



Renovations Complete!

Signage Available!

7201



89,229 SF AVAILABLE FOR LEASE

JLL Metro DC Industrial

John Dettleff

Dan Coats

703 485 8831

703 891 8410

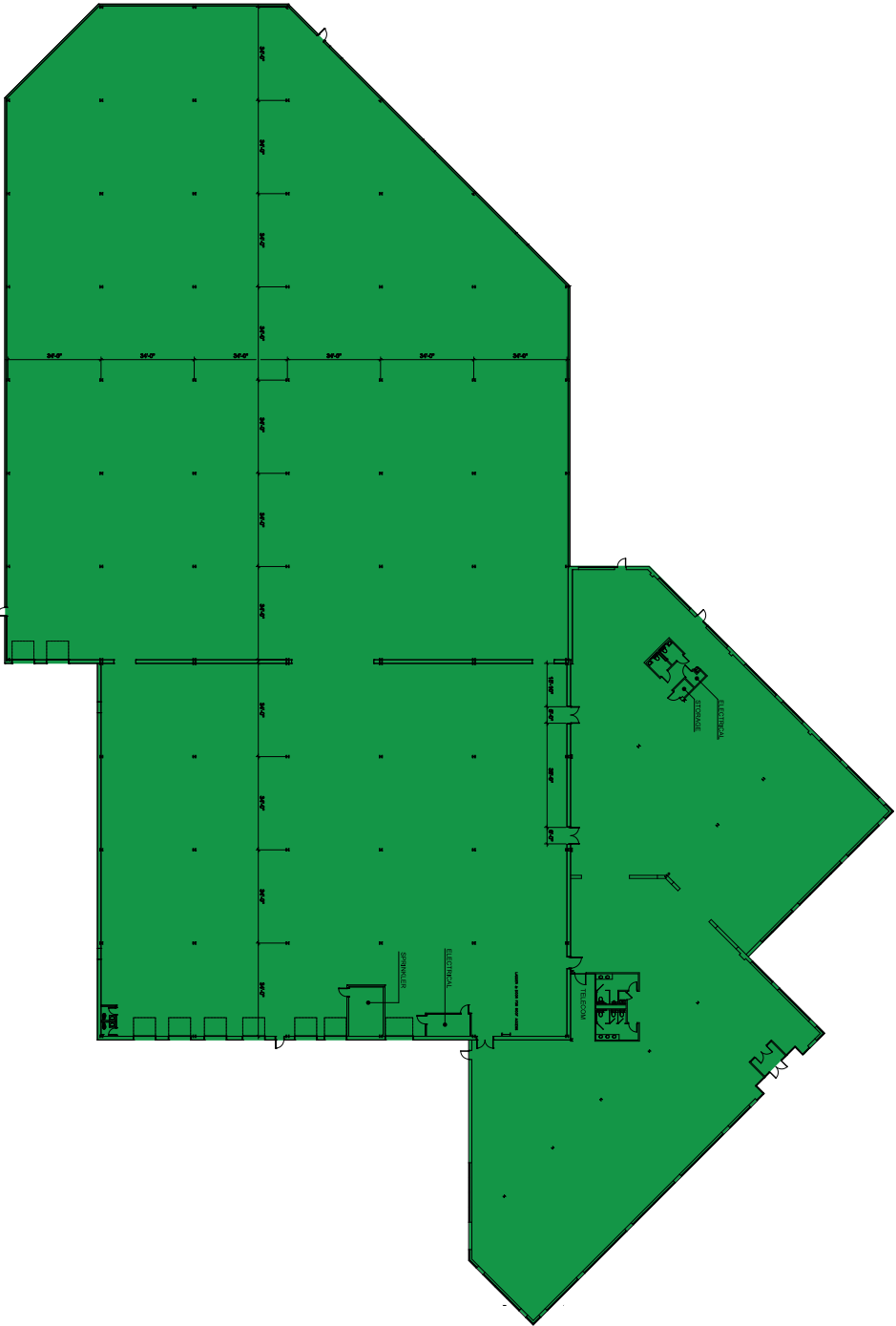
john.dettleff@jll.com

dan.coats@jll.com

