



LINCOLN WEST
@ Jefferson Station

Industrial For Lease

114,847 SF

5941 Jefferson Station Court
Frederick, MD 21703



Leasing Information:
410.659.1234

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

Lincoln

3904 Boston Street
Suite 404
Baltimore, MD 21224

www.lpc.com



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Industrial - Phase III

114,847 SF



Property Highlights

- Continuation of Phases I & II/Park Setting
- 114,847 square feet available
- Class A Industrial
- Zoning: Mixed Use MXD/ORI
- Land Area: 10.91 acres
- Clear Height: 32'
- Loading Docks: 14 (9' x 10') Expandable
- Drive-Ins: 2 (12' x 14')
- Parking: 1.2 / 1,000 SF
- Power: 3000 amps with the ability to upgrade
- Fire & Safety: ESFR
- Column Spacing: 55' x 47' (TYP)
- Retail coming to the park

Availabilities

Partial Building

SF

114,847 SF

Lease Rate

Negotiable

Date Available

Immediately



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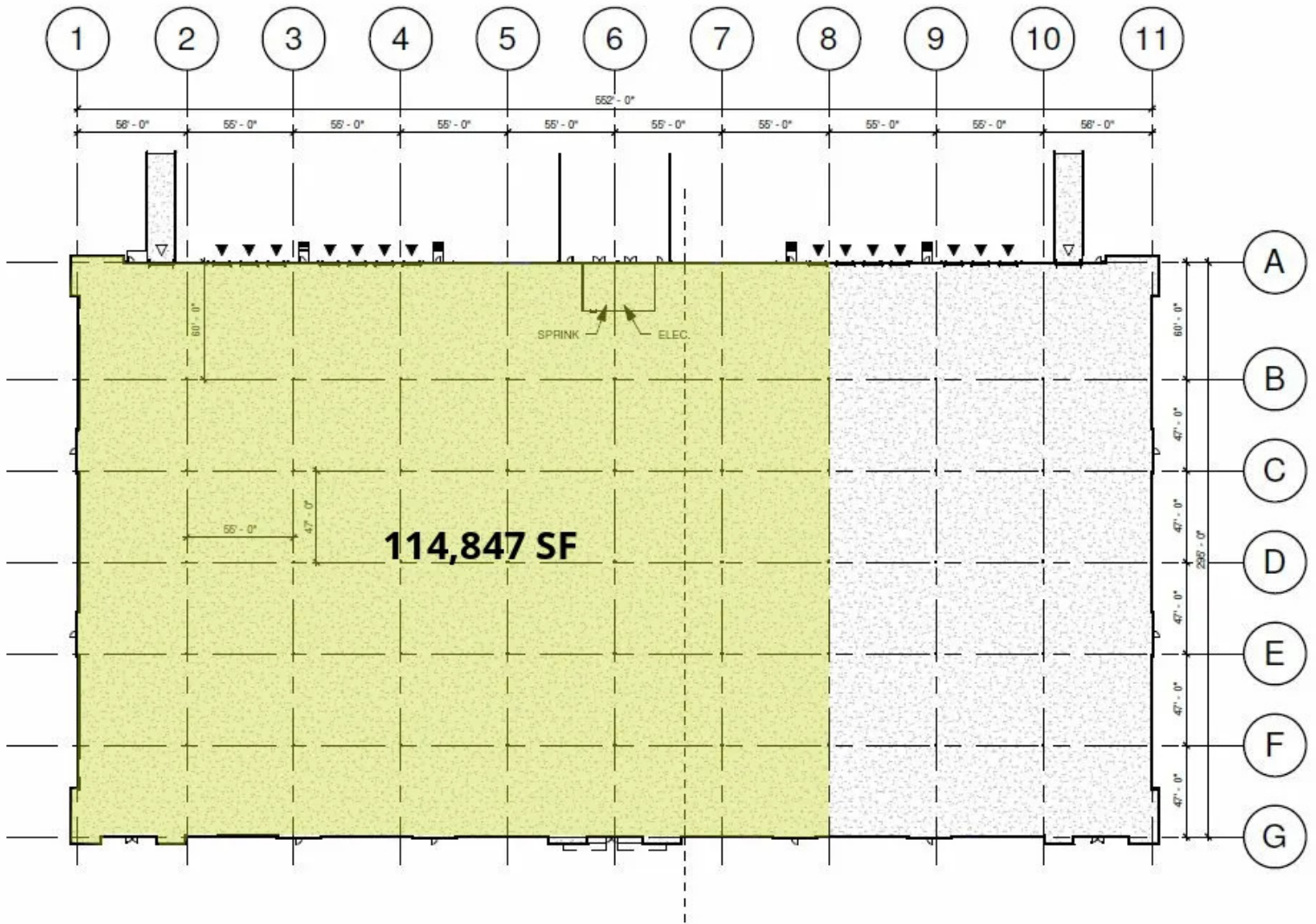
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Floor Plan



