



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



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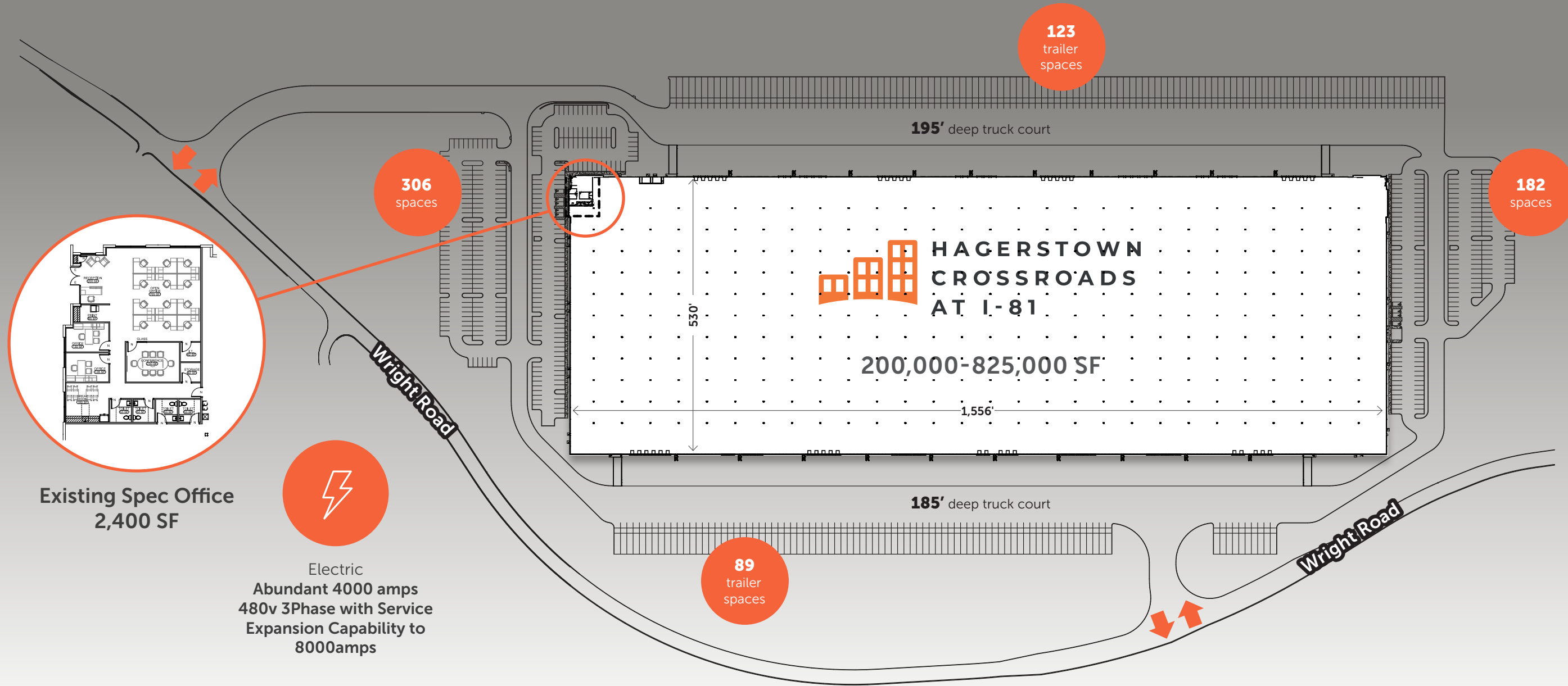
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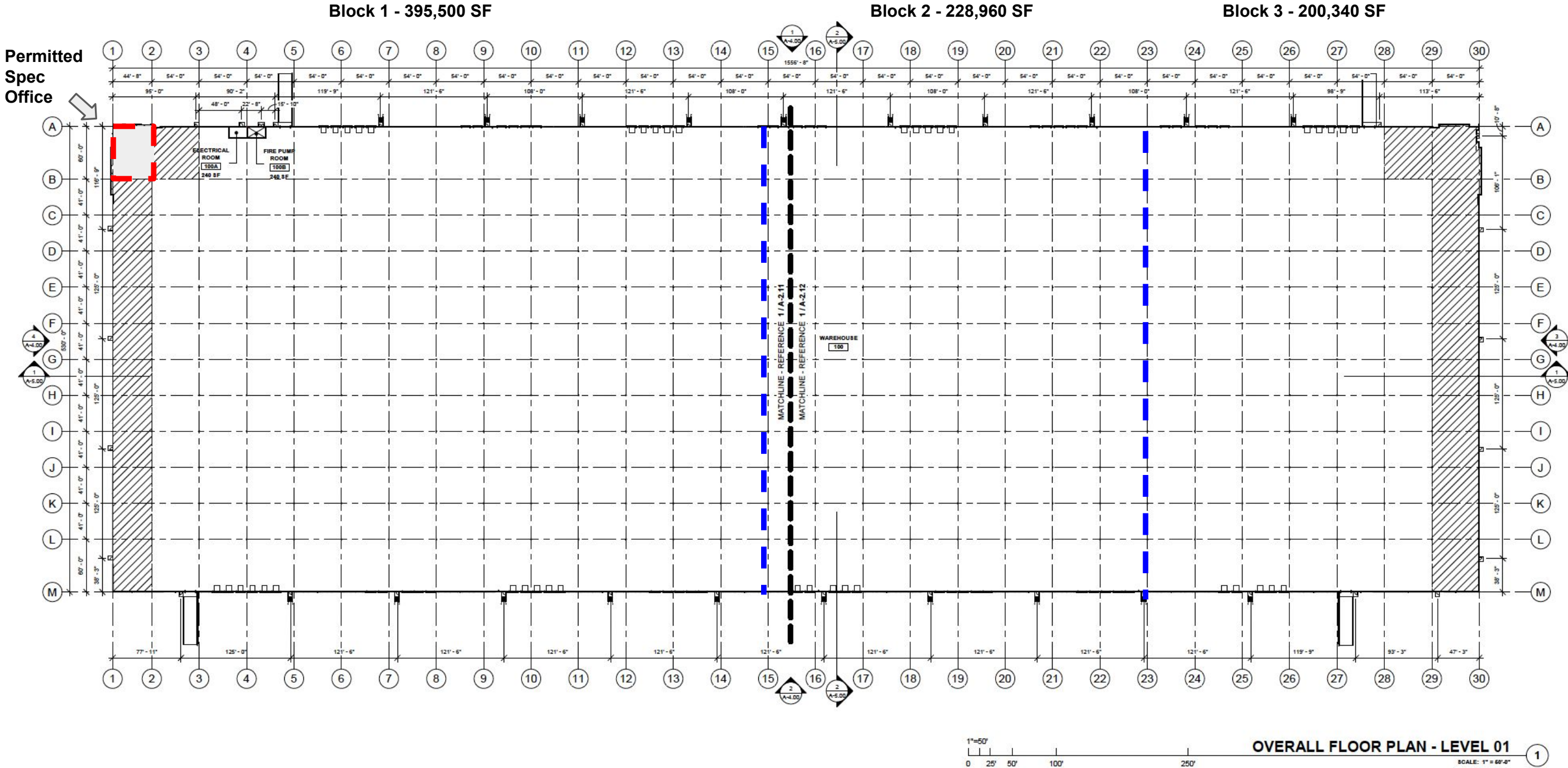
THE OPPORTUNITY



