

**DELIVERING
Q2 2023**

**801,000 SF
CLASS A INDUSTRIAL**

**"CONSTRUCTION
UNDERWAY!"**

MARYLAND

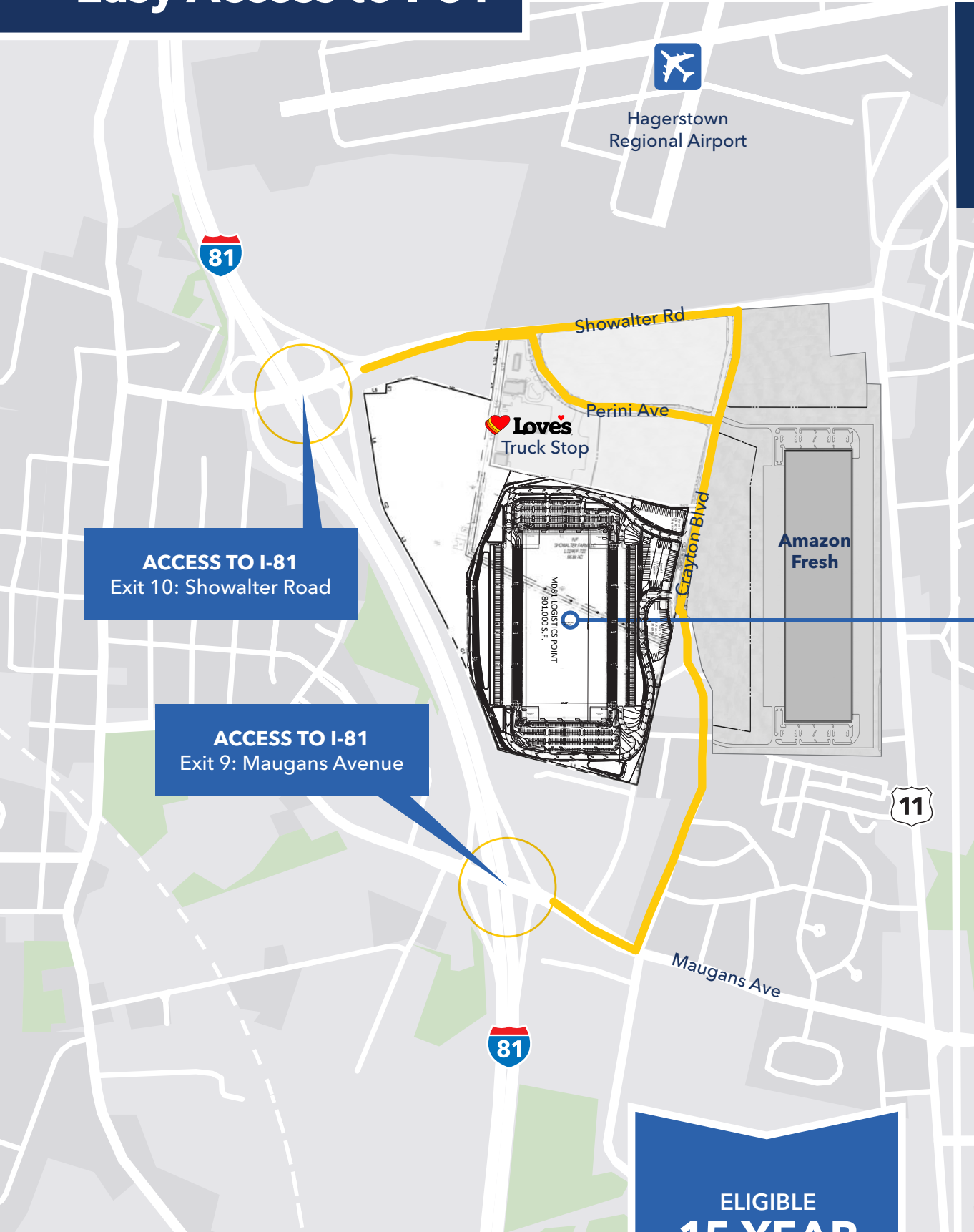
81

LOGISTICS POINT



md81logisticspoint.com

Easy Access to I-81



ACCESS TO I-81
Exit 10: Showalter Road

ACCESS TO I-81
Exit 9: Maugans Avenue

Hagerstown
