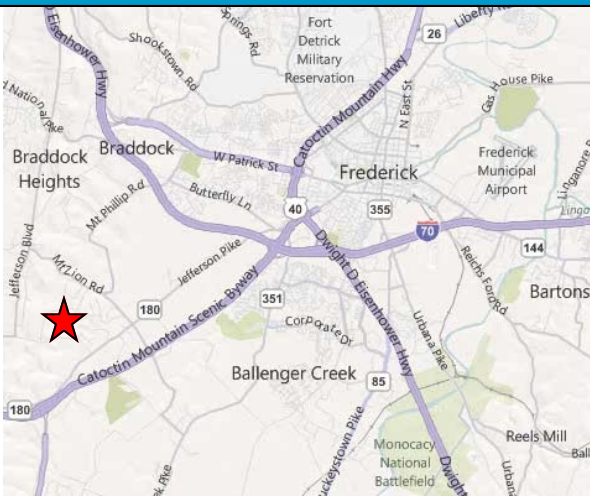


# FOR LEASE



## 5415 Yukon Court Frederick, MD 21703



Located 1/2 mile from US 15/340,  
less than 2 miles from I-70 and I-270

2,400 to 12,000 SF of high bay warehouse space available. Featuring easy highway access and loads of parking. Conveniently located less than one half mile from US Route 15/340 the drive time to I-70 and I-270 is less than 3 minutes. The City of Frederick is less than 2 miles away. Zoning is General Commercial which allows a wide variety of retail, personal service and processing uses including automotive. Twenty foot ceiling height allows a mezzanine level.

**Lease @ \$6.00/ sf NNN**  
**NNN estimated to be \$1.50/sf**  
**Call today for complete details!**



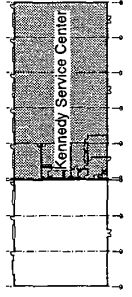
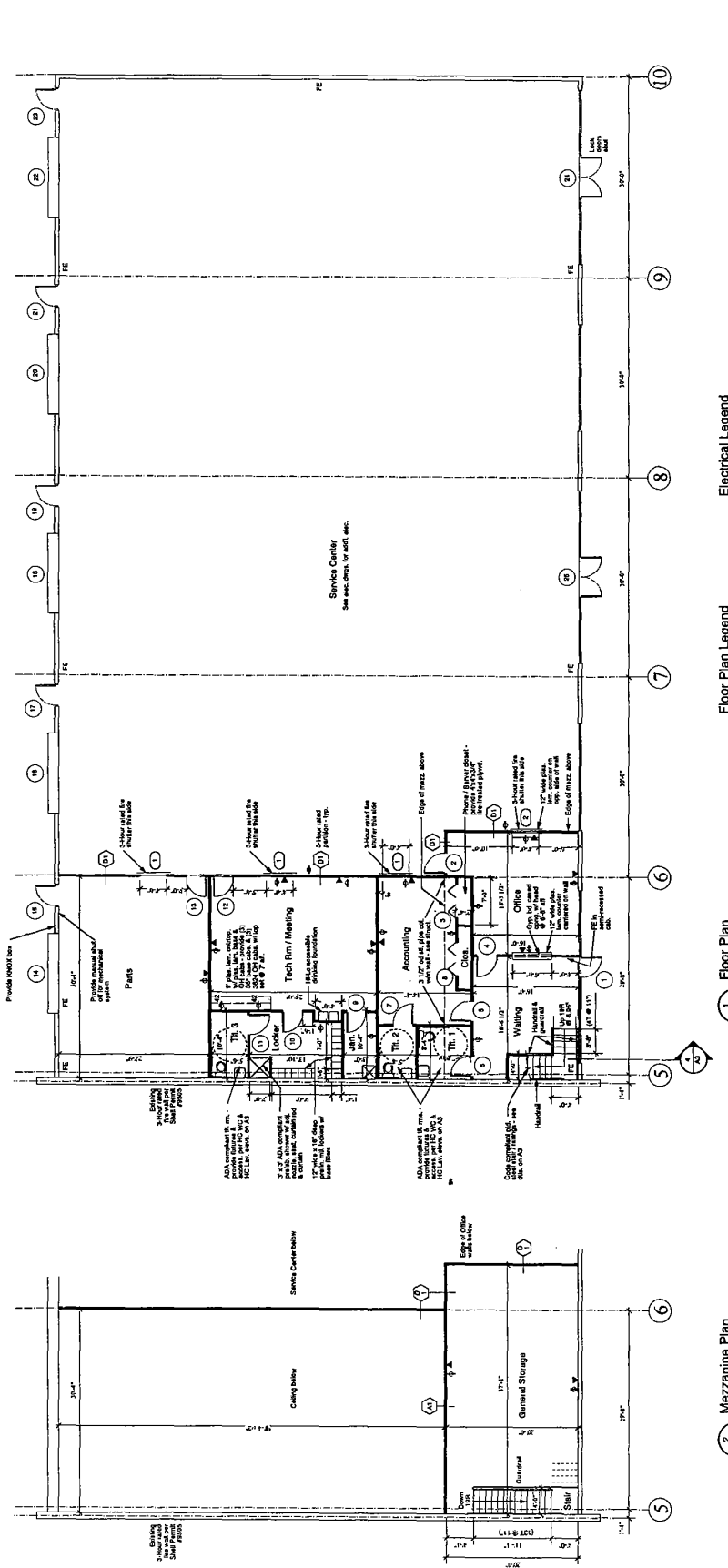
**Dave Wilkinson**  
*Vice President*

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Email: [dave@macroltd.com](mailto:dave@macroltd.com)

# 5415 Yukon Court



**Code Analysis** 2000 IBC

Use Group: Non-Separated B & S-1  
 Construction Type: II-B  
 1st Floor Area: 856 sq. ft.  
 Service: 11,150 sq. ft.  
 Total: 12,006 sq. ft.  
 Mezzanine Total: 833 sq. ft.

**Electrical Legend**

- ⊕ Duplex receptacle
- ⊖ Duplex receptacle @ 1/2" level in
- ⊕ Combo phone/data jack

**Floor Plan Legend**

- Existing Construction to Remain
- New Construction
- Demolition

**1 Floor Plan**  
 Scale: 1/8" = 1'-0"

Provide FE for unseparated cabs in office  
 2. Make 1/2" radius for all door swings.  
 3. Make 1/2" radius for all door swings.  
 4. Make 1/2" radius for all door swings.  
 5. Make 1/2" radius for all door swings.  
 6. Make 1/2" radius for all door swings.

**2 Mezzanine Plan**  
 Scale: 1/8" = 1'-0"

General  
 Stair  
 General Storage  
 Ceiling below  
 Service Center below