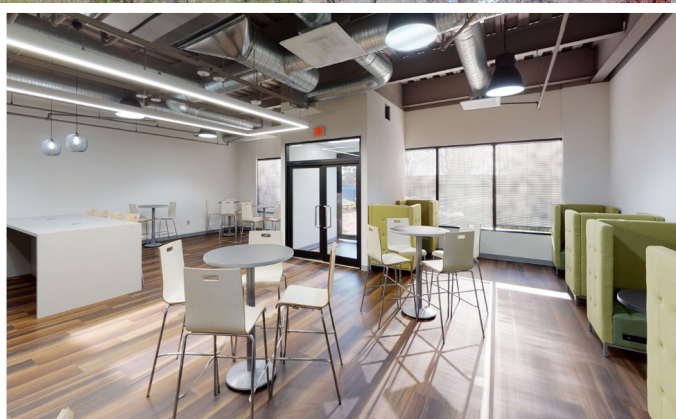




# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## INVESTMENT OFFERING: LIFE SCIENCES FACILITY



**7495 NEW HORIZON WAY, FREDERICK, MD**

**JOHN ROE - [JOHN@GOLDCOMMERCIAL.NET](mailto:JOHN@GOLDCOMMERCIAL.NET) - 410.960.9554**

**JIM CHIVERS - [JIM@GOLDCOMMERCIAL.NET](mailto:JIM@GOLDCOMMERCIAL.NET) - 443.928.7522**

THIS PROPERTY OFFERING IS SUBJECT TO CHANGE WITHOUT NOTICE, ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.





# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

**LEASED WITH *MAJOR BIOTECH COMPANIES***



**75,000 SF LIFE SCIENCES  
FACILITY DESIGNED FOR  
RESEARCH, DEVELOPMENT,  
AND INNOVATION**

**SITUATED ON 4.5+ ACRES  
WITH AMPLE PARKING,  
ENSURING CONVENIENCE FOR  
EMPLOYEES AND VISITORS**

- Home to strong, excellent credit tenants with long-term leases, providing stability and long-term investment value.
- Zoned for commercial & R&D use, making it ideal for biotech, pharmaceutical, and technology companies.
- Complete recent renovation
- Situated in a Federal Opportunity Zone, offering potential tax incentives for investors and businesses.
- Positioned for continued growth in one of the nation's top emerging life sciences markets.

**JOHN ROE - JOHN@GOLDCOMMERCIAL.NET - 410.960.9554**

**JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522**

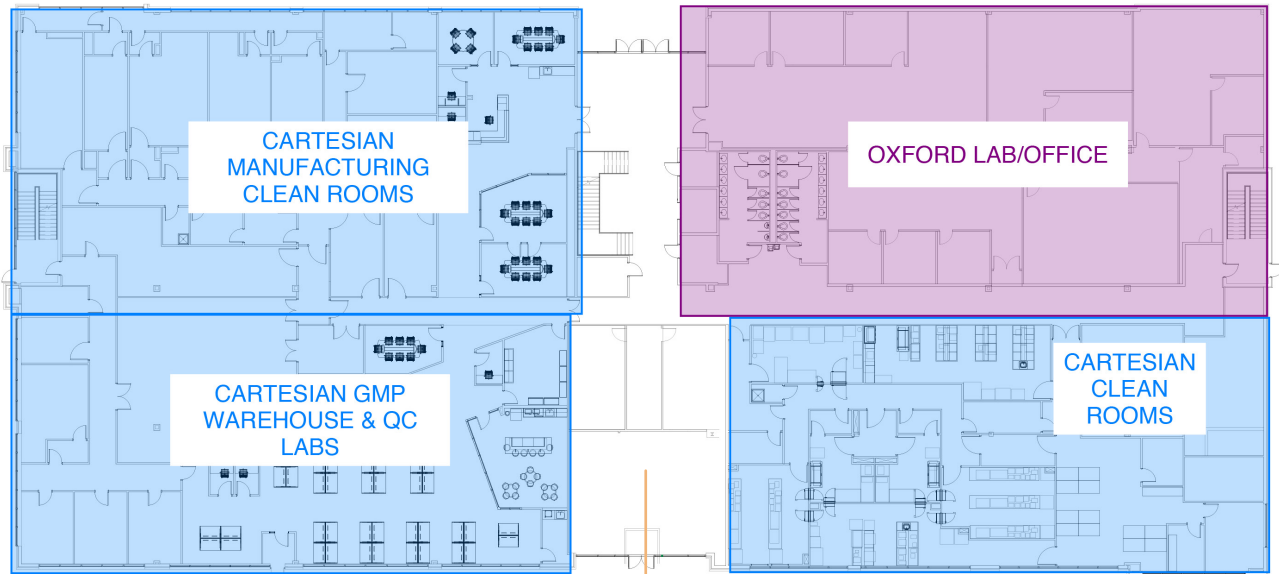
THIS PROPERTY OFFERING IS SUBJECT TO CHANGE WITHOUT NOTICE, ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.