Regional Airport

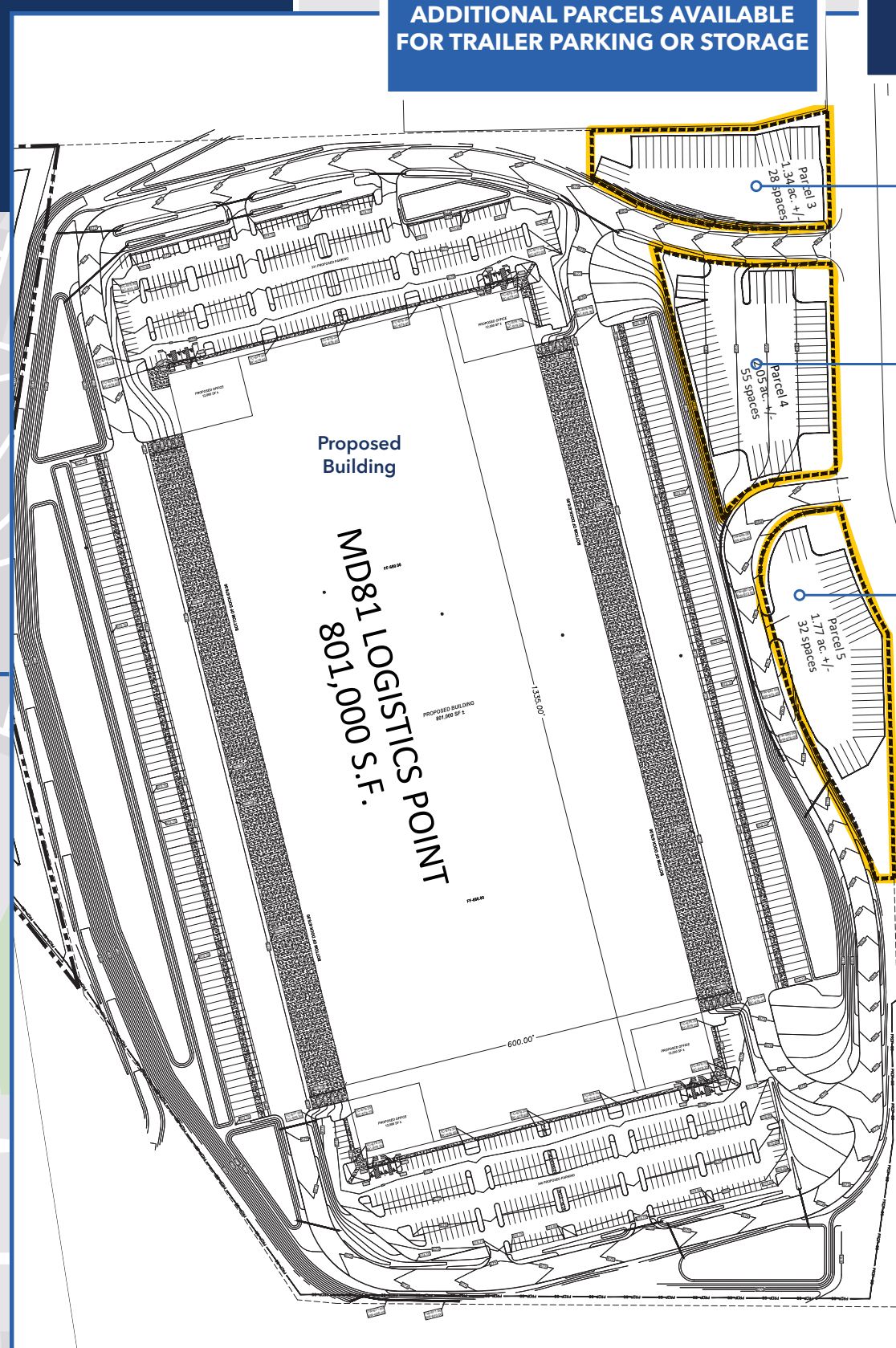
Love's
Truck Stop

Amazon
Fresh

Maugans Ave

ELIGIBLE
15 YEAR
REAL PROPERTY
TAX CREDIT

**ADDITIONAL PARCELS AVAILABLE
FOR TRAILER PARKING OR STORAGE**



About the Opportunity



Heavy Power: 4000A 277/480v 3ph



Building Depth: 600'



