



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

ELIGIBLE
ALTERNATIVE
FRAMEWORK
FOREIGN
TRADE ZONE
(FTZ 255)



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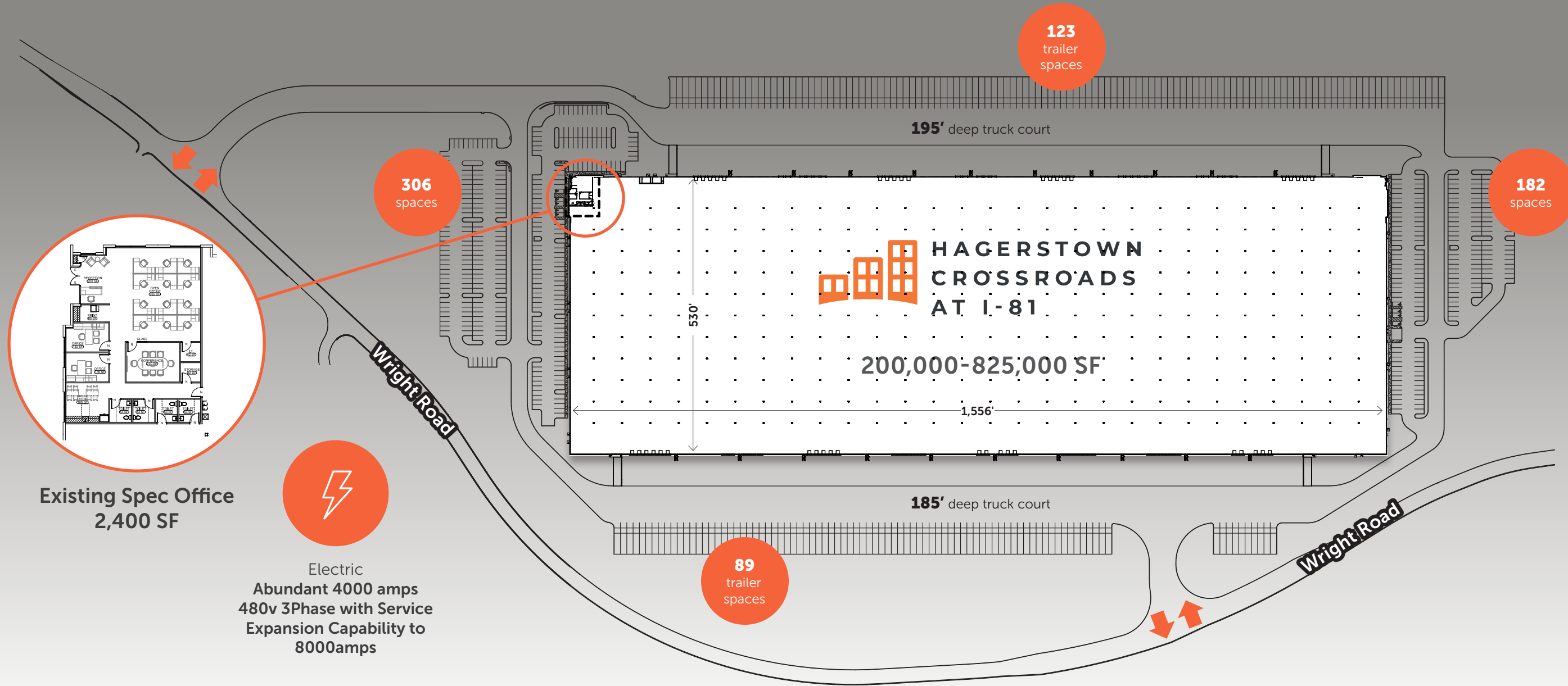
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www.hagerstowncrossroadsat81.com

THE OPPORTUNITY



Existing Spec Office
2,400 SF



Electric
Abundant 4000 amps
480v 3Phase with Service
Expansion Capability to
8000amps

Building Dimensions
530' x 1,556'

Clear Height
36'

Column Spacing
41' - 54'

Speed Bays
60'