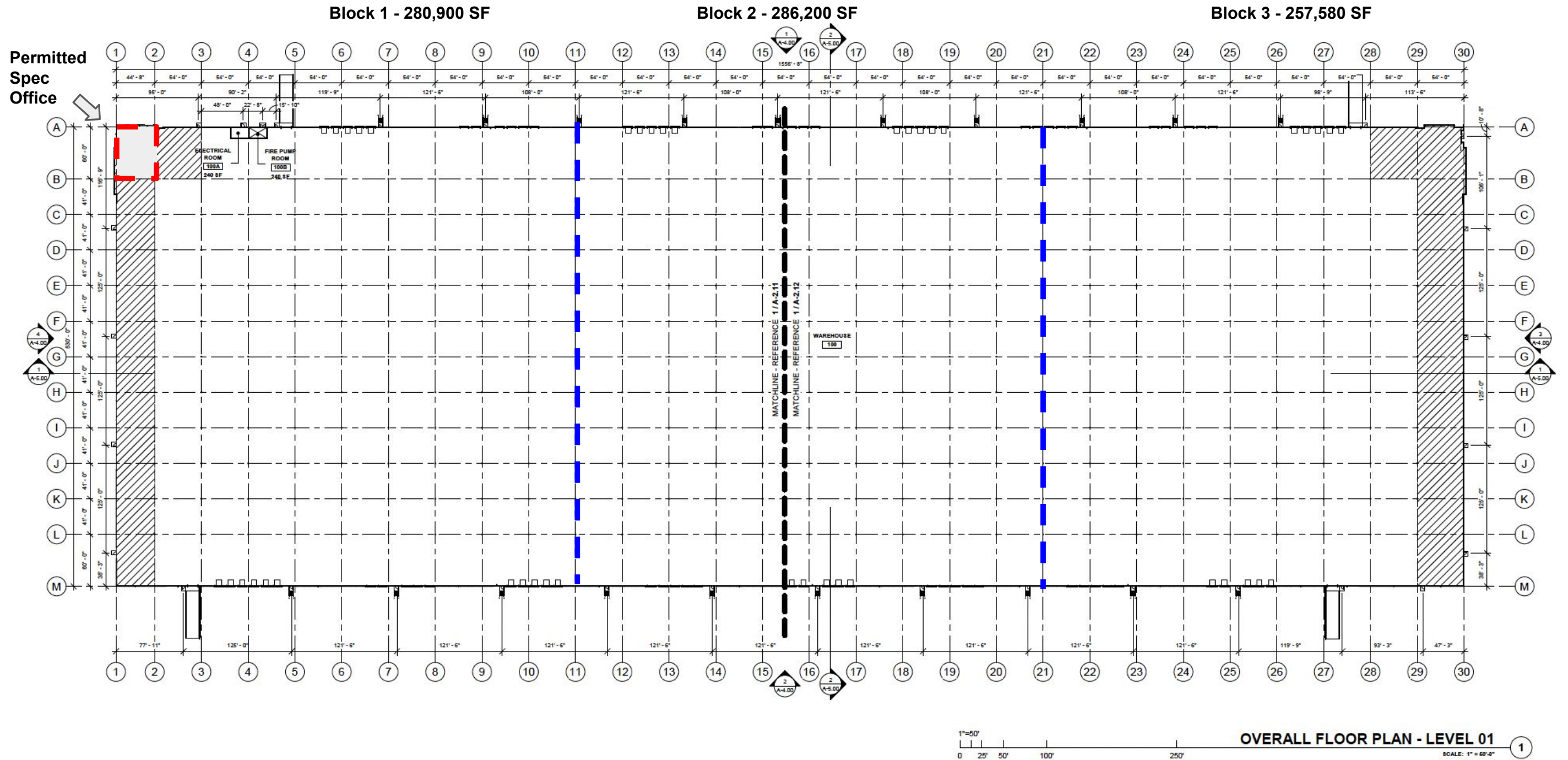
- 
 Building Dimensions
530' x 1,556'
- 
 Clear Height
36'
- 
 Column Spacing
41' – 54'
- 
 Speed Bays
60'
- 
 Lighting
LED
- 
 Loading Docks
166
- 
 Drive-in Doors
4
- 
 Trailer Storage
212
- 
 Pit Levelers
41



