

Offering Memorandum

660 Lofstrand Lane | Rockville, MD

Lincoln

Investment Opportunity





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Property Overview

660 Lofstrand Lane presents a rare opportunity to acquire a fully-renovated automotive showroom and service facility in Rockville's established East Gude Drive industrial corridor.

This 12,755 SF specialty automotive property combines modern infrastructure with Fleming's Ultimate Garage, a nationally-recognized classic and exotic car dealership with over \$200 million in owned inventory, positioning the asset for continued strength in the high-performance automotive sector.

Property Address	660 Lofstrand Lane, Rockville, MD 20850
City	Rockville
Zoning	IL
Total Building Area	12,755 SF
	9,905 SF - Automobile Showroom / Storage 2,850 SF Automobile Repair
Year Built	1978
	Renovated / Expanded 2016 Approved Site Plan Amendment / Change of Use - 2014
Drive-in	4
Clear Height	16' - 18'
Tenant	Ultimate Dealer Group, LLC A Minnesota Limited Liability Company
Lease Term	1 Year
Options	Three (3) One (1) Year Option to Renew
Annual Base Rent	\$240,000
Real Estate Taxes / Property Insurance	Paid by Tenant



Investment Highlights



Strategic East Rockville Industrial Location

Positioned just off East Gude Drive in Rockville's premier industrial enclave, the property benefits from direct access to I-270, I-495, and Rockville Pike, placing tenants within Maryland's I-270 Technology Corridor, home to over 200 IT companies and 1,200 technology firms employing 90,000+ people countywide.

Fully-Renovated Facility with Premium Automotive Infrastructure

The property underwent comprehensive renovation and expansion in 2016, delivering a state-of-the-art 80-car showroom environment purpose-built for high-end automotive operations. The 2014 approved site plan amendment provides long-term use certainty for automotive dealership and repair operations.



Scarce Automotive-Approved Asset in Supply-Constrained Market

Montgomery County's industrial vacancy stands at just 4.8%, with industrial rents reaching all-time highs of \$13.41 per square foot annually. With 63% of the county's industrial properties smaller than 20,000 SF, specialized automotive facilities with approved site plans and established use rights represent increasingly rare opportunities in this mature submarket.