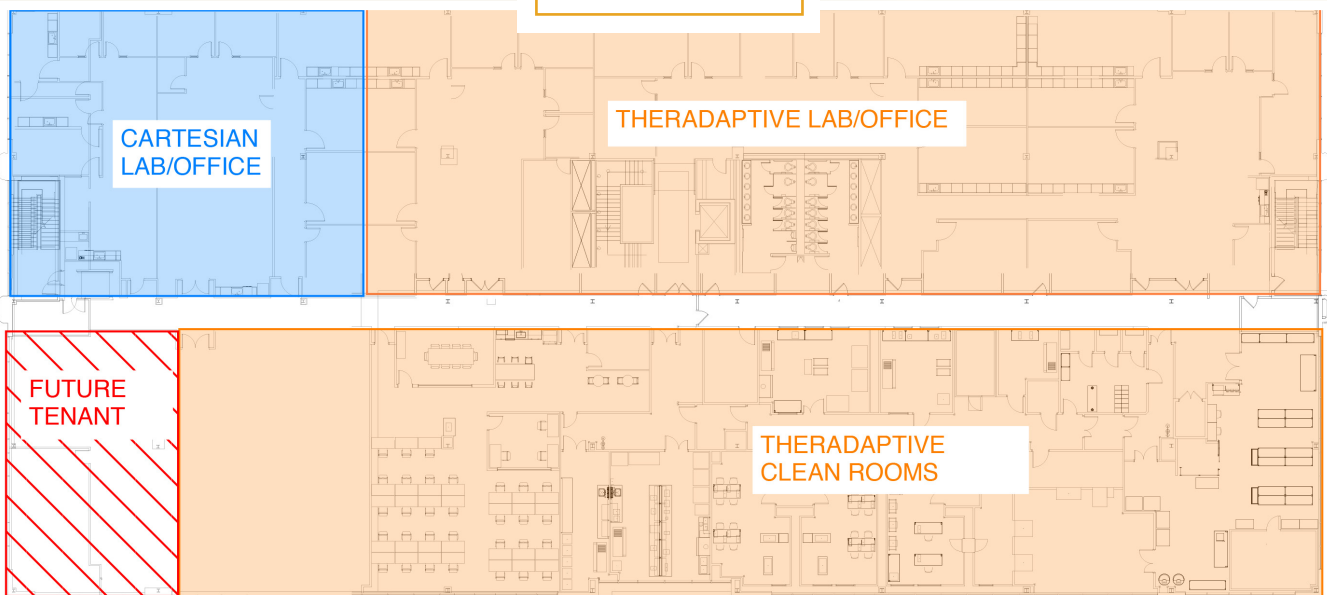
# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## BUILDING LAYOUT



*FIRST FLOOR PLAN*



*SECOND FLOOR PLAN*

**JOHN ROE - [JOHN@GOLDCOMMERCIAL.NET](mailto:JOHN@GOLDCOMMERCIAL.NET) - 410.960.9554**

**JIM CHIVERS - [JIM@GOLDCOMMERCIAL.NET](mailto:JIM@GOLDCOMMERCIAL.NET) - 443.928.7522**

THIS PROPERTY OFFERING IS SUBJECT TO CHANGE WITHOUT NOTICE, ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.





# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## STRATEGIC LOCATION IN THRIVING LIFE SCIENCES HUB



**FRANCIS SCOTT  
KEY MALL**

*CLOSE TO FRANCIS SCOTT  
KEY MALL, RESTAURANTS,  
AND RETAIL AMENITIES,  
ENHANCING EMPLOYEE  
CONVENIENCE.*

**7495 NEW  
HORIZON**

*LOCATED IN FREDERICK'S  
RAPIDLY GROWING LIFE  
SCIENCES CORRIDOR,  
A KEY BIOTECH AND  
R&D CLUSTER.*

*EXCELLENT ACCESS TO  
I-270, ROUTE 355, AND  
ROUTE 85, OFFERING  
SEAMLESS CONNECTIVITY  
TO THE D.C.-BALTIMORE  
REGION.*

**JOHN ROE - JOHN@GOLDCOMMERCIAL.NET - 410.960.9554**

**JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522**

THIS PROPERTY OFFERING IS SUBJECT TO CHANGE WITHOUT NOTICE, ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.