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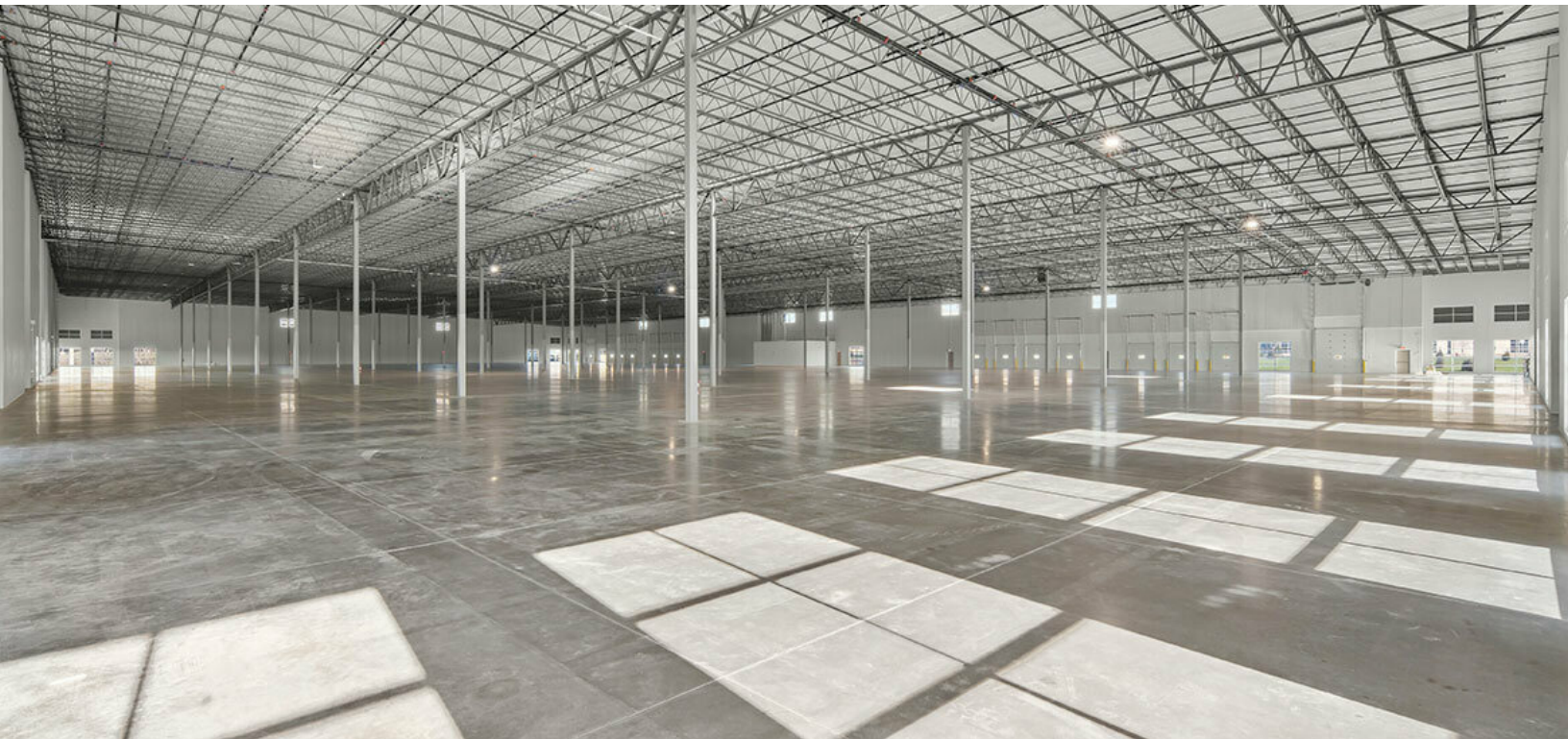