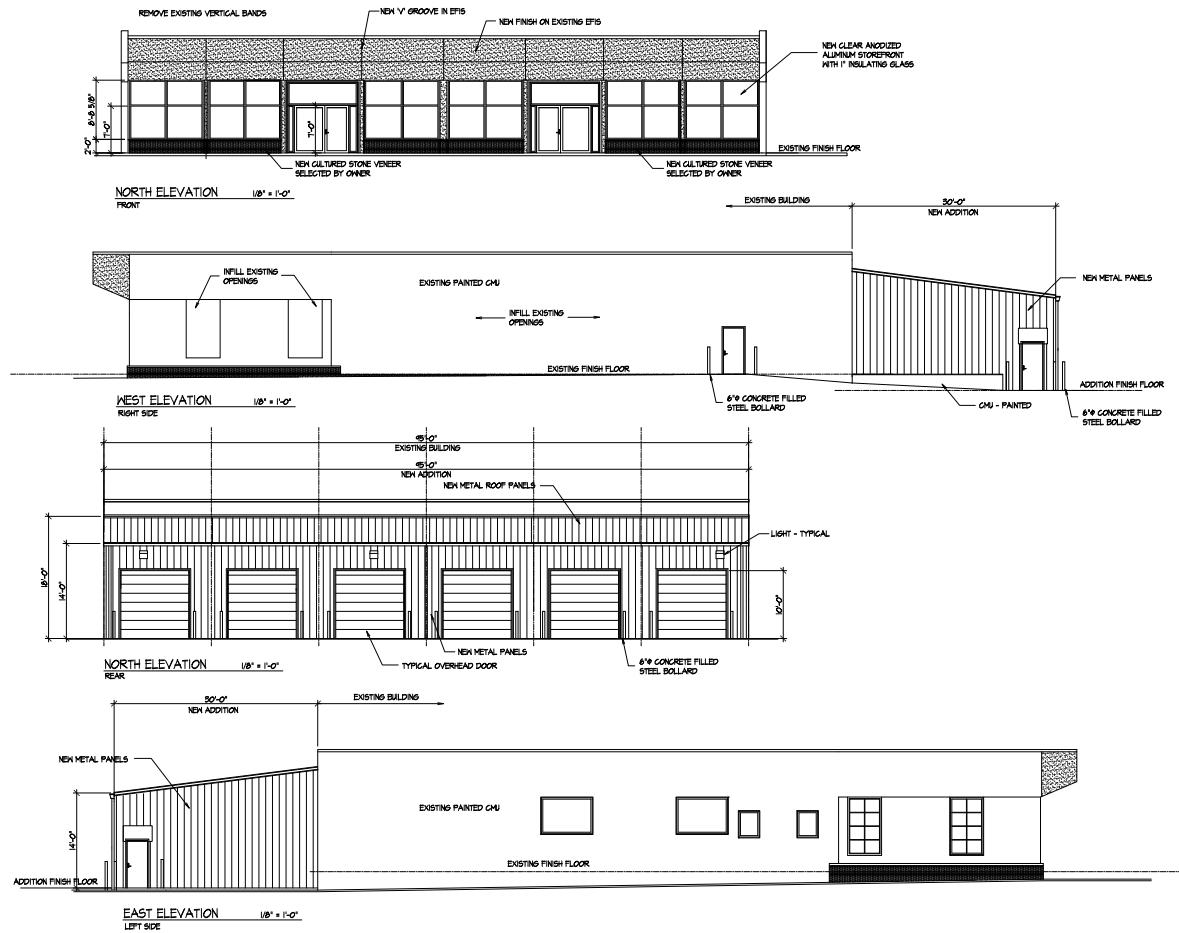
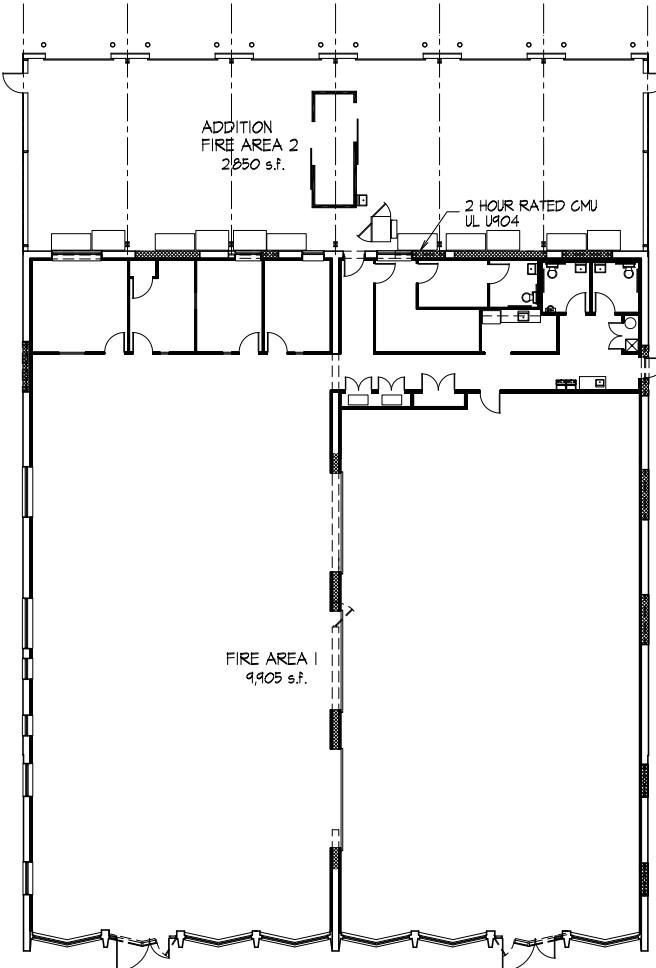
Turnkey Automotive Equipment & Fixtures Available

Specialized automotive fixtures, lifts, and showroom infrastructure can convey with the sale, providing immediate operational capability for incoming automotive users and eliminating significant capital expenditure requirements for qualified buyers.