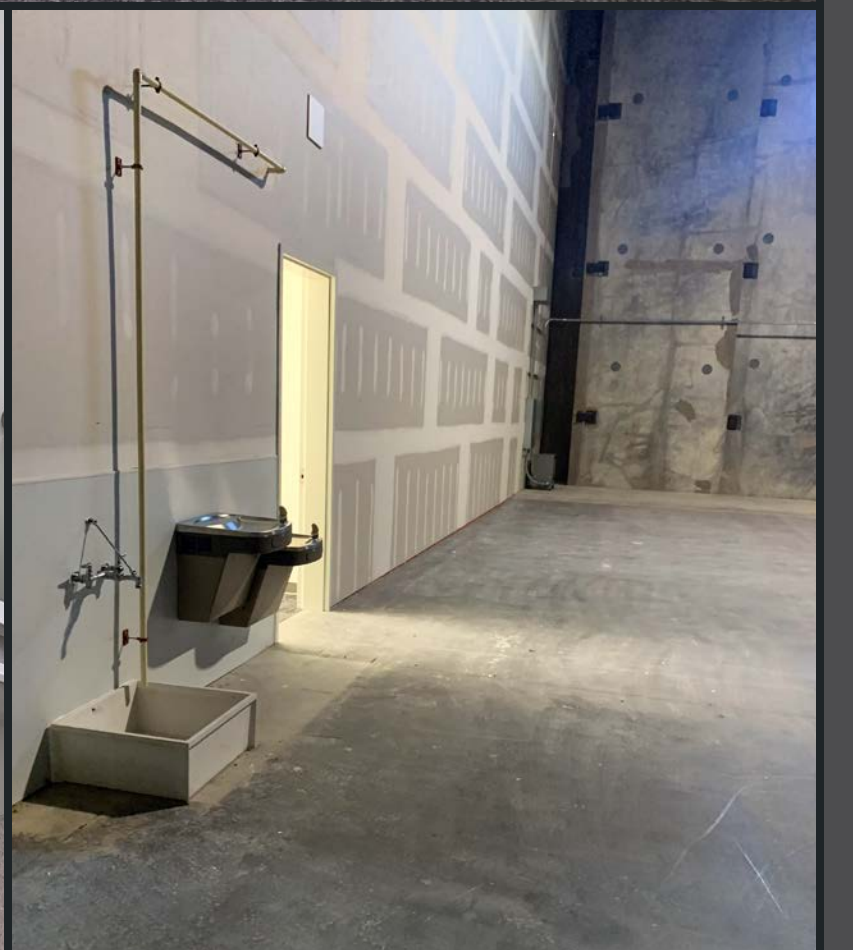
Lighting
LED

Loading Docks
166

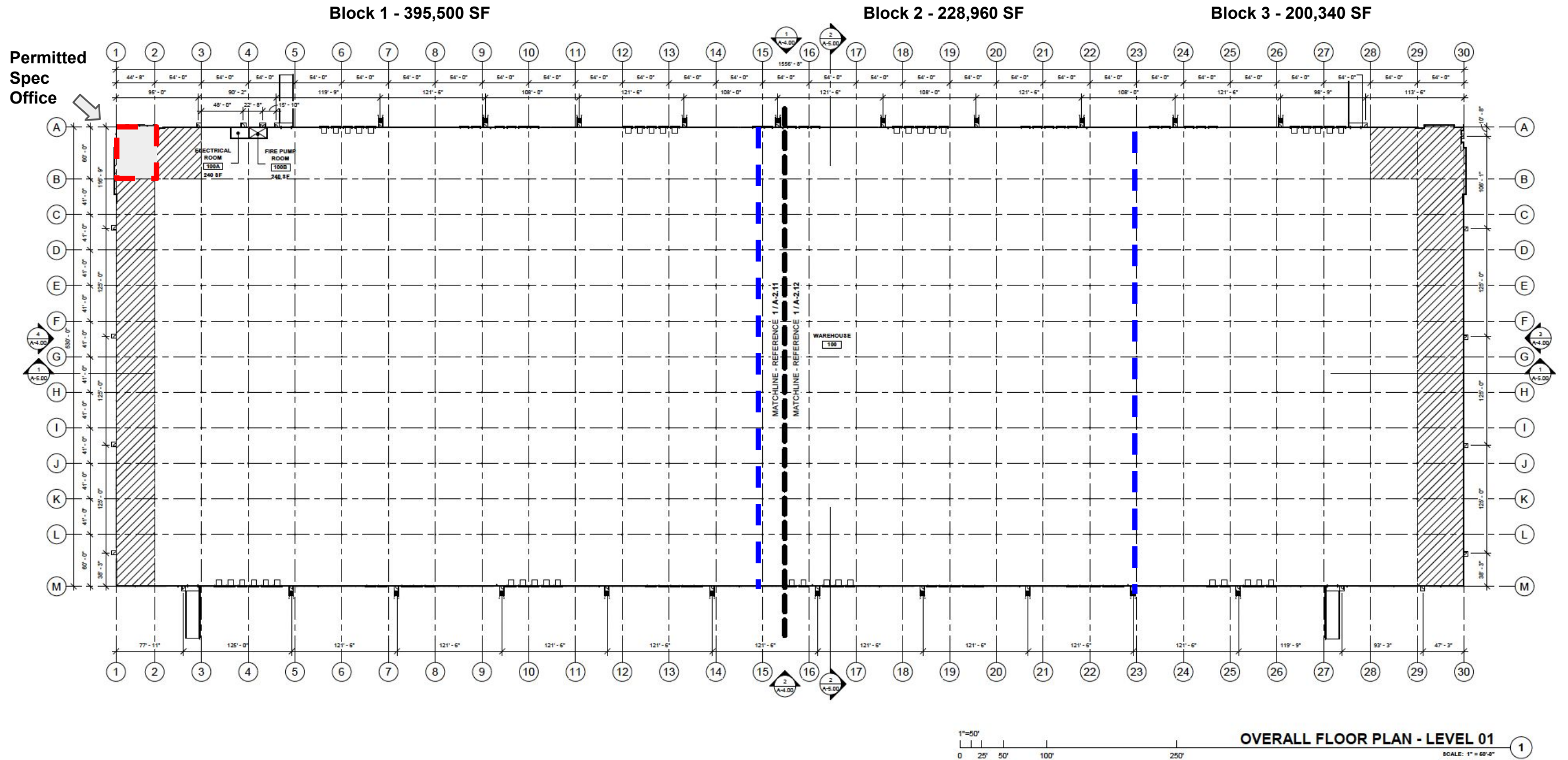
Drive-in Doors