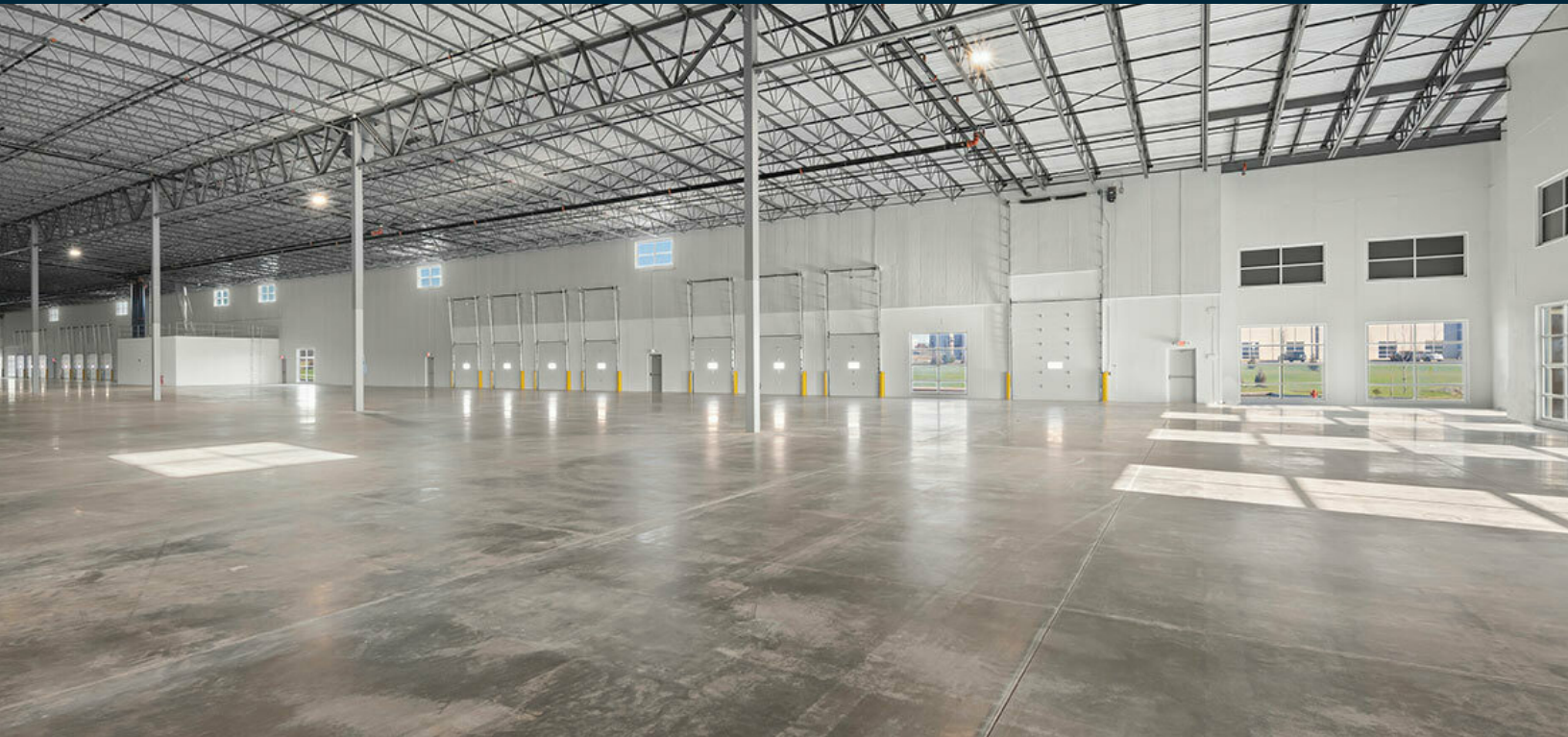
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Property Photos



