



LINCOLN WEST

@ Jefferson Station

Industrial For Lease

13,484 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

3904 Boston Street
Suite 404
Baltimore, MD 21224

www.lpc.com



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13,484 SF



Property Highlights

- Brand-new, Class-A high bay 13,484 SF flex warehouse available
- Directly adjacent to I-70 and Route 15
- Building signage available
- Land Area: 15.37 acres
- Zoning: ORI
- Clear Height: 20'
- Column Spacing: 40' x 40'
- Three drive-ins total, one extra large
- Fire & Safety: Class IV Commodity Sprinklers

Availabilities

SF

Lease Rate

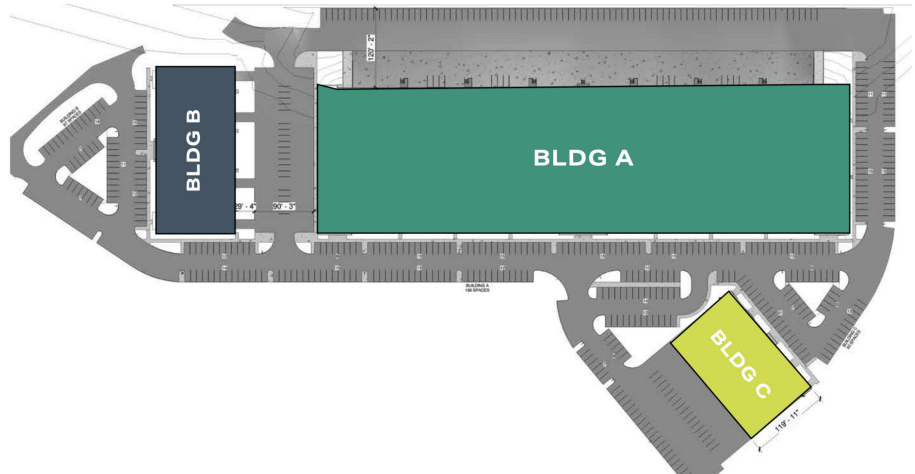
Date Available

Partial Building

13,484 SF

Negotiable

Immediately



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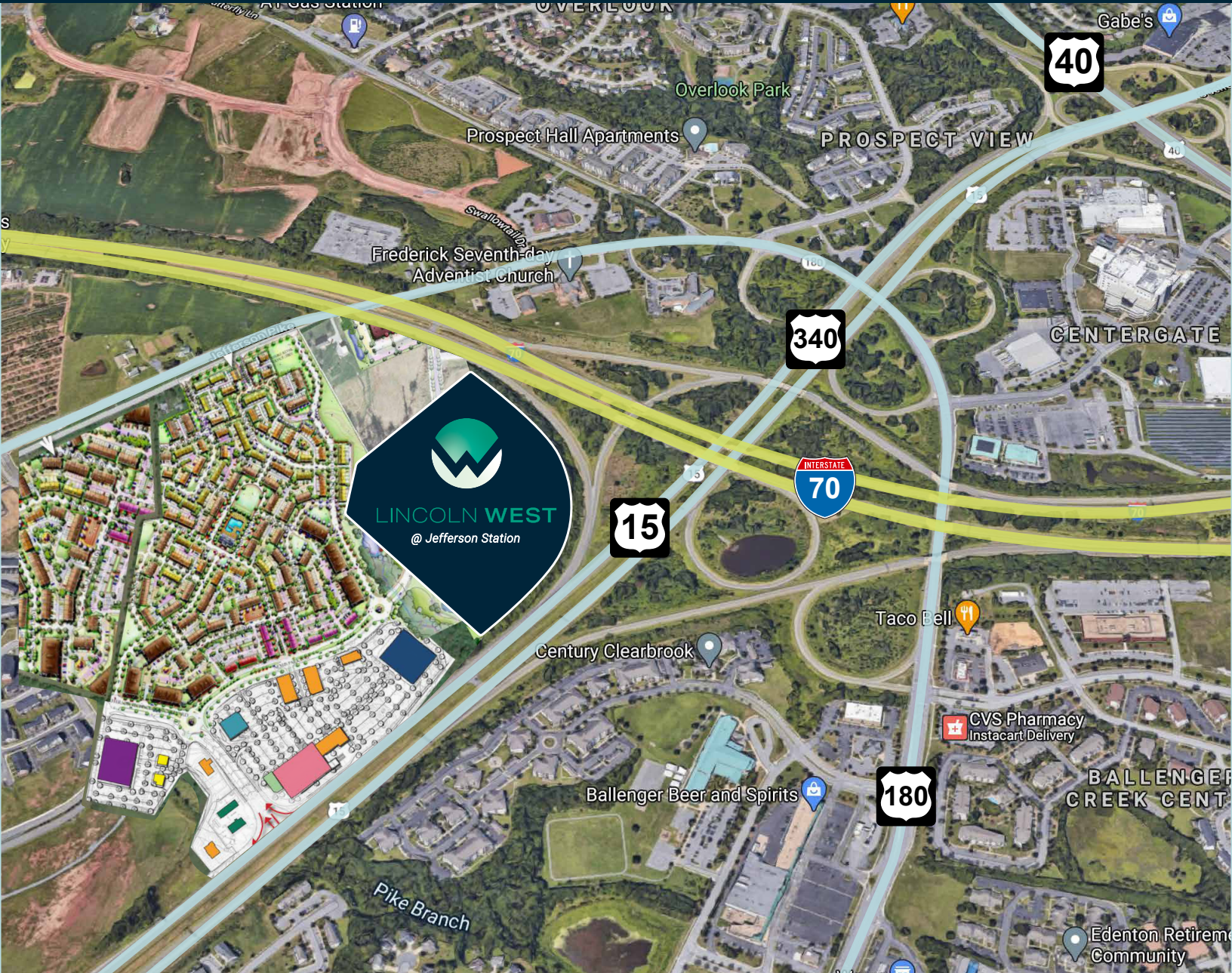
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Nearby Access