Zoning: HI



Truck Court Depth: 190'



Clear Height: 40'



Loading Docks: 80
with potential up to 160



Trailer Parking: 182
Expandable to 297+



Car Parking: 644



Immediate access to I-81

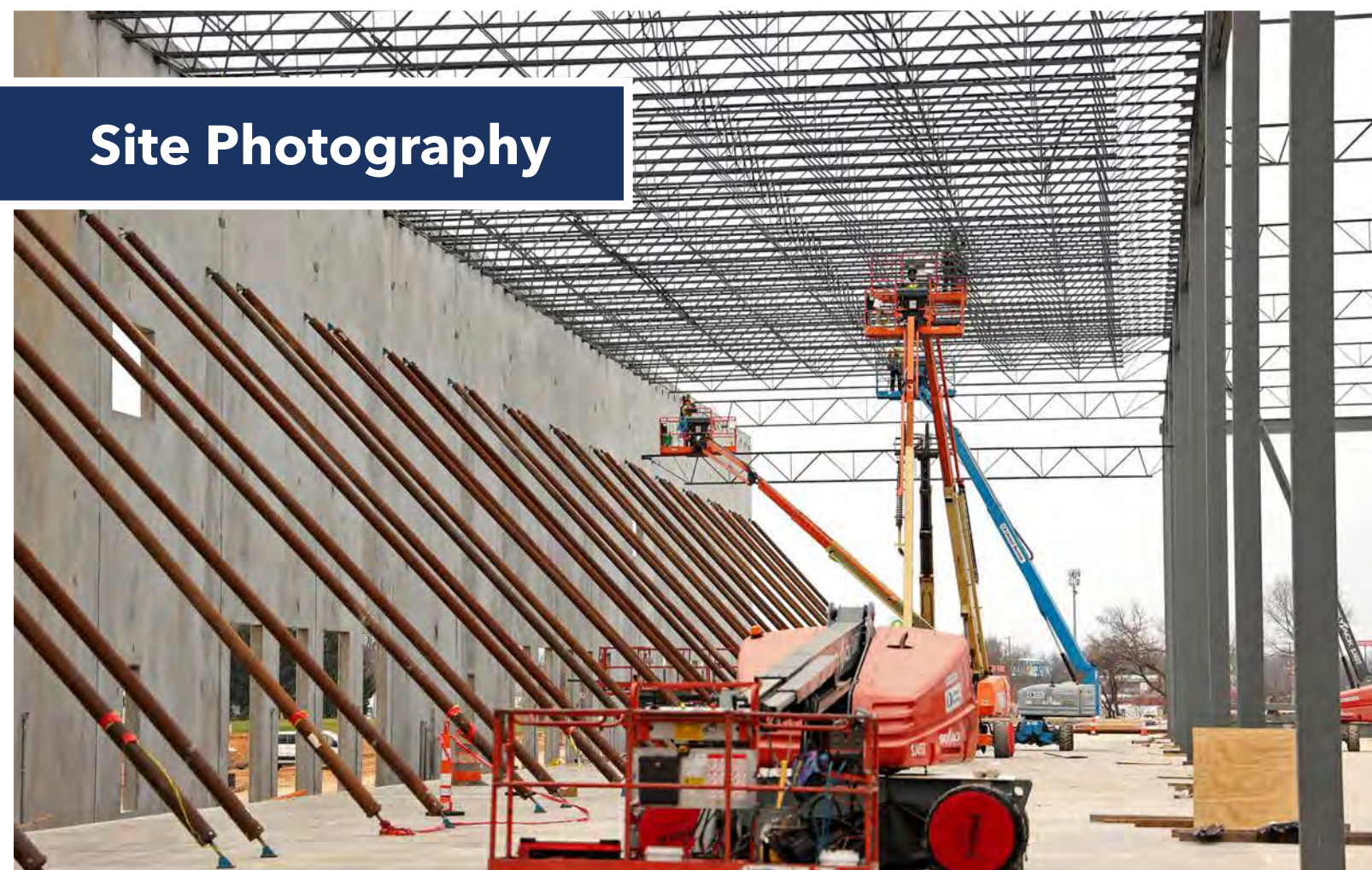


Abundant Labor Pool and
Low Cost of Living



Adjacent 1.96, 1.55 and
1.37 acres available
For car or trailer parking

