



FUNDRISE

HAGERSTOWN
CROSSROADS
AT I-81

825,000 SF CLASS A INDUSTRIAL SPACE
DEMISABLE TO 200,000 SF

READY
FOR
OCCUPANCY!



ELIGIBLE
15 YEAR
REAL PROPERTY
TAX CREDIT



Todd Hughes
443.451.2608
todd.hughes@jll.com

Greg Ferraro
443.451.2618
greg.ferraro@jll.com

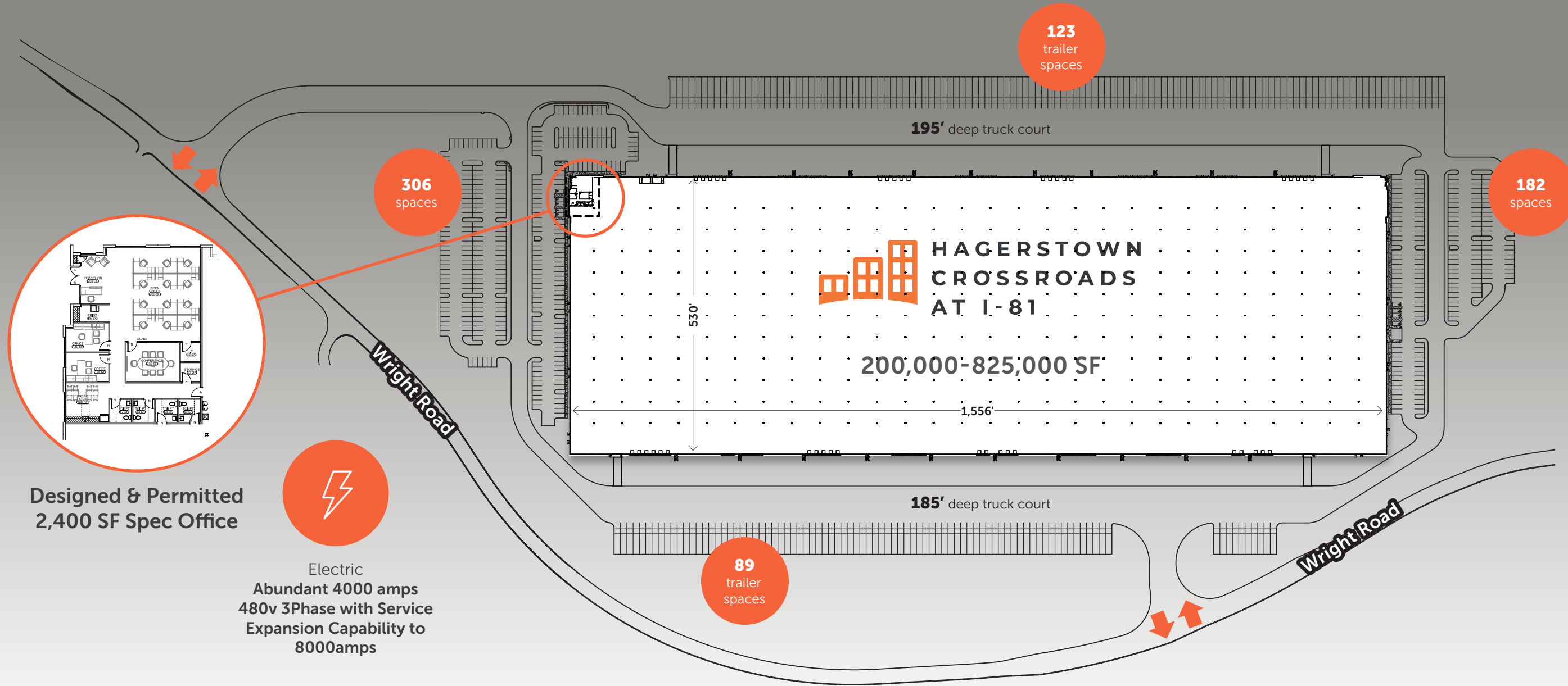
John Dettleff
703.485.8831
john.dettleff@jll.com