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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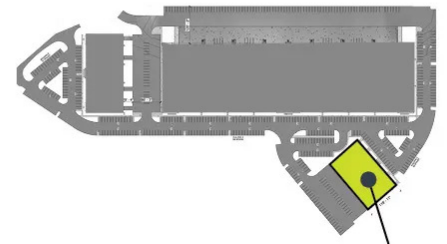
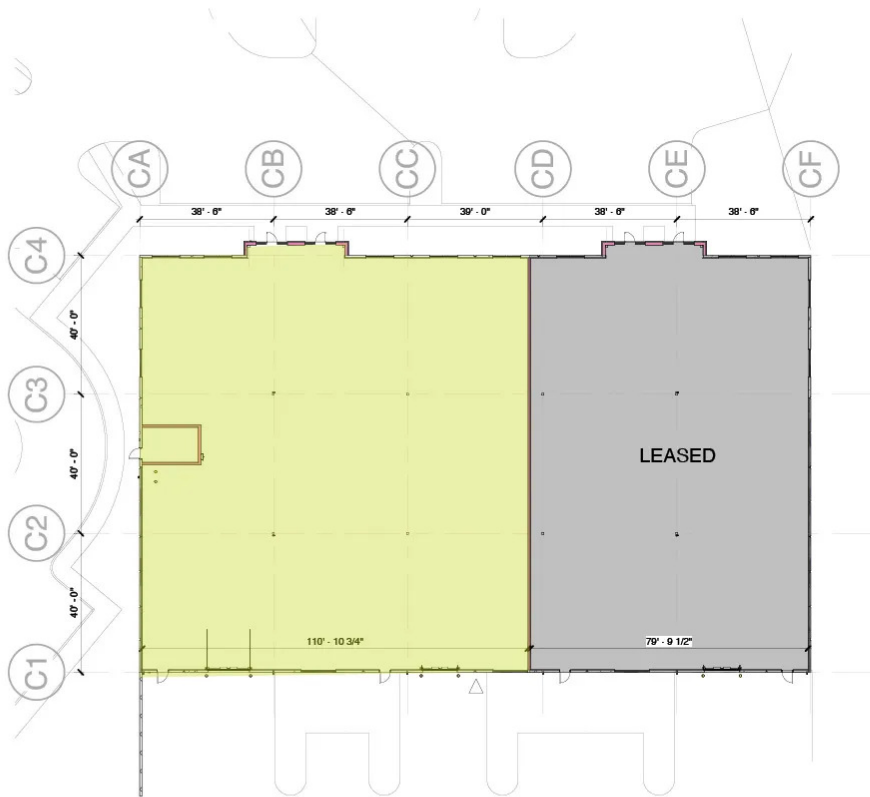
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Floor Plan



BUILDING C

Suite	Size	Lease Rate	Description
■ Partial Building	13,484 SF	Negotiable	Available immediately—ready for tenant fit-out

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Nearby Amenities



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