POTENTIAL DEMISED FLOOR PLAN #1



POTENTIAL DEMISED FLOOR PLAN #2



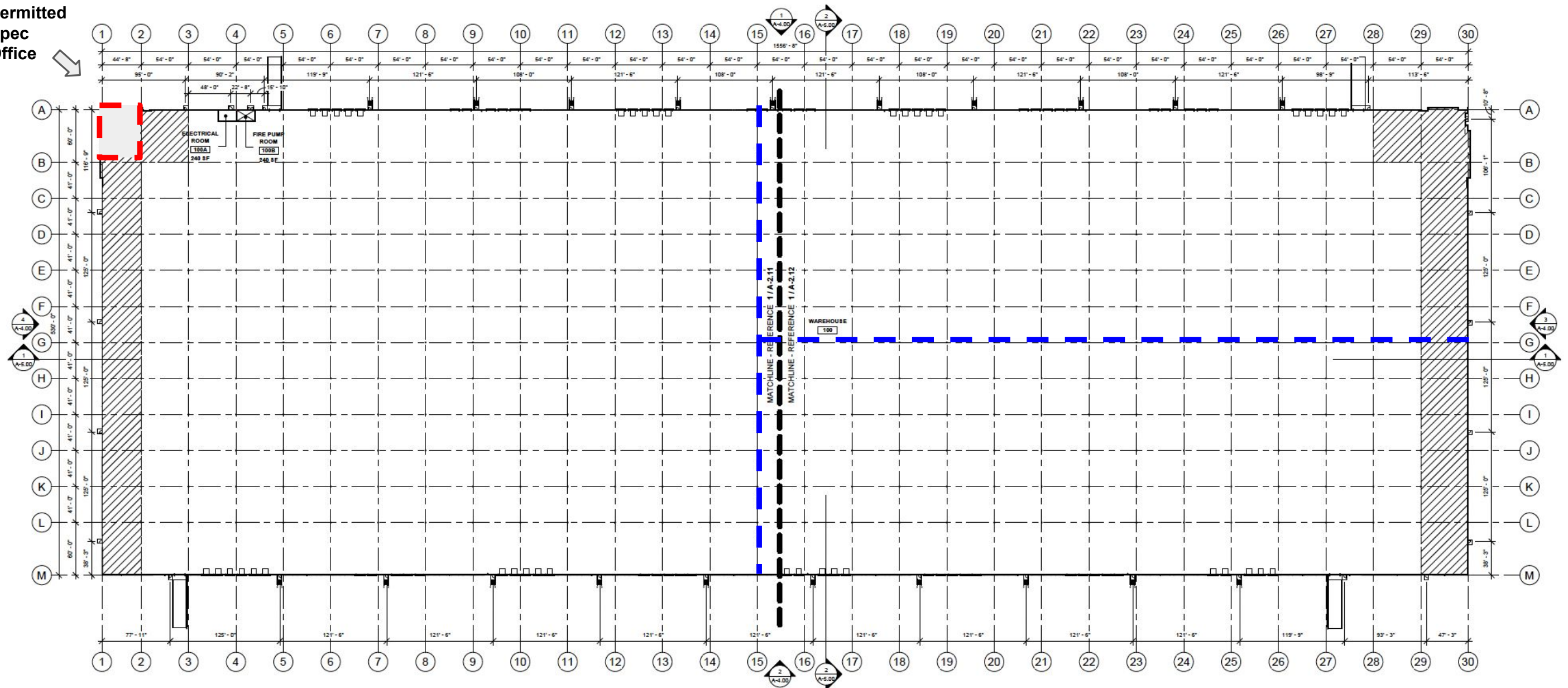
POTENTIAL DEMISED FLOOR PLAN #3