Maria Ratzlaff
717.791.2210
maria.ratzlaff@jll.com

Dan Coats
703.891.8410
dan.coats@jll.com

www.hagerstowncrossroadsat81.com

THE OPPORTUNITY



- 

Building Dimensions
530' x 1,556'
- 

Clear Height
36'
- 

Column Spacing
41' – 54'
- 

Speed Bays
60'
- 

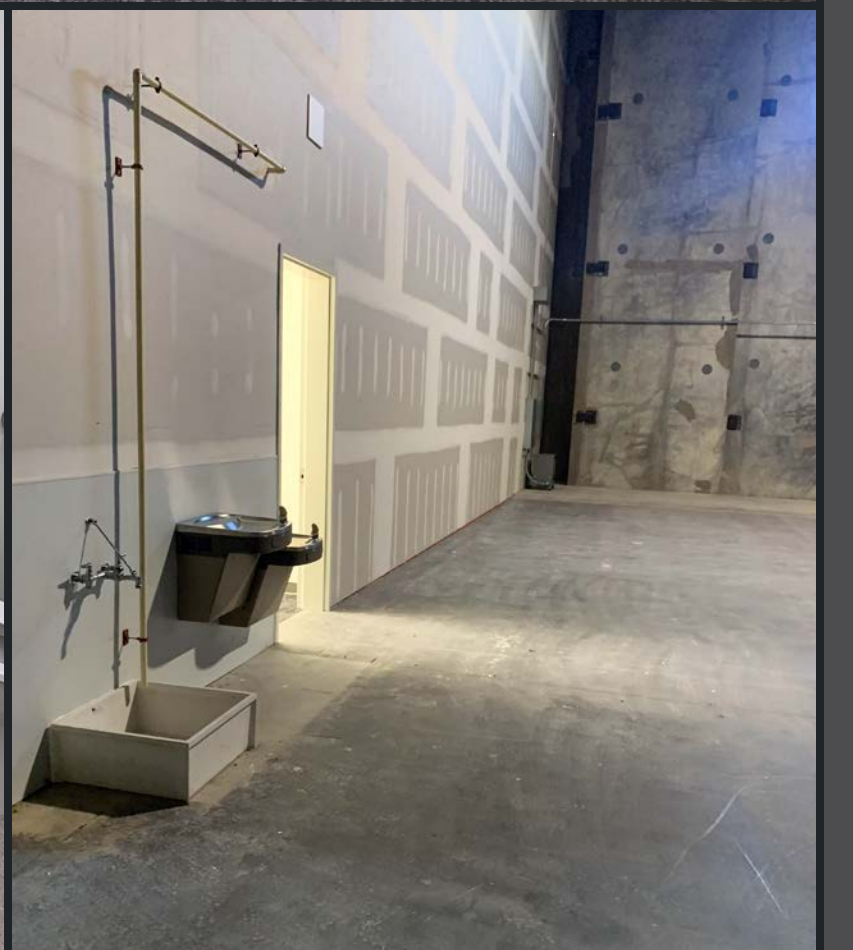
Lighting
LED
- 

Loading Docks
166
- 

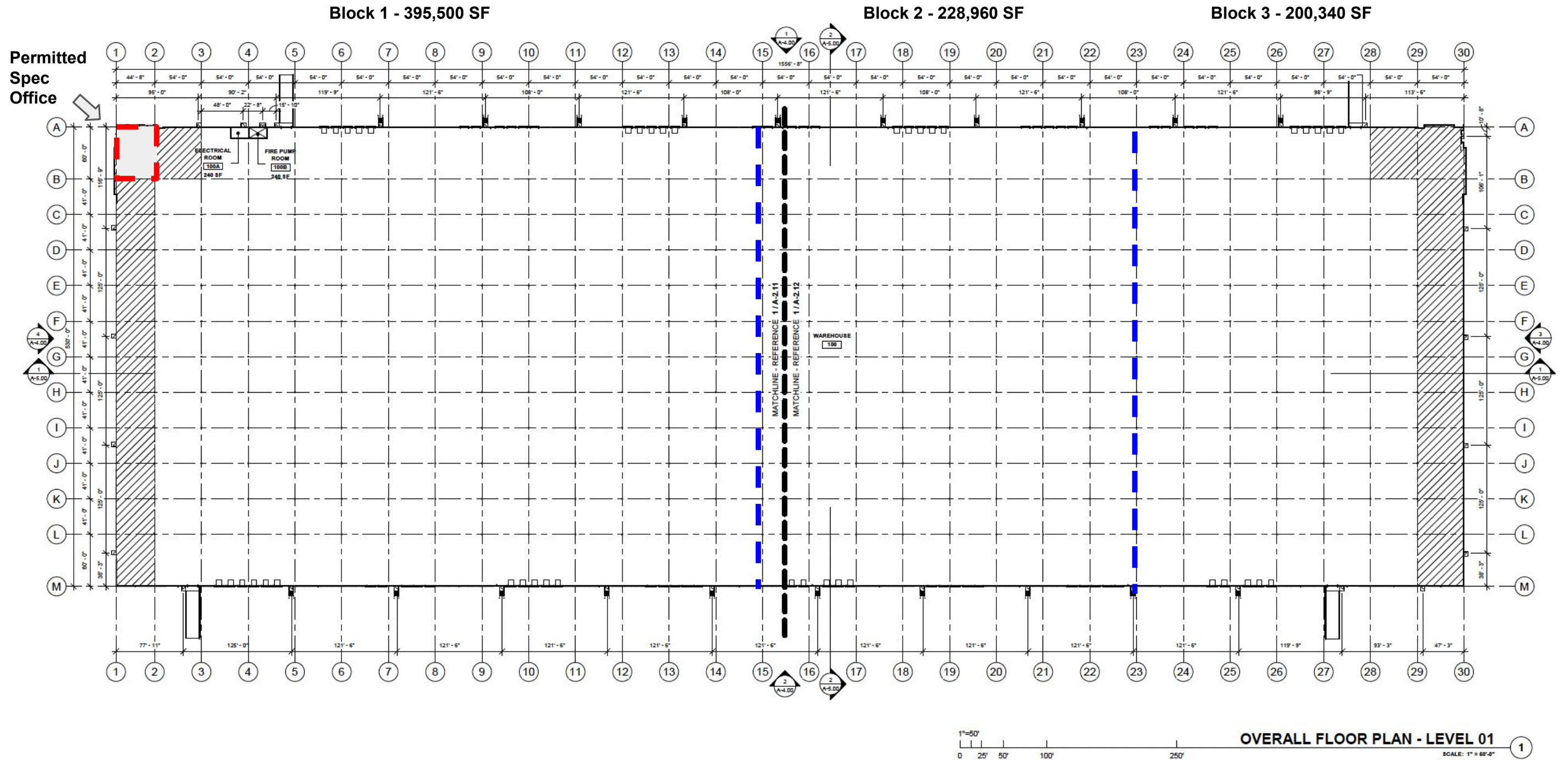
Drive-in Doors
4
- 

Trailer Storage
212
- 

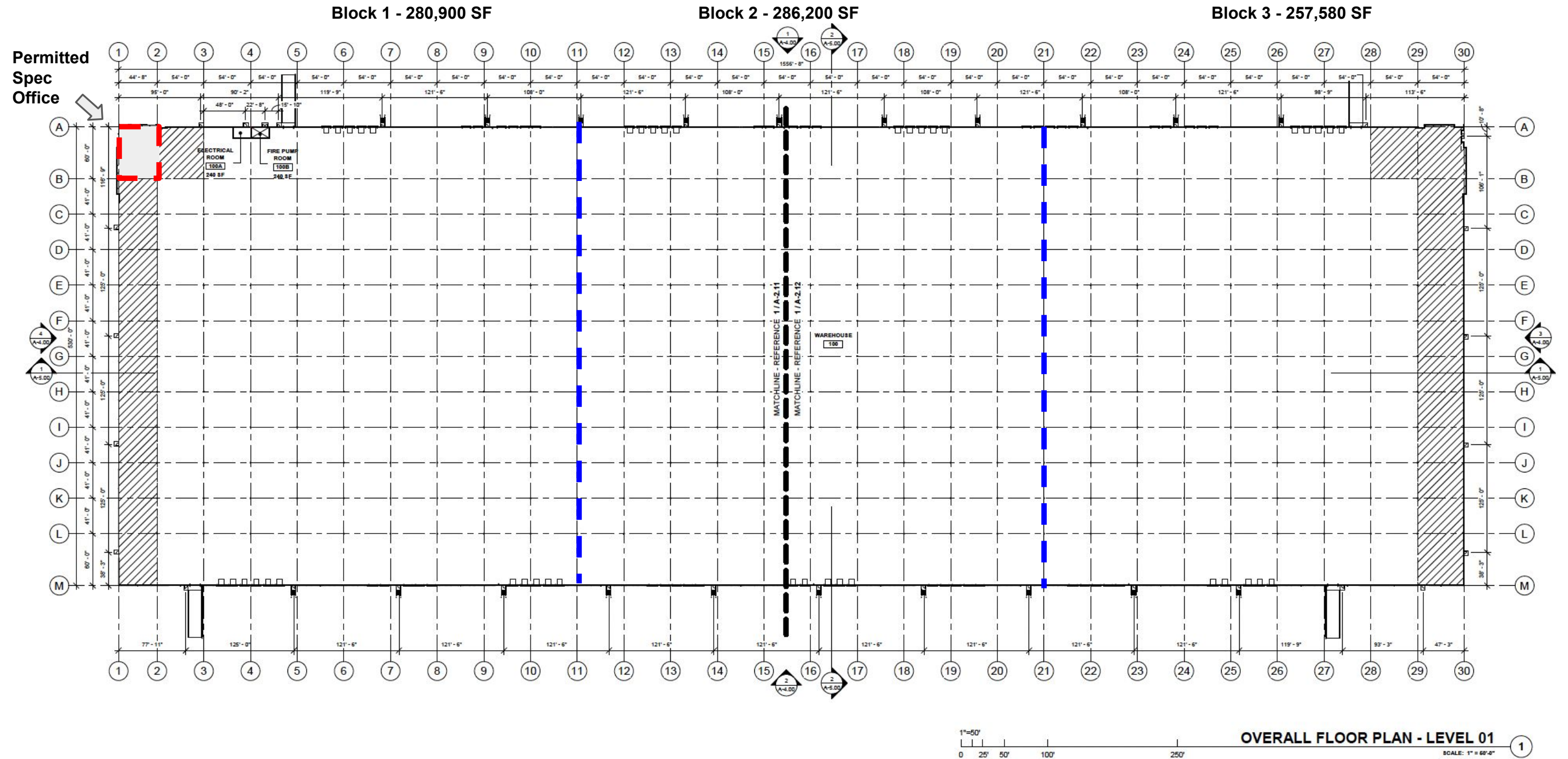
Pit Levelers
41