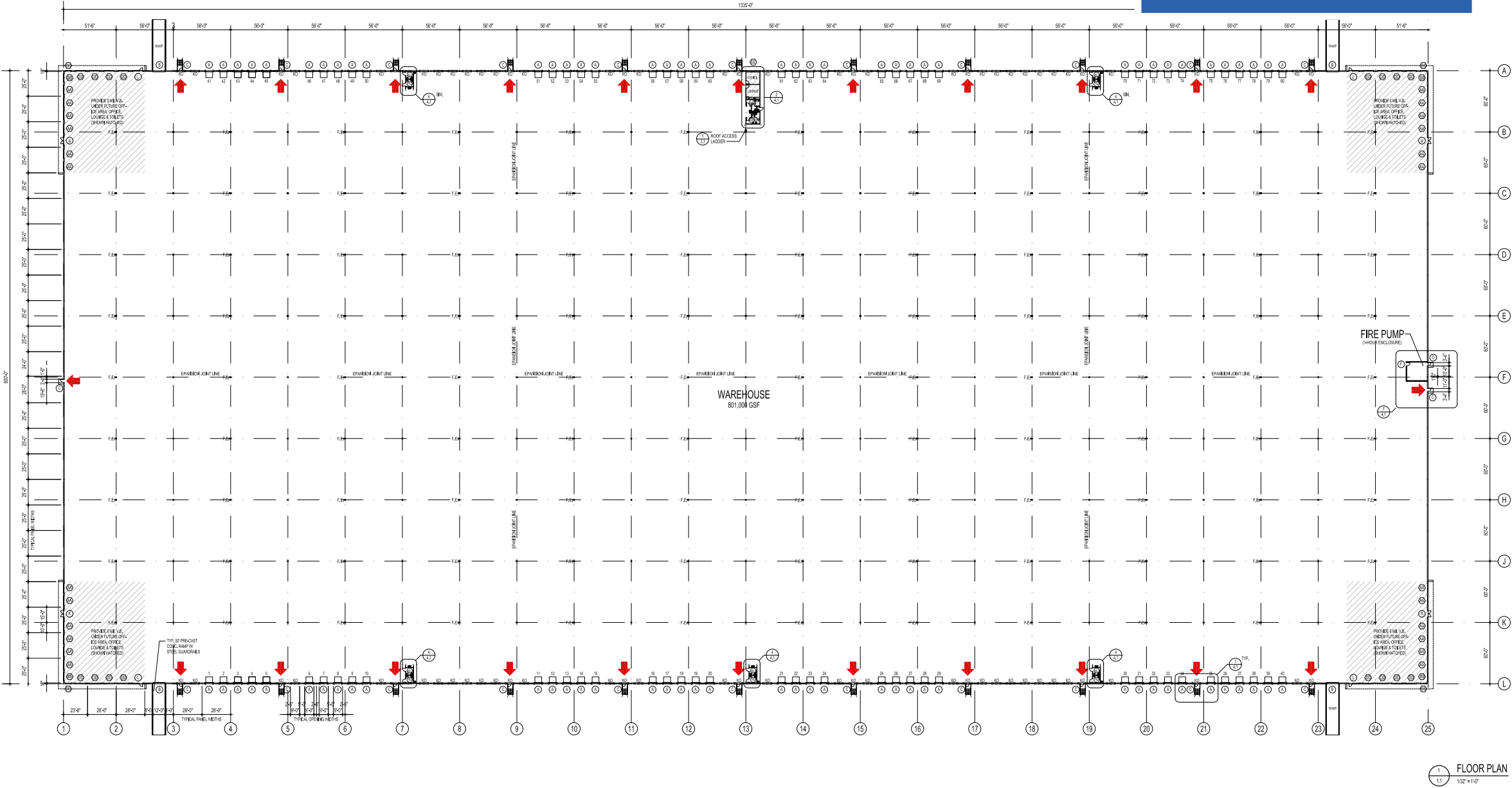
Site Photography



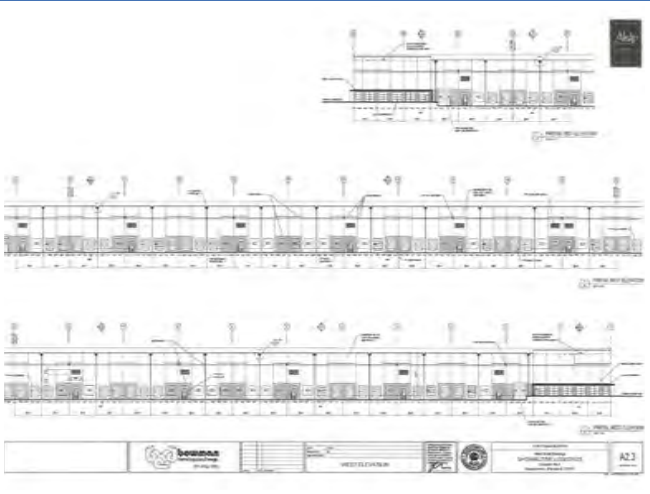
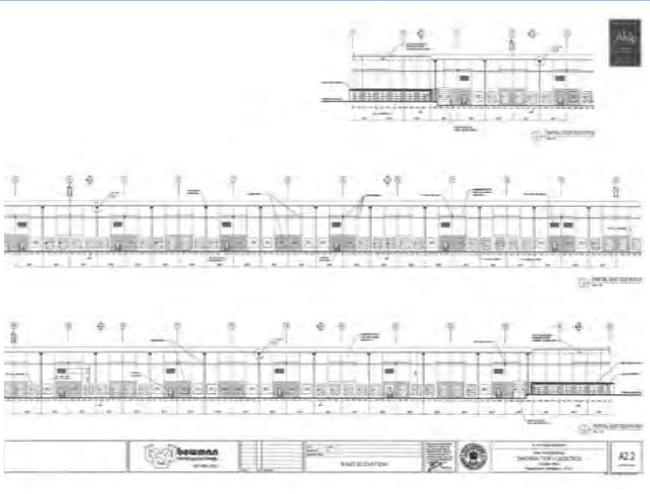
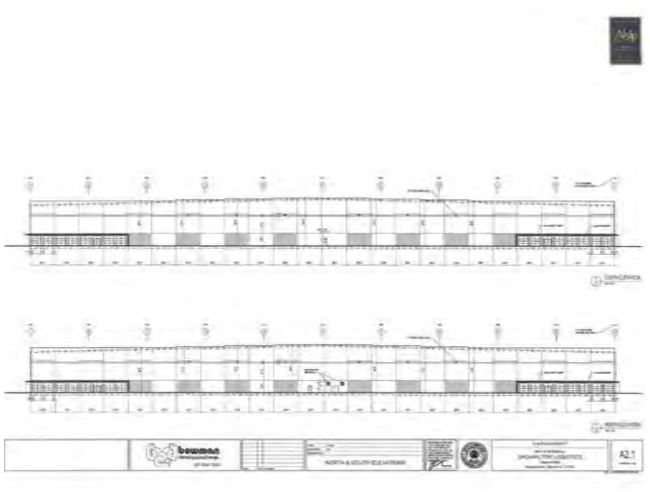
Floor Plan

