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CONTACT: Jay Riley
(410) 369-1277

WILCOXON SENSING TECHNOLOGIES SIGNS 45,120 SQUARE FOOT LEASE WITH ST. JOHN PROPERTIES, INC. AT RIVERSIDE TECHNOLOGY PARK

Manufacturer of vibration sensing equipment plans to relocate approximately 100 employees from Montgomery County, Maryland

FREDERICK, MD (February 27, 2018) – **Wilcoxon Sensing Technologies** has signed a lease with St. John Properties, Inc. for 45,120 square feet of space within Riverside Technology Park, a 44-acre business community located in Frederick, Maryland. The manufacturer of vibration and sensing equipment serving industries such as food and beverage, pharmaceutical and power generation, plans to relocate its Maryland-based manufacturing, assembly and test equipment facility along with approximately 100 employees from Germantown in Montgomery County to its new facility in the City of Frederick this fall. Ken Breen of Clagett Enterprises represented the tenant and Danny Severn and Danny Foit of St. John Properties represented the landlord in this transaction.

The new Wilcoxon Sensing Technologies facility will be situated in 8435 Progress Drive and produce vibration sensor components for custom-built machinery and encompass all sales, engineering, production and testing operations for this division of the company. Last fall, the company was acquired by Amphenol Corporation, headquartered in Connecticut and recognized among the largest manufacturers of interconnect products in the world.

“We were initially interested in 8435 Progress Drive based on its location within both the City of Frederick and Frederick County,” explained Dr. Christopher McLean, President and General Manager of Wilcoxon Sensing Technologies. “As the second largest city in Maryland it offers us a strong employee base for both skilled labor and professional staff. Additional bonuses were the manufacturing-friendly taxes and simplified permitting process that exists in both jurisdictions.

“The building itself satisfied every requirement to establish a vertically-integrated facility and, with its open floor plan and concrete slab flooring, can be easily configured to support office and light manufacturing operations.

The high ceilings, dock doors, electrical service and generous parking provide exactly what we need for our manufacturing, assembly and testing requirements. In addition, the new location allows us to remain close to Washington, D.C. and three major airports.”

8435 Progress Drive Way is a single-story, 84,240 square foot flex/R&D building featuring 16-foot ceiling heights, dock and drive-in loading facilities and a flexible design that can accommodate office, light manufacturing, warehouse and logistics requirements. The building offers direct, ground floor access for individual tenants and is surrounded by a free, surface parking lot. Riverside Technology Park is located between MD Route 26 and Interstate 70 on Monocacy Boulevard.

“We are thrilled that Wilcoxon Sensing Technologies chose St. John Properties for its new facility. Riverside Technology Park is a great fit for their multifunctional requirements combining manufacturing, logistics and office space within one high-quality space,” explained Matthew Holbrook, Regional Partner for St. John Properties. “The flexible and open space layout of 8435 Progress was perfectly suited to address each of these priorities, and the suburban location of the business community provides daily conveniences to employees, customers and vendors. The company’s decision to relocate from Montgomery County continues a trend among corporations and organizations seeking a lower cost of business operations, less congestion with convenient access, and a plentiful highly-skilled workforce.”

Riverside Technology Park is among several developments initiated by St. John Properties in Frederick. The addition of these new tenants brings the occupancy for the 487,000 square foot business community to more than 90%. Last fall, Equipment Development Company signed a lease for 29,280 square feet of space and Royal Farms announced its intentions to construct a convenience store and gas station at the site. The business community is situated within close proximity to dining and shopping amenities in Frederick and is at the intersection of three major highways providing convenient access to Baltimore via I-70 and to Montgomery County/Northern Virginia/Washington, D.C. via I-270 and US 15.

“Frederick has become a top tech destination for companies like Wilcoxon/Amphenol which need inspiring spaces, talented workforce, housing options, and high quality corporate environments like Riverside Technology Park,” stated Richard G. Griffin, Director of Economic Development for The City of Frederick. “The City is investing in supporting public infrastructure including utility upgrades, road improvements along MD Route 26, Monocacy Boulevard, and US 15 Interchange. We welcome the leadership and staff of Wilcoxon/Amphenol to Frederick and look forward to a long prosperous working relationship.”

St. John Properties, Inc., founded in 1971, has developed and owns a portfolio of more than 18.5 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. For more information about the company, visit www.sjpi.com.