



LINCOLN WEST

@ Jefferson Station

Industrial For Lease

30,346 SF



Leasing Information:
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Brent Prossner **Kyle Bell**
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Lincoln

3904 Boston Street
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30,346 SF



Property Highlights

- Ideal headquarters building
- 30,346 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
- Land Area: 15.37 acres
- Zoning: ORI
- Clear Height: 24'
- Column Spacing: 40' x 40'
- 3 drive-in and 3 docks
- Fire & Safety: Class IV Commodity Sprinklers

Availabilities

SF

Lease Rate

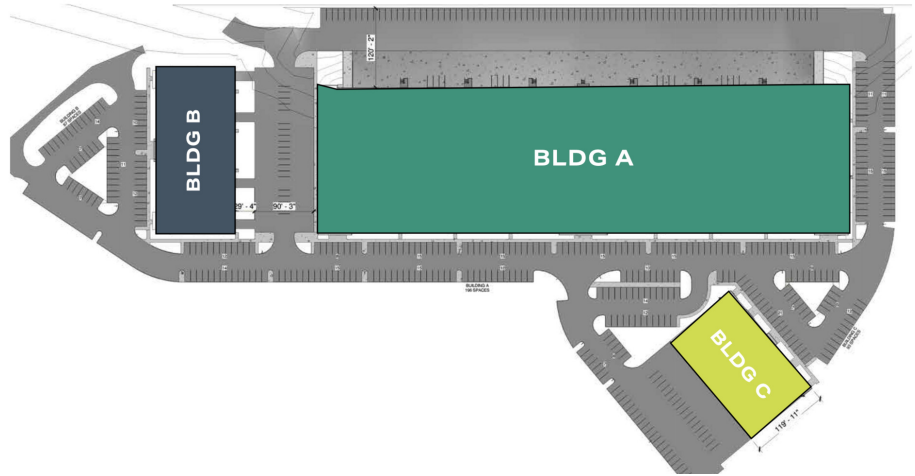
Date Available

Full Building

30,346 SF

Negotiable

Immediately



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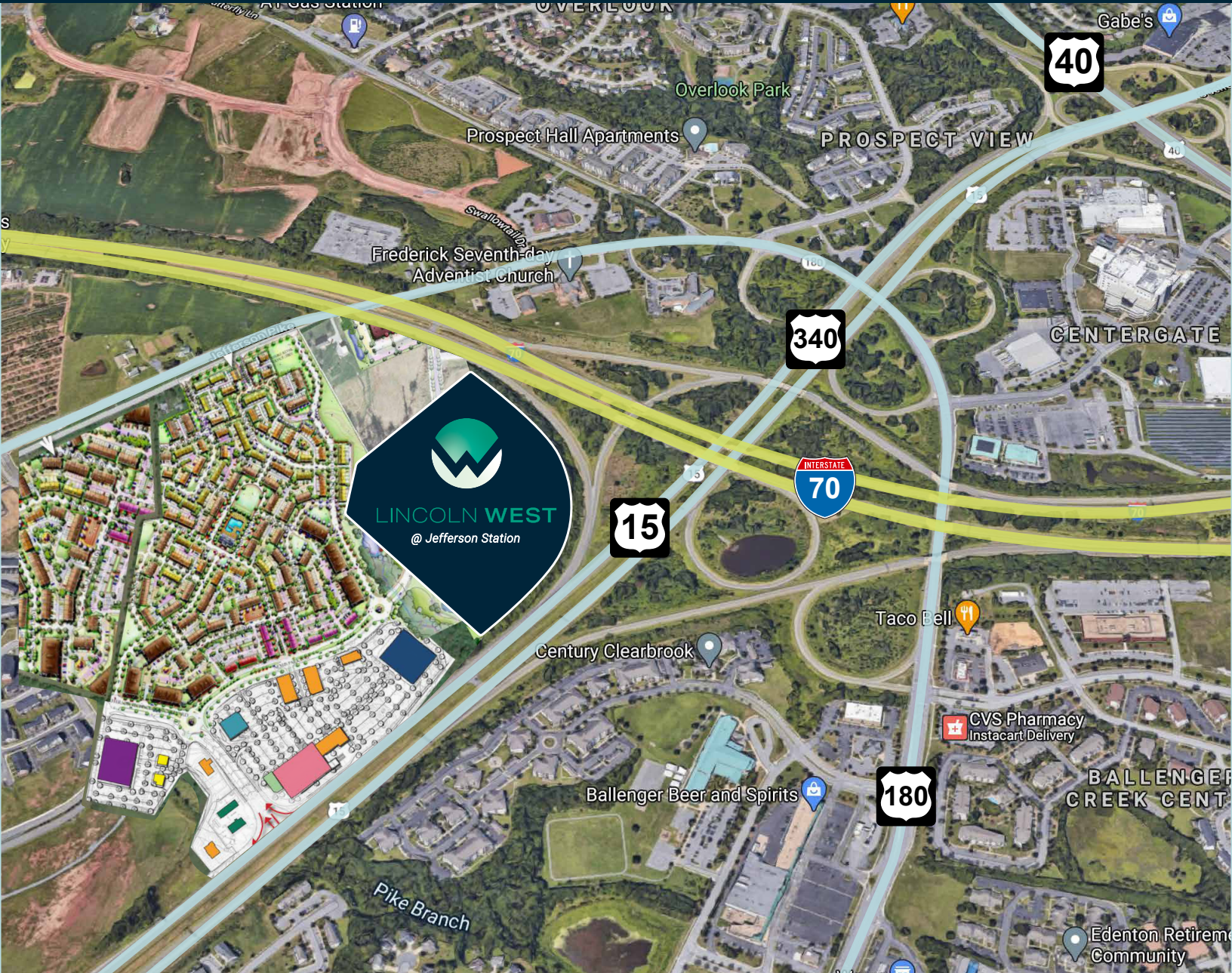
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5 MILES to Fort Detrick