4

Trailer Storage
212

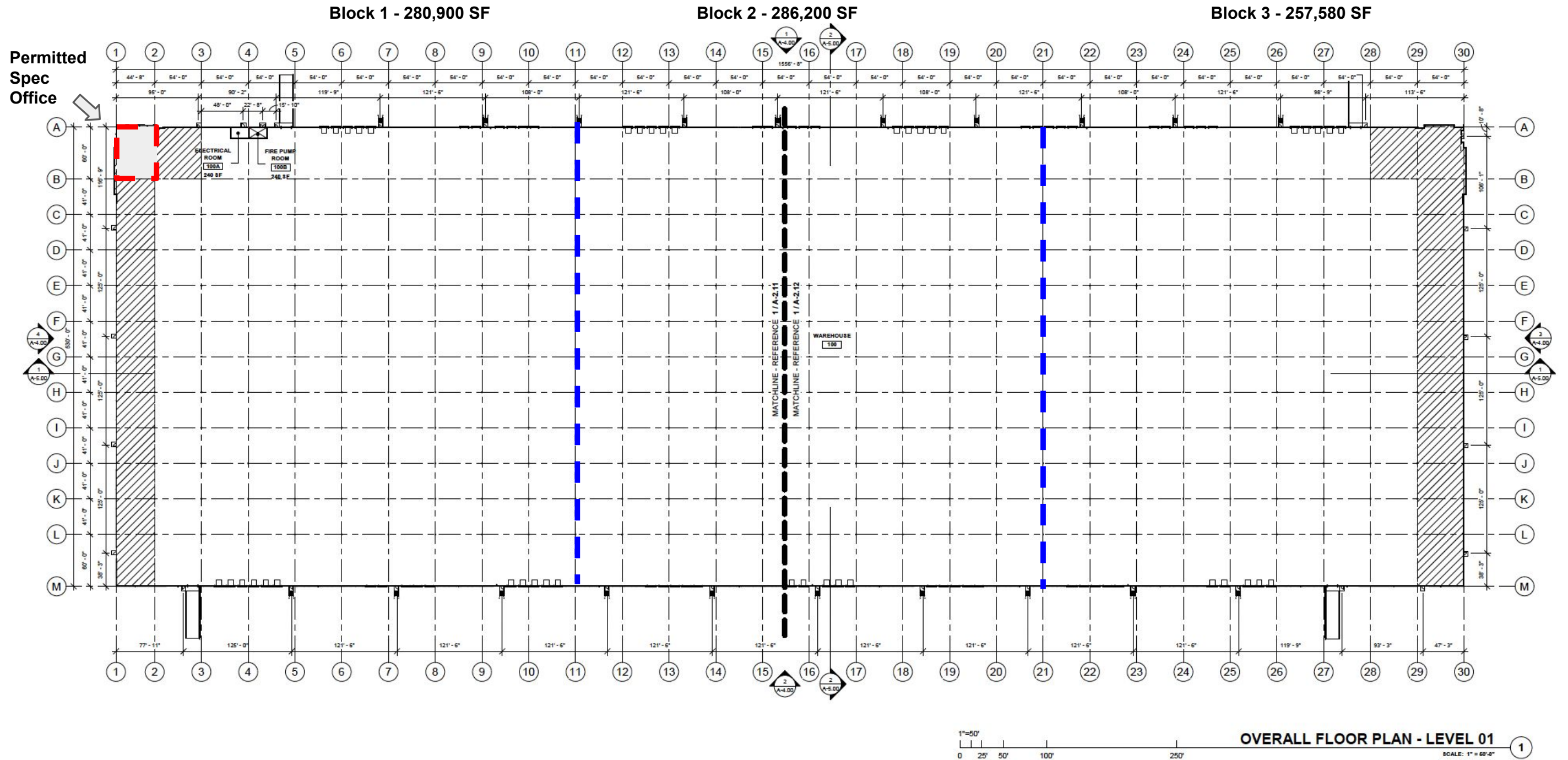
Pit Levelers
41



POTENTIAL DEMISED FLOOR PLAN #1