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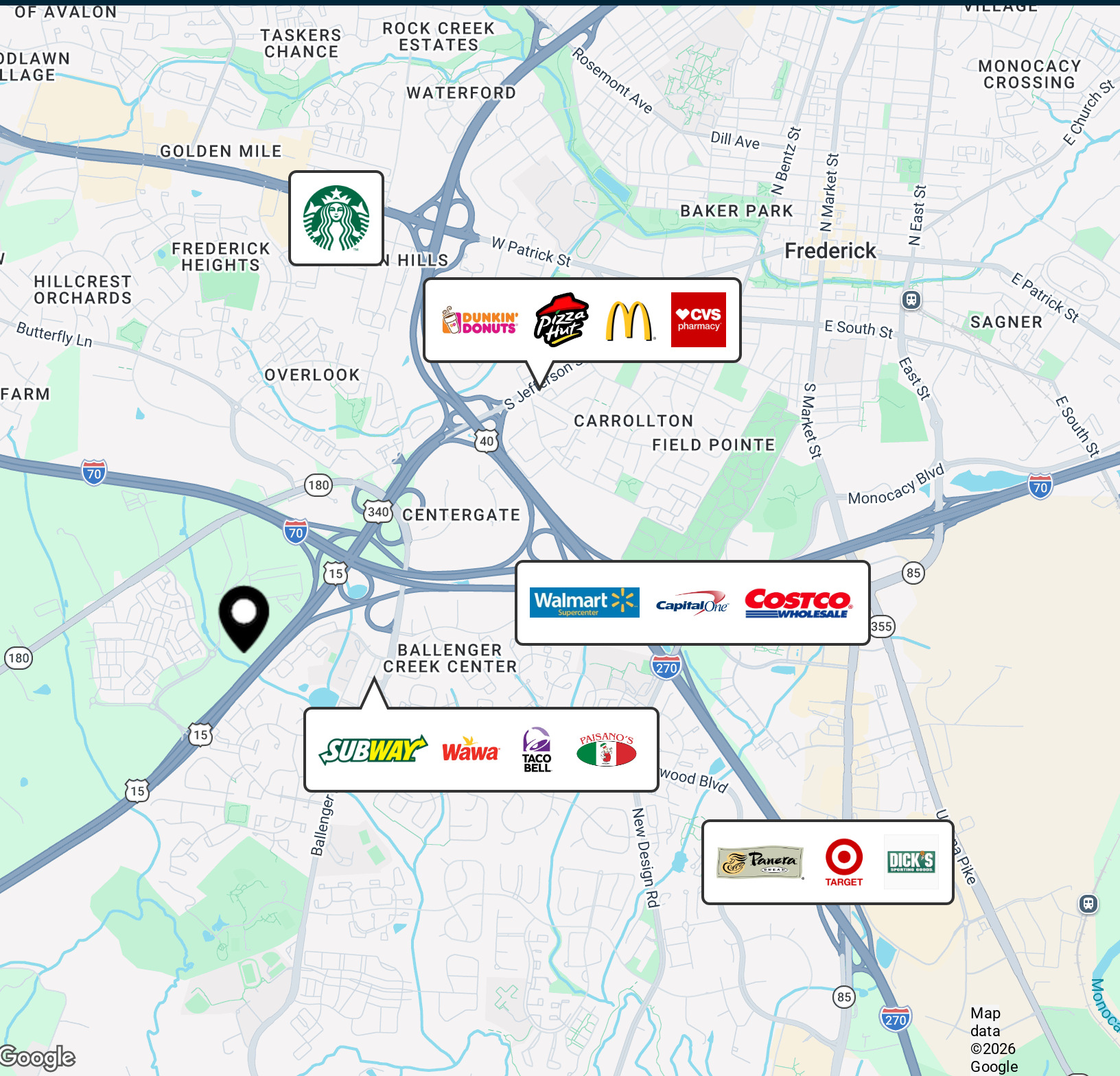
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Location Map



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