Sources: Loopnet, RockvilleRedi, Montgomery County Planning

Floor Plan & Elevations

Fully-renovated automotive showroom & repair garage



Market Summary

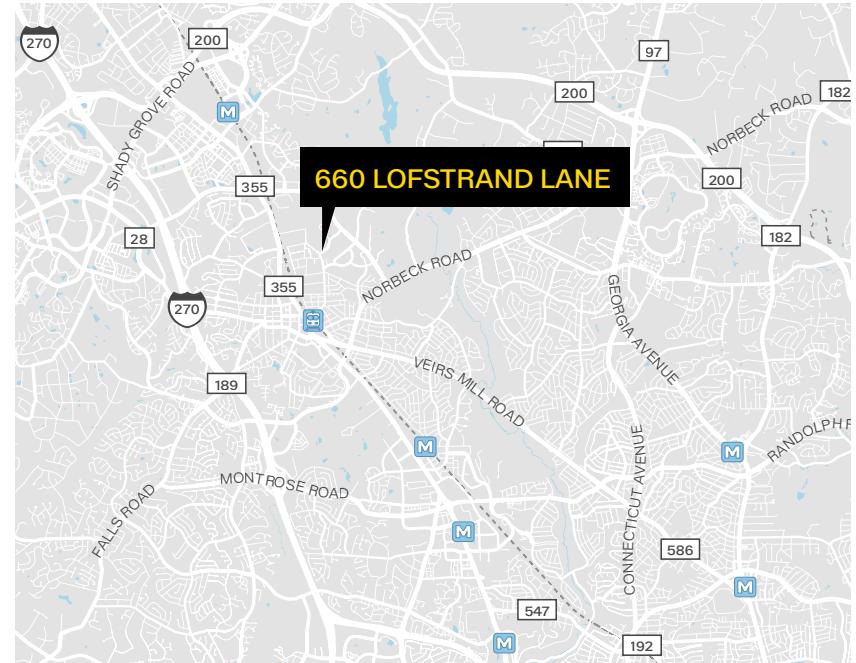
Submarket Advantages



Rockville, MD

73,000+ Jobs
Concentrated in High-Value
Economic Cluster

- Rockville contains just **638K SF** of total industrial property inventory, with only 11 industrial listings, totaling **93,352 SF** currently available for lease – representing less than 15% availability in the entire market.
- Extreme scarcity for industrial properties marketed for sale in the entire Rockville market.



East Rockville Industrial Corridor

The Lofstrand Lane industrial area encompasses the East Gude Drive corridor, representing one of Montgomery County's eight primary industrial clusters. These eight clusters house 85% of all industrial properties in the county, ensuring sustained demand and minimal competitive new supply.

Unmatched Regional Connectivity

The I-270 corridor provides ten-minute access to I-95, with direct connections to I-370, I-495, U.S. Route 29, and the ICC (MD 200). The property's position between Washington, D.C. (12 miles southeast) and Frederick (30 miles northwest) serves the entire Capital region's 6+ million residents.

Affluent Demographics & Workforce

Rockville benefits from a highly educated workforce, with 59% of residents holding bachelor's degrees or higher. The city's central I-270 BioTech Corridor location provides access to a daytime labor force exceeding 80,000 people, supporting specialized automotive and industrial operations.

Sources: LoopNet, RockvilleRedi, Montgomery County Planning, Maryland Department of Commerce, Industrialspaces