POTENTIAL DEMISED FLOOR PLAN #1



POTENTIAL DEMISED FLOOR PLAN #2



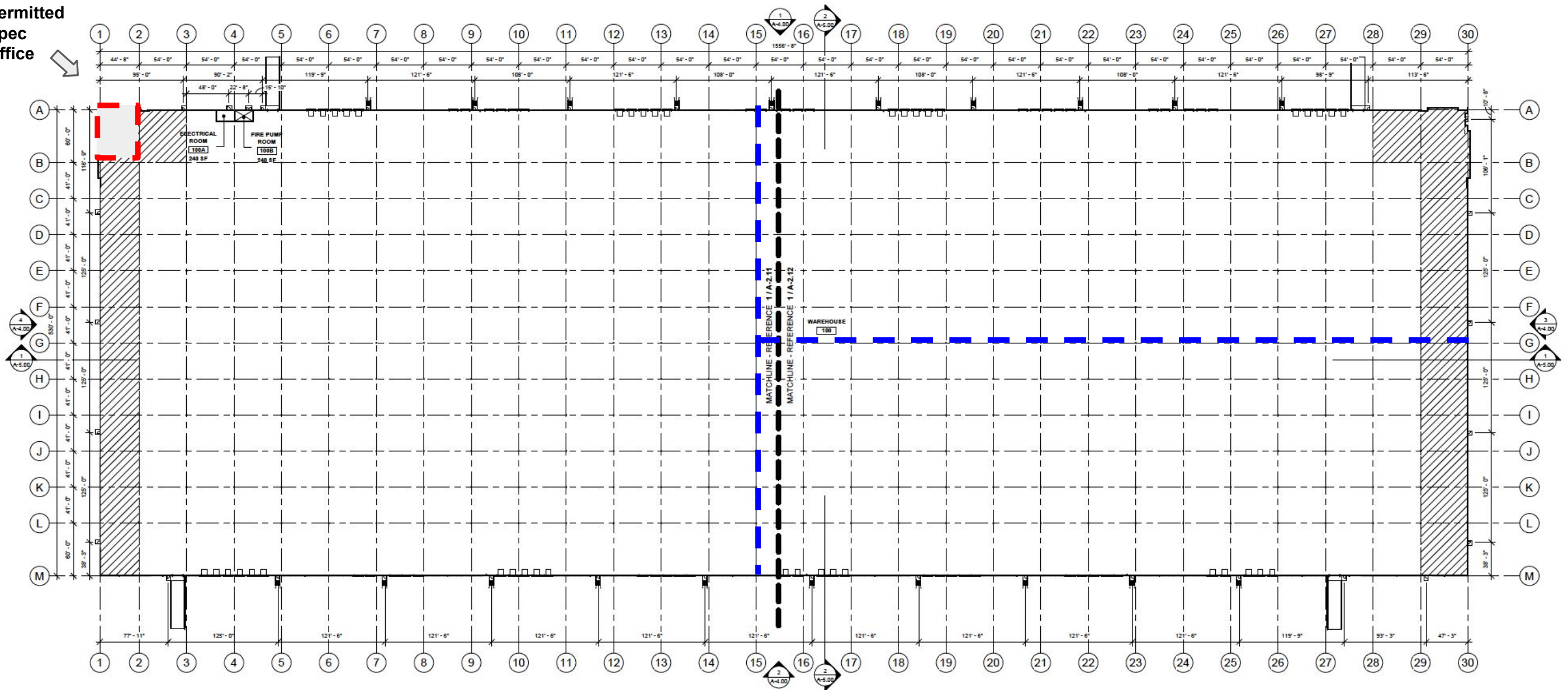
POTENTIAL DEMISED FLOOR PLAN #3



Block 1 - 395,000 SF

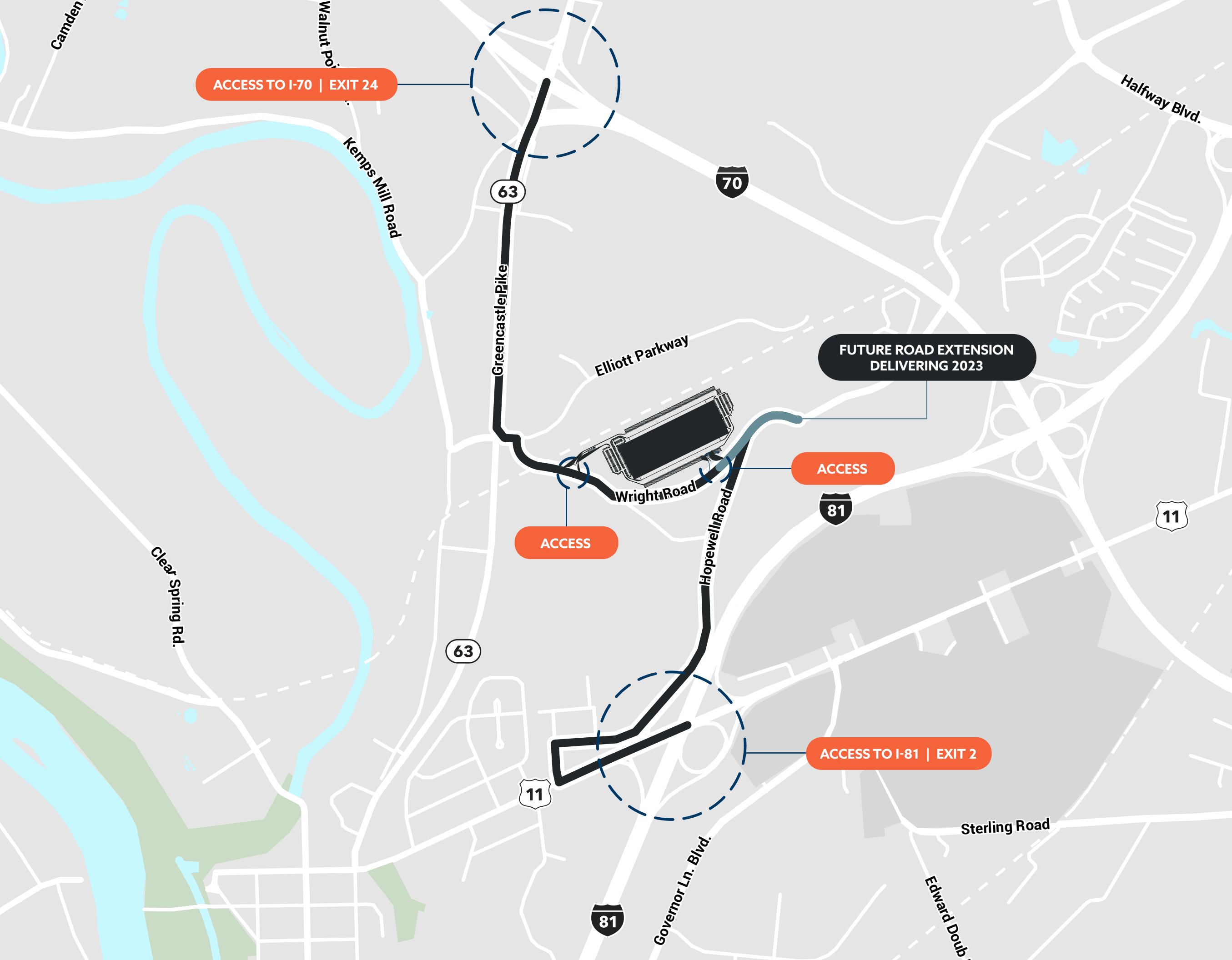
Block 2 - 215,000 SF

Permitted