Elevations

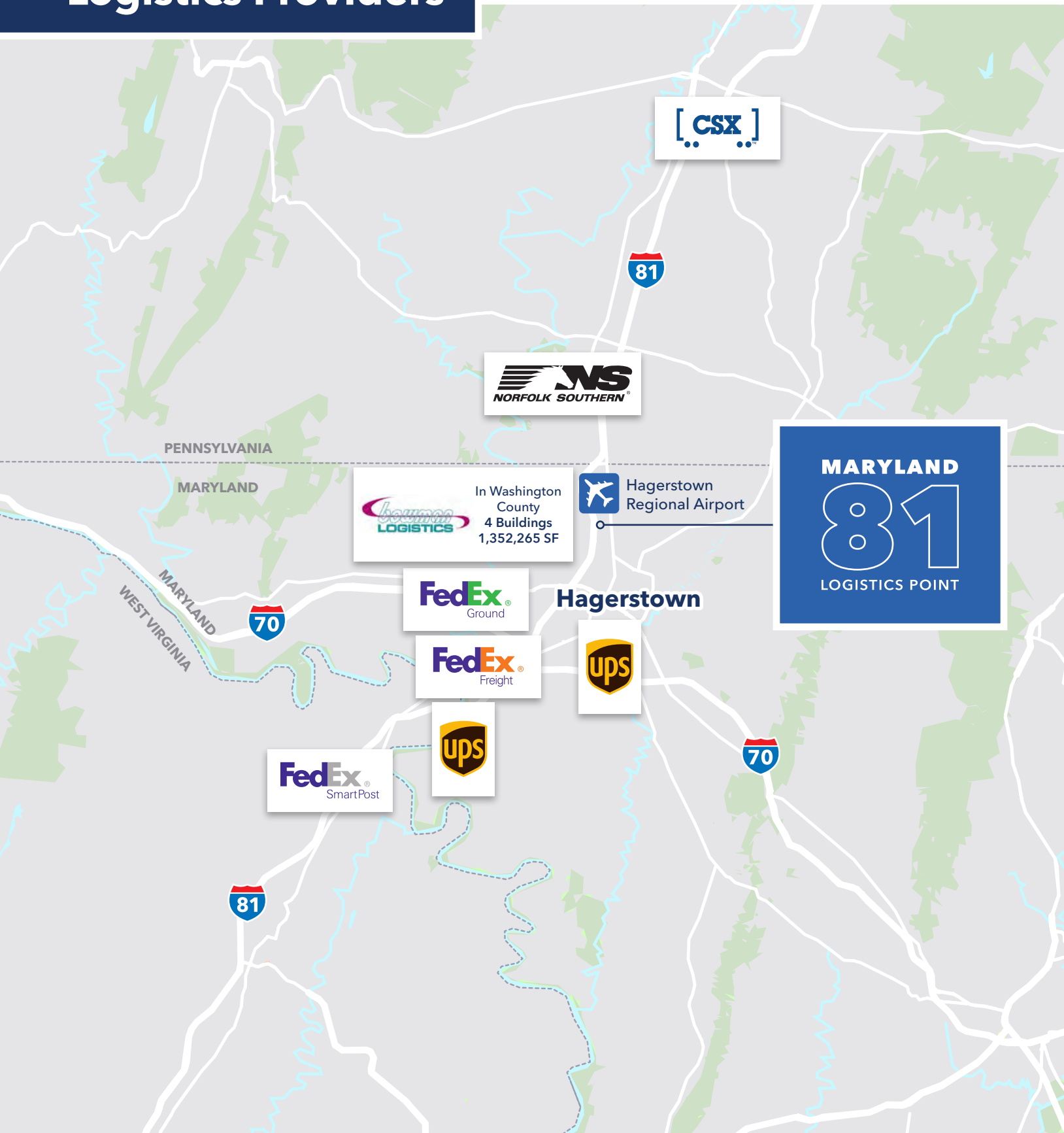
ADDITIONAL PARCELS AVAILABLE
FOR TRAILER PARKING OR
STORAGE



- General Specs:
- 801,000 sf - 600' x 1335'
 - Columns: 56' x 60'
 - 40' clear ceiling heights
 - 80 dock doors with knockouts for an additional 80 doors



