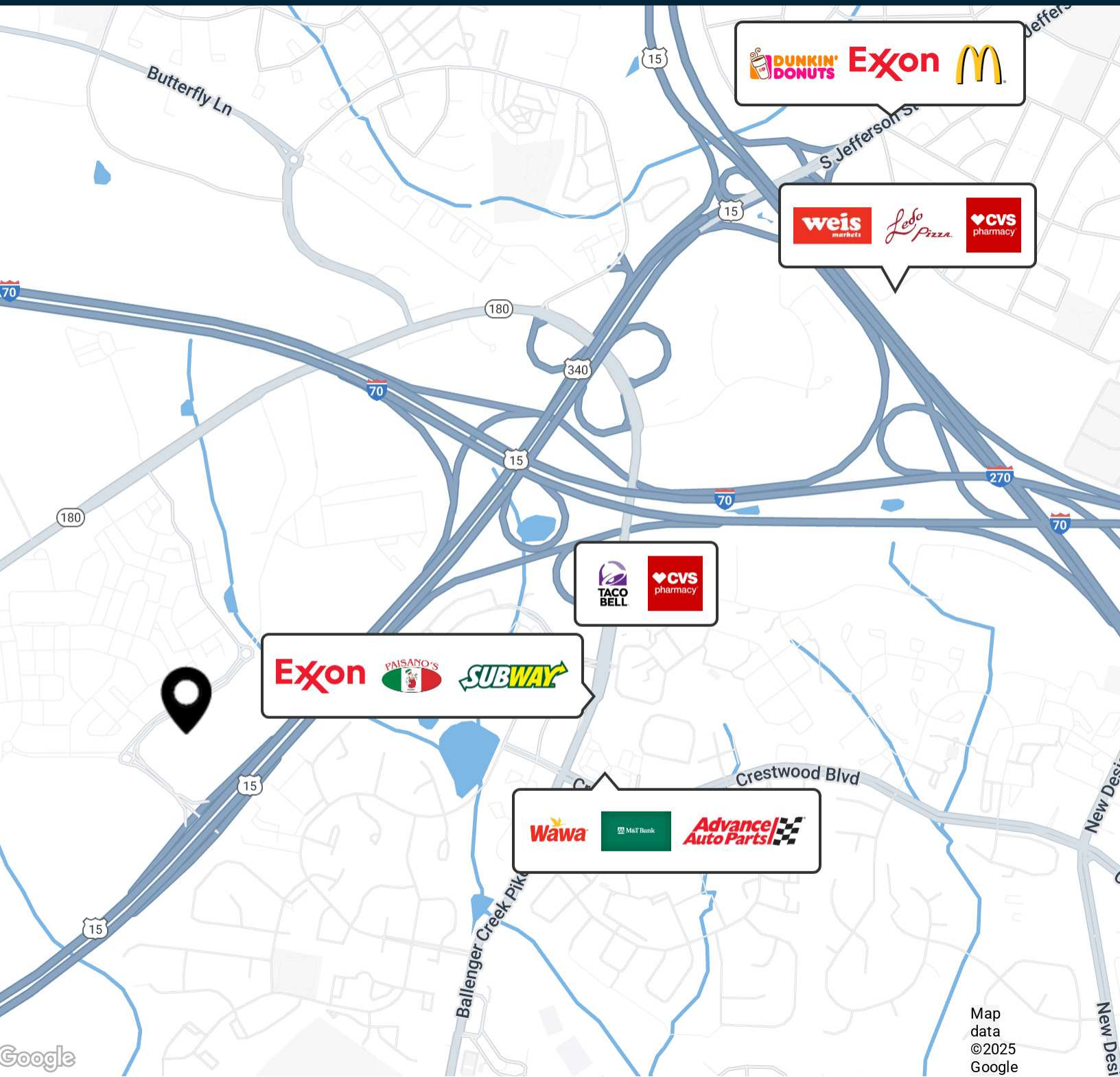
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Location Map

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