POTENTIAL DEMISED FLOOR PLAN #2

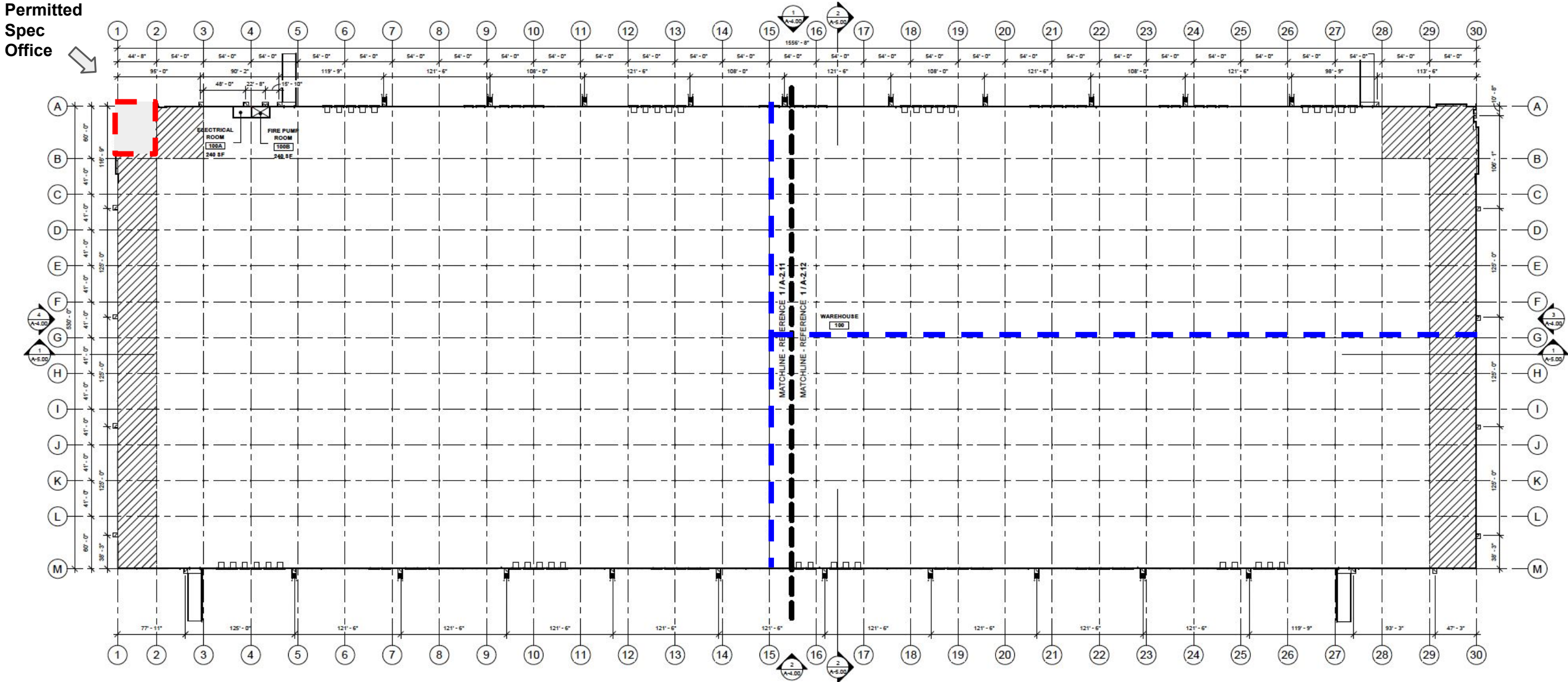


POTENTIAL DEMISED FLOOR PLAN #3