Logistics Providers



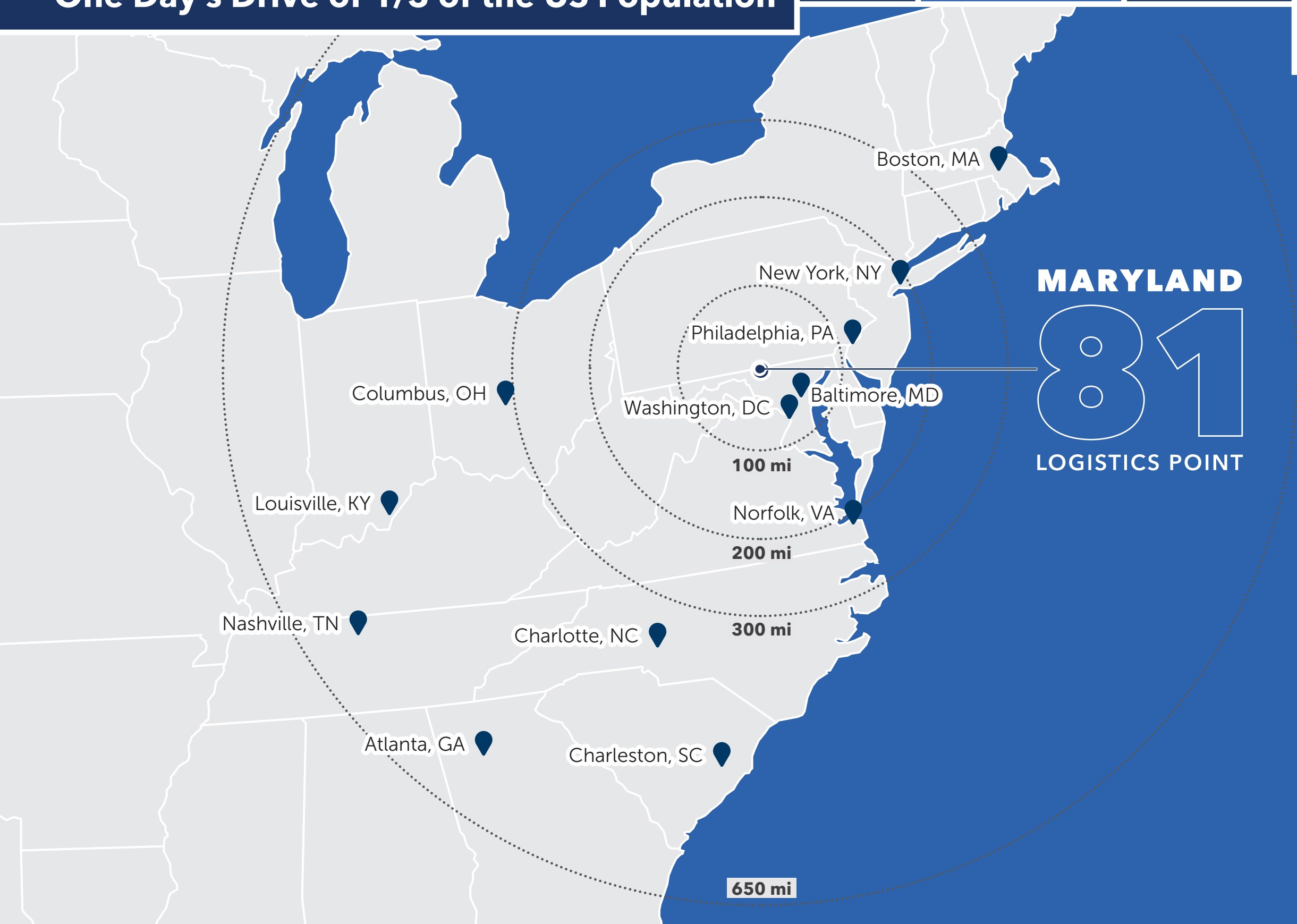
Corporate Neighbors



Company	SF Occupied
1. A. Duie Pyle	149,863
2. Amazon	241,800
3. Amazon	798,309
4. Amazon	1,004,194
5. Amazon	1,190,700
6. Armada	400,000
7. Blind Industries & Services of MD	287,300
8. Boral America	432,000
9. Bowman Logistics	230,000
10. Bowman Logistics	1,352,265
11. Certainteed	130,000
12. Chep Palletts	150,000
13. Corningware Corelle & More	1,033,458
14. Fedex Ground	340,708
15. Fives Group	104,500
16. Food Lion	1,200,000
17. Herbalife	177,673
18. Home Depot	156,288
19. Home Depot	321,700
20. Home Depot	824,298
21. IKO Roofing	218,000
22. IKO Roofing	336,000
23. JLG Industries, Inc.	110,000
24. Knauf	215,460
25. Lowe's Flatbed Distribution Center	220,000
26. Maryland Ribbon Co.	284,000
27. Riviana Foods	714,598
28. Rowman & Littlefield Pubg Group	150,019
29. Staples	950,142
30. Staples, Inc.	1,022,145
31. Tempur Sealy International	831,060
32. Tractor Supply Co.	481,934
33. U.S. Department of State	400,140
34. Volvo	1,400,000

One Day's Drive of 1/3 of the US Population

Distance to
Major Cities



81 miles
TO WASHINGTON, DC

83 miles
TO BALTIMORE, MD

175 miles
TO PHILADELPHIA, PA

238 miles
TO NEW YORK, NY

248 miles
TO PORT OF NY/NJ

335 miles
TO COLUMBUS, OH

457 miles
TO BOSTON, MA

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FOR MORE INFORMATION CONTACT:

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MARYLAND

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LOGISTICS POINT