7201 McKinney Circle, Frederick, MD

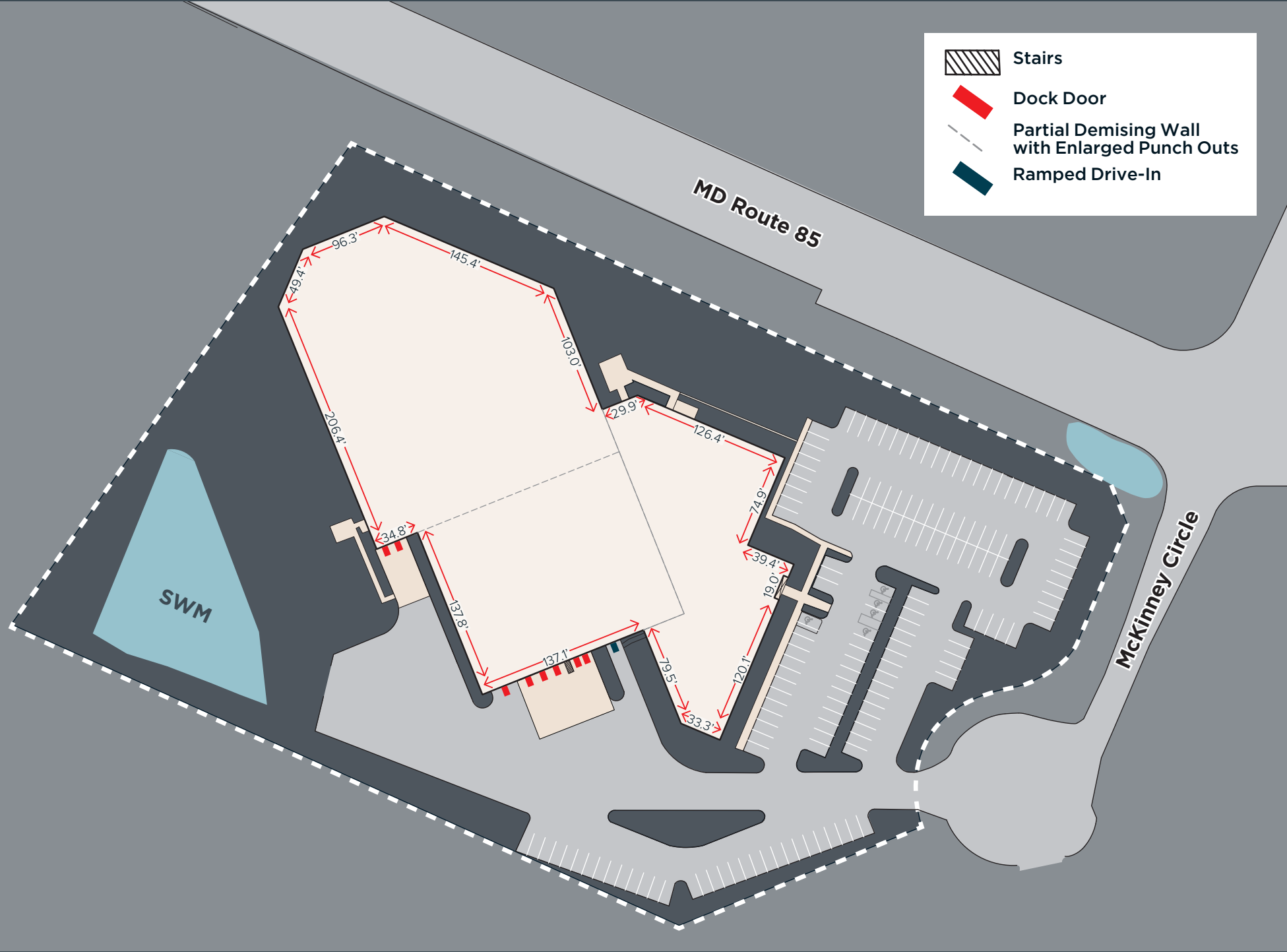
Property Summary

TOTAL AVAILABLE	89,229 SF
OFFICE SPACE	22,000 SF
COLUMN SPACING	33' x 33'
CEILING HEIGHT	30' - 40' CLEAR
DOCKS	8
DRIVE-IN	1
POWER	2,000 AMPS
SIGNAGE AVAILABLE	20K CARS PER DAY