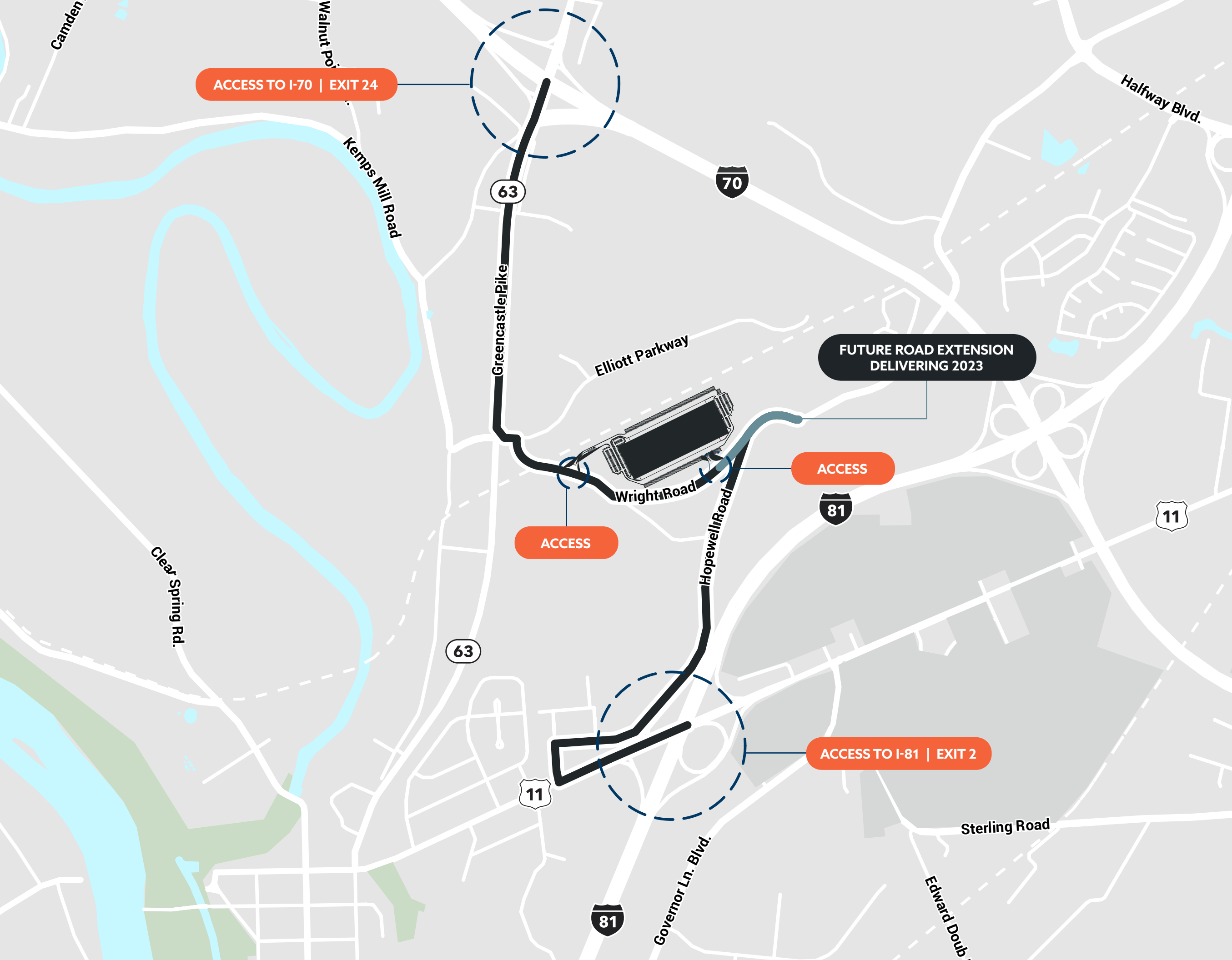
Block 1 - 395,000 SF

Block 2 - 215,000 SF



Block 3 - 215,000 SF





ACCESS