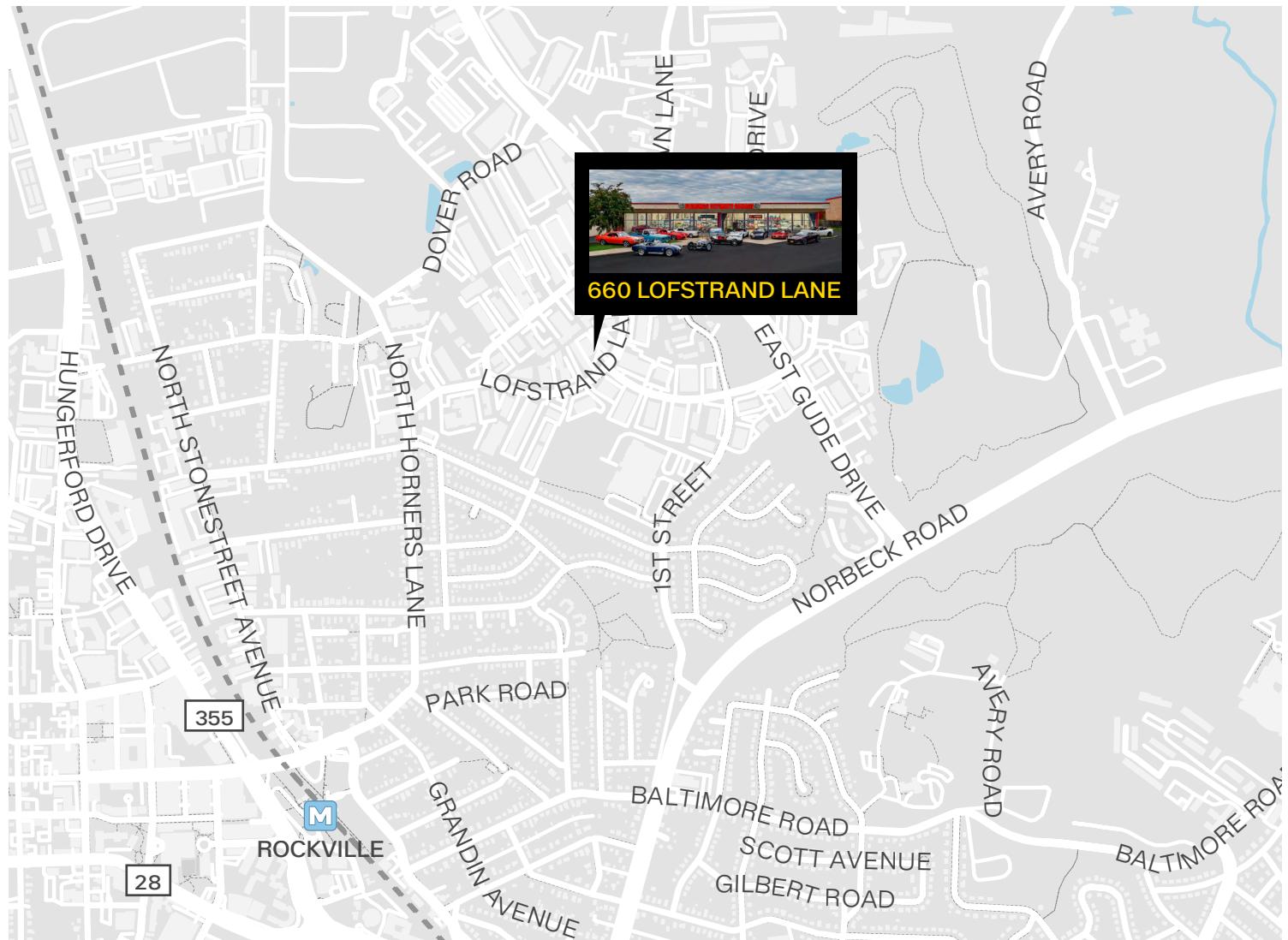
Location Overview

Nearby Retail & Dining Options

The property enjoys proximity to Rockville Pike's extensive retail corridor, including the new Twinbrook Quarter development anchored by Wegmans, Rockville Town Center with diverse restaurants and retail, and the nearby Pike & Rose mixed-use development, providing exceptional employee amenities and supporting high-quality workforce recruitment.

Public Transit & Multi-Modal Access

Rockville Station provides access to Metro's Red Line, MARC Brunswick Line, and Amtrak service, while 234 Metrobuses operate on 41 routes throughout the county, complemented by Rockville's extensive Ride-On bus system.



Sources: Twinbrookquarter, Explore Rockville, Loopnet, Maryland Department of Commerce

Thank You

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