7201 McKinney Circle, Frederick, MD

Site Plan



Strategically Located

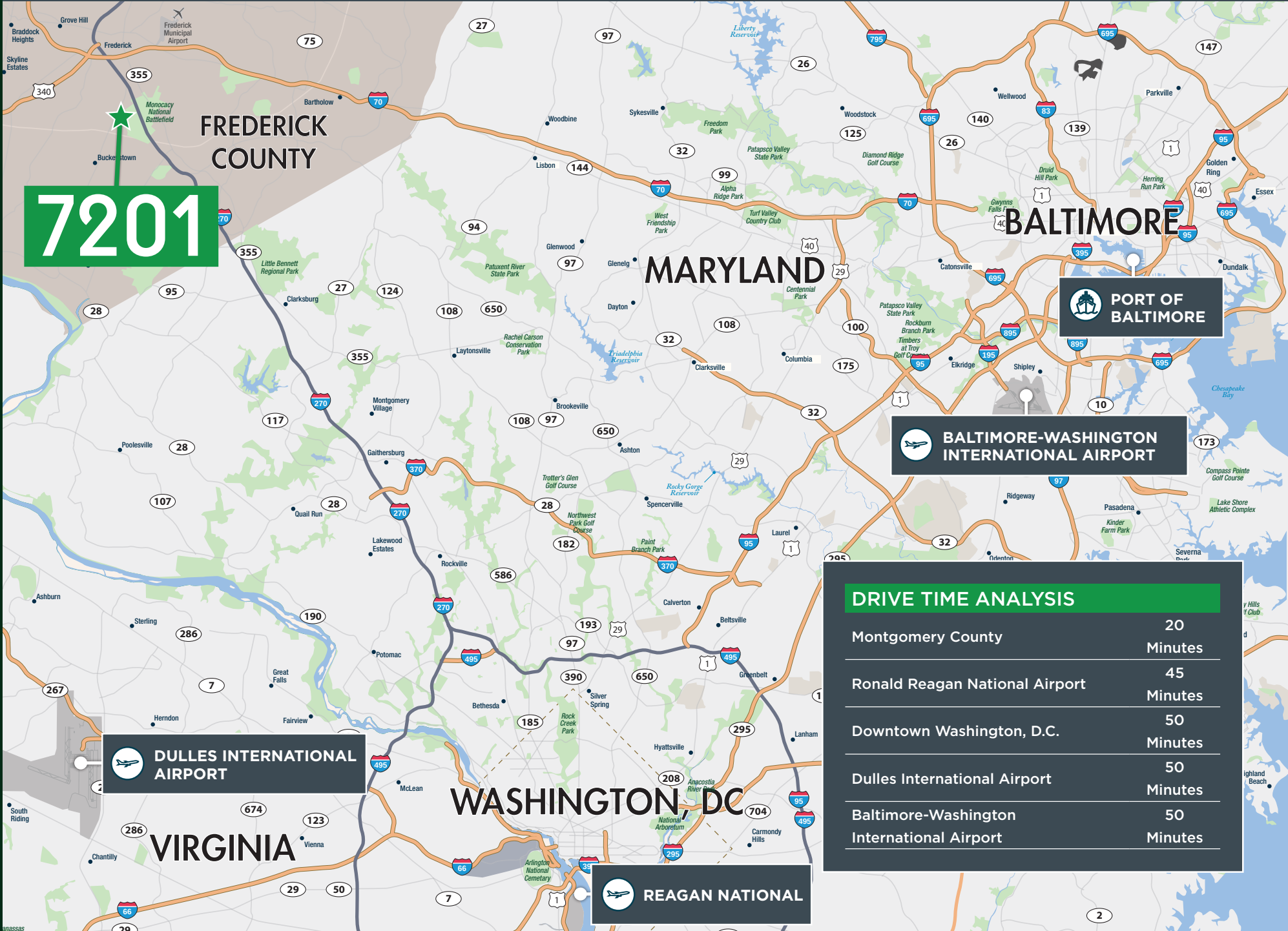


7201 McKinney Circle is conveniently located off Maryland Route 85, within close proximity of Interstate 270, Maryland Route 355, and Interstate 70. The Property is just 3 miles from the intersection of I-270 and I-70, with direct access to I-495 and I-95, connecting it to the sought-after employment hubs of Baltimore and Washington, D.C. 7201 McKinney Circle additionally provides easy access to the MARC Rail Train, located just 5 miles from the Property. The Brunswick-Washington line runs through Frederick, allowing users and employees access to suburban Maryland and Washington, D.C. via passenger rail. This advantageous accessibility attracts world-class distribution and infrastructure users, as well as renowned life-science institutions. The Property is surrounded by best-in-class neighbors, including Honeywell Intelligrated, BlueLinx, and Thermo Fisher Sciences.