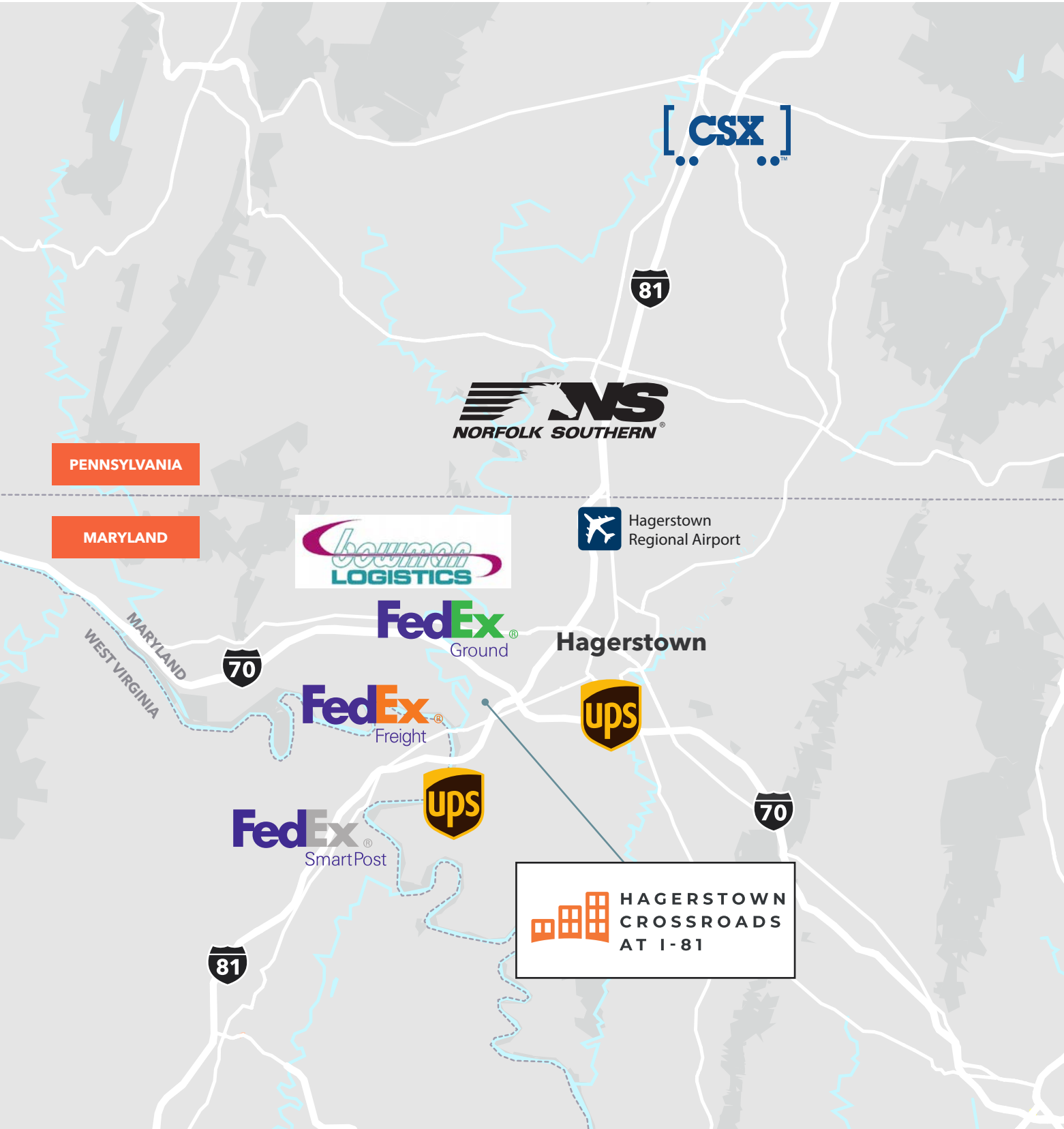
Immediate Access
to I-70 and I-81



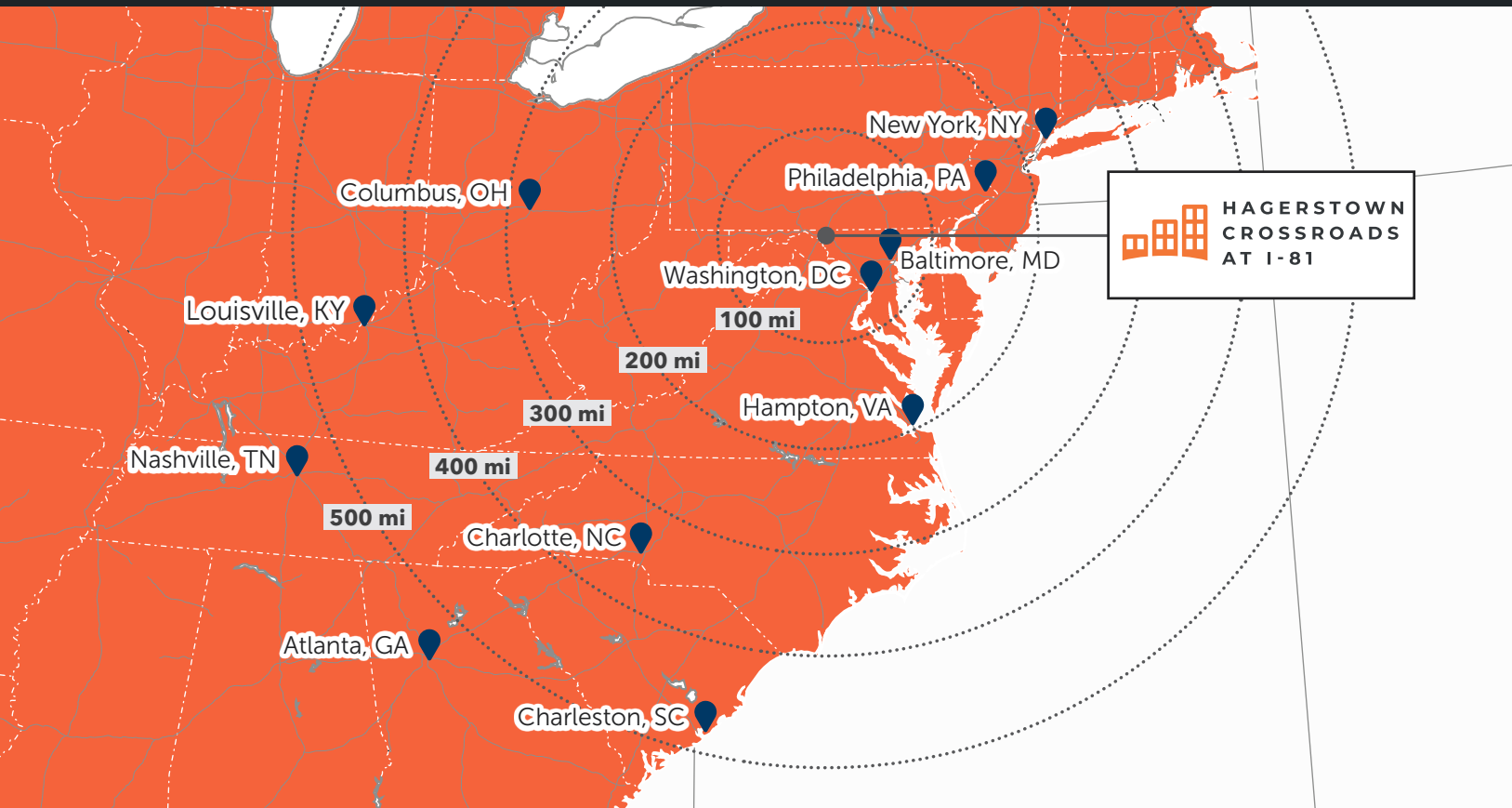
HAGERSTOWN
CROSSROADS
AT I-81

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

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