Spec
Office



Block 3 - 215,000 SF





ACCESS

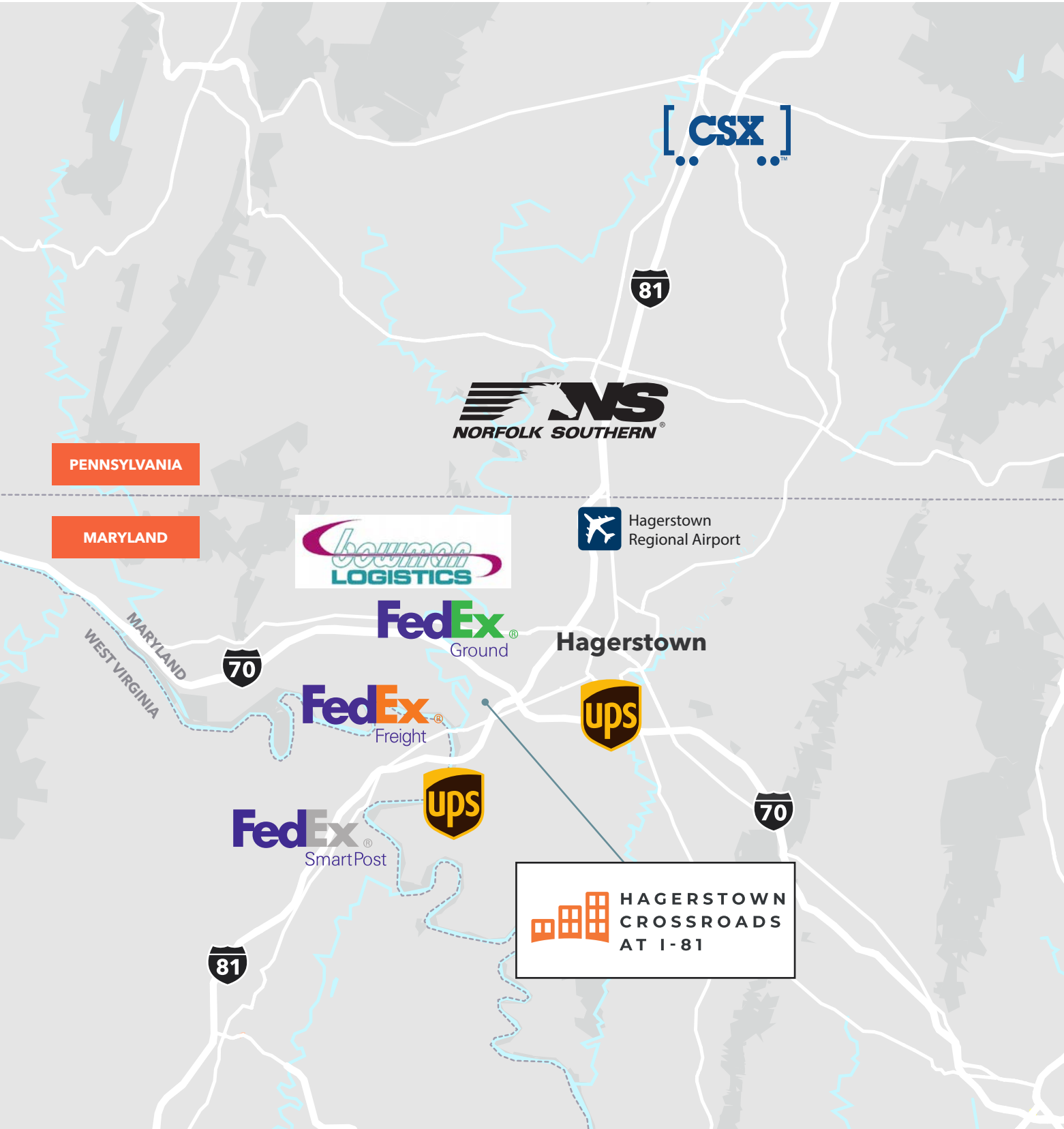
Immediate Access
to I-70 and I-81



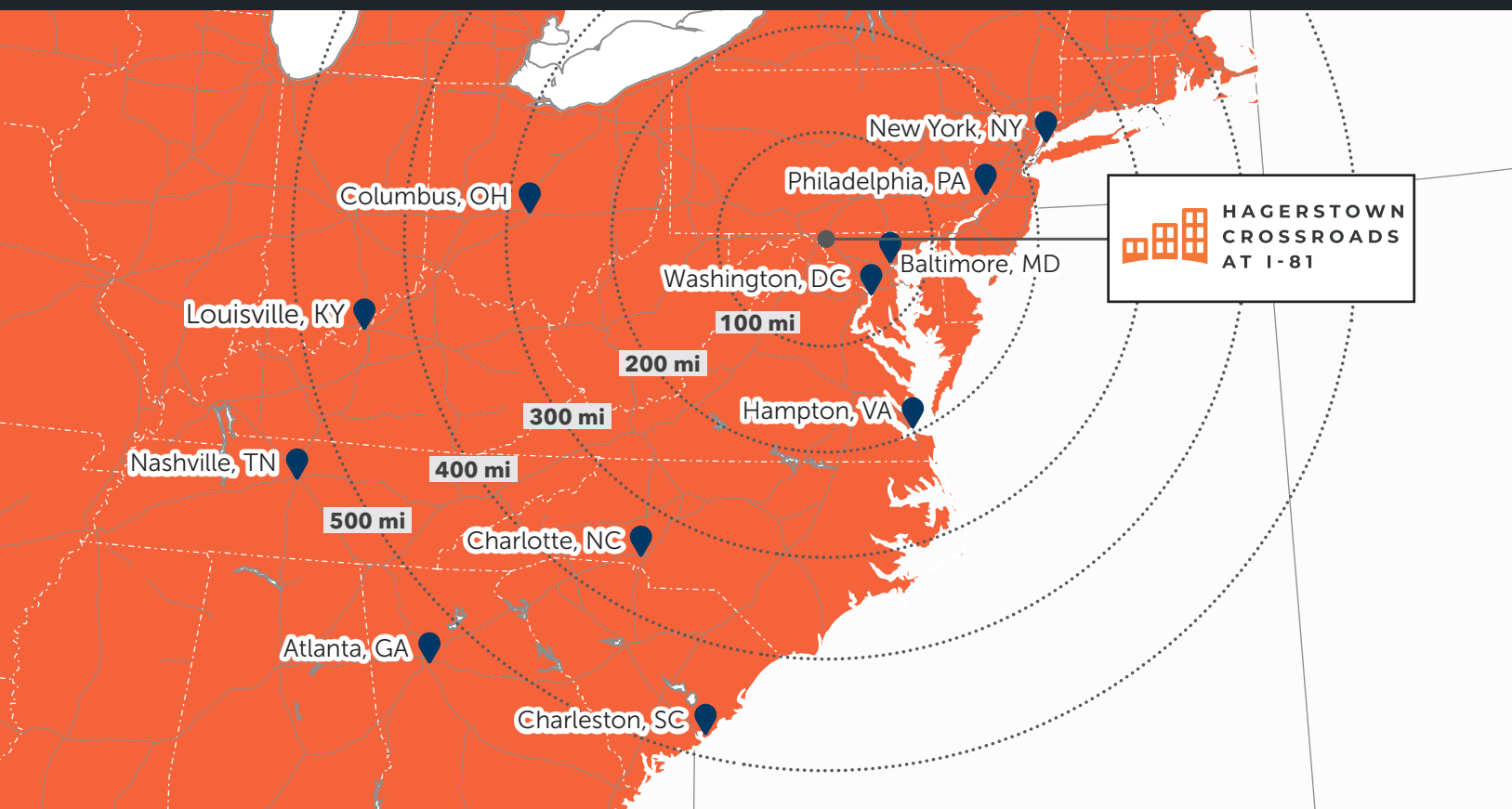
HAGERSTOWN
CROSSROADS
AT I-81

LOGISTICS PROVIDERS

CORPORATE PRESENCE



Reach 1/3 of the US Population in one day's drive



Distance to Major Cities

81

miles to Washington, D.C.

83

miles to Baltimore, MD

166

miles to Dover, DE

175

miles to Philadelphia, PA

238

miles to New York, NY

335

miles to Columbus, OH

406

miles to Charlotte, NC

457

miles to Boston, MA

538

miles to Louisville, KY

594

miles to Charleston, SC

643

miles to Atlanta, GA

647

miles to Nashville, TN

Todd Hughes
443.451.2608
todd.hughes@jll.com

Greg Ferraro
443.451.2618
greg.ferraro@jll.com

John Dettleff
703.485.8831
john.dettleff@jll.com



Maria Ratzlaff
717.791.2210
maria.ratzlaff@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. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.