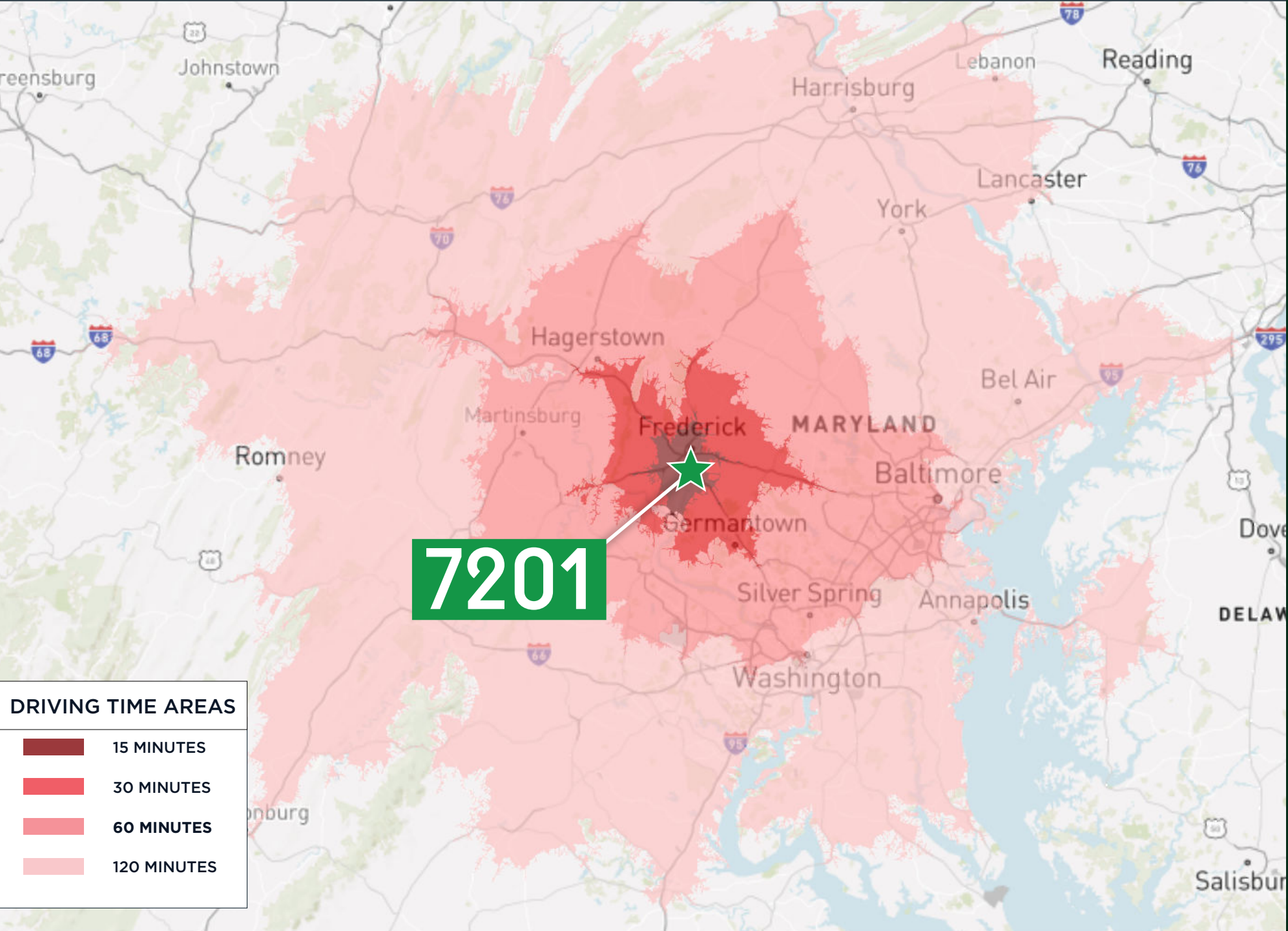
Office and Warehouse Renderings



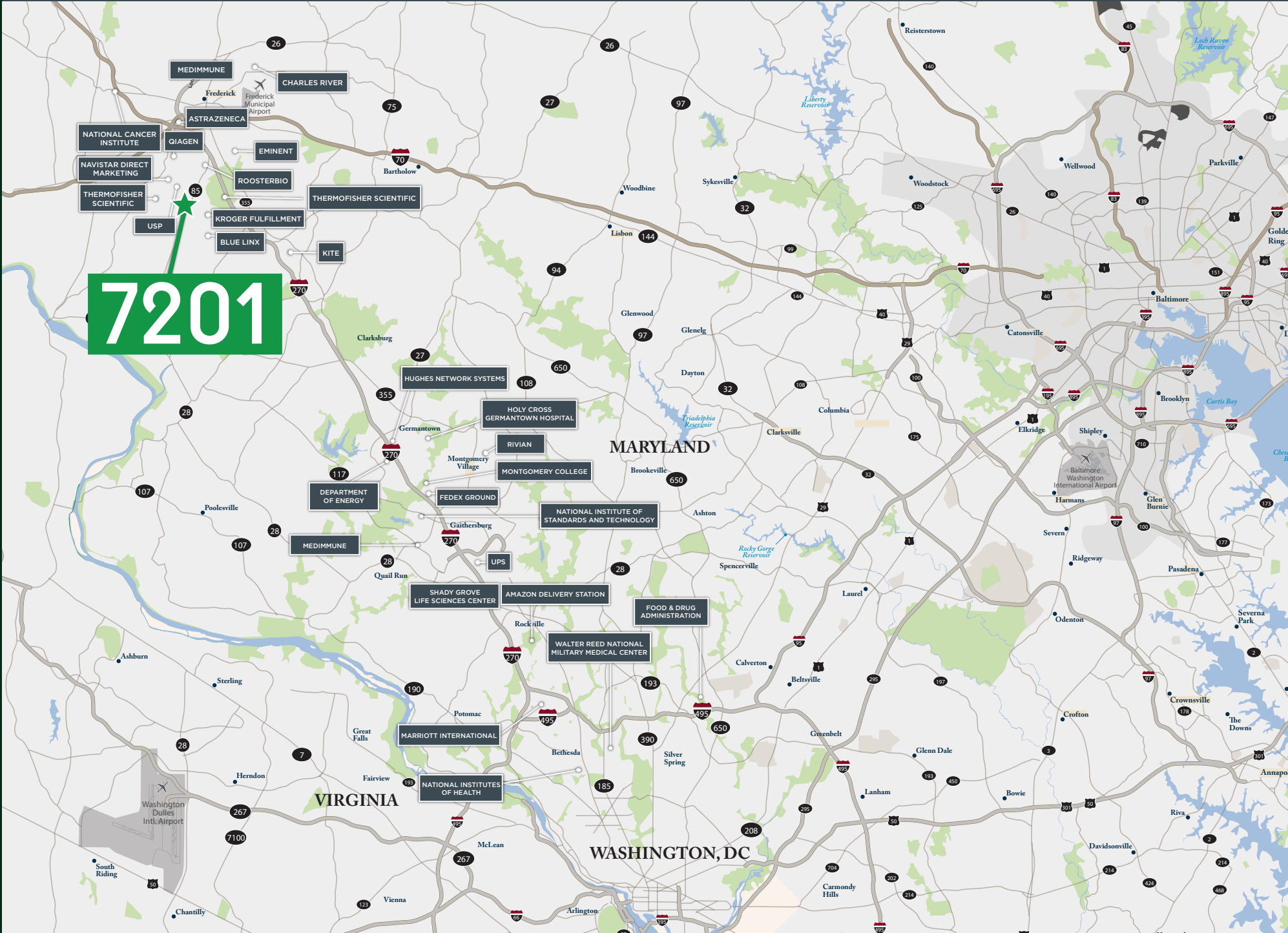
Regional Map



Drive Times



I-270 Corridor



Property





For more information, please contact:

John Dettleff

703 485 8831

john.dettleff@jll.com

Dan Coats

703 891 8410

dan.coats@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.