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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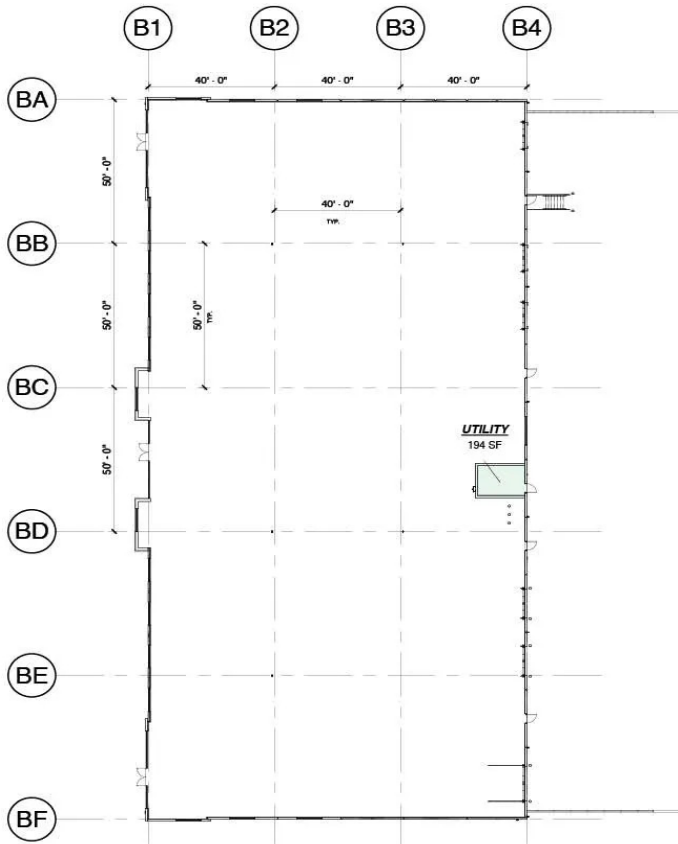
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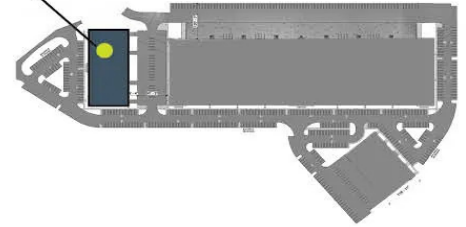


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BUILDING B



Suite	Size	Lease Rate	Description
Full Building	30,346 SF	Negotiable	Full building available immediately & ready for tenant fit out.

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