Block 1 - 395,000 SF

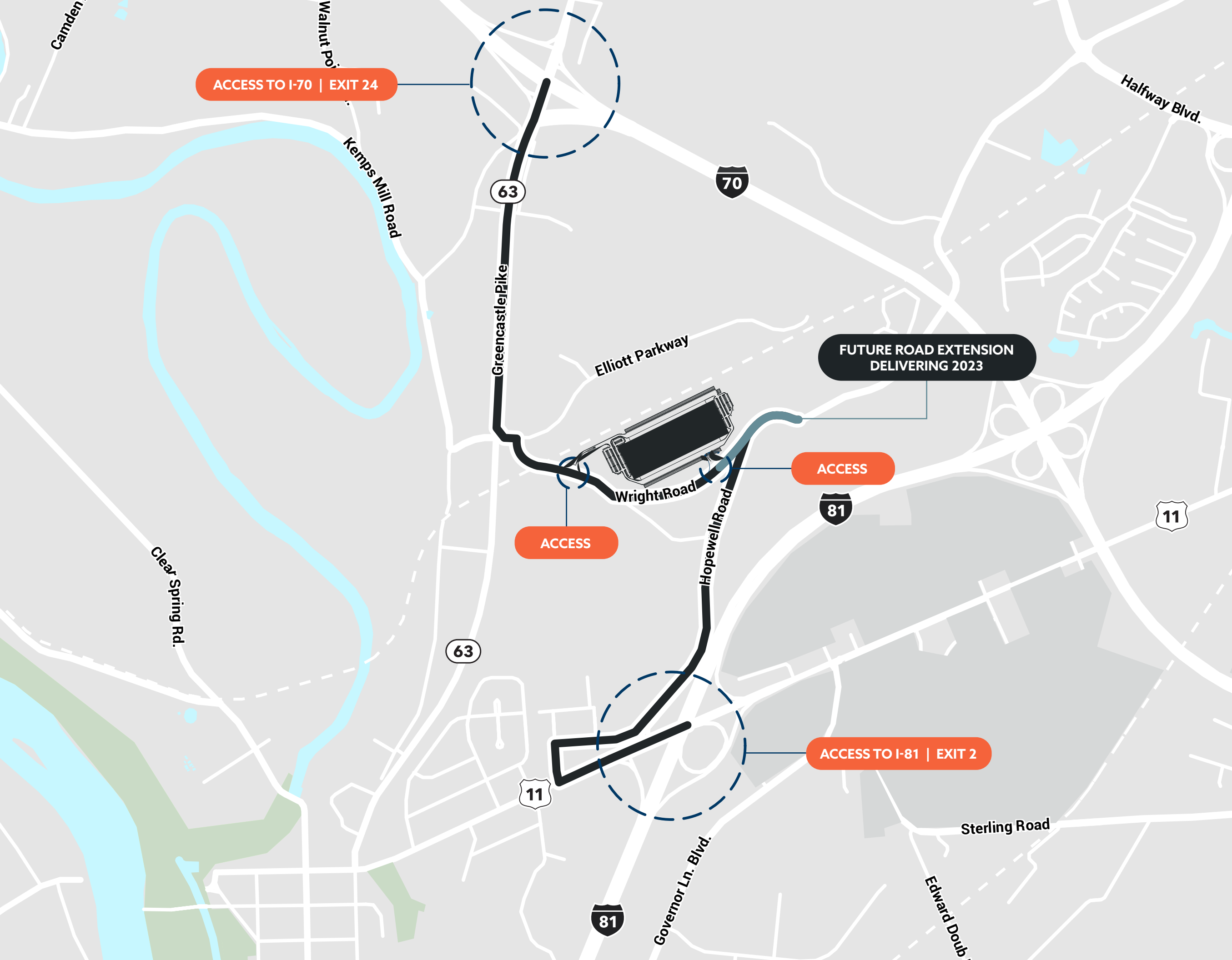
Block 2 - 215,000 SF

Permitted
Spec
Office



Block 3 - 215,000 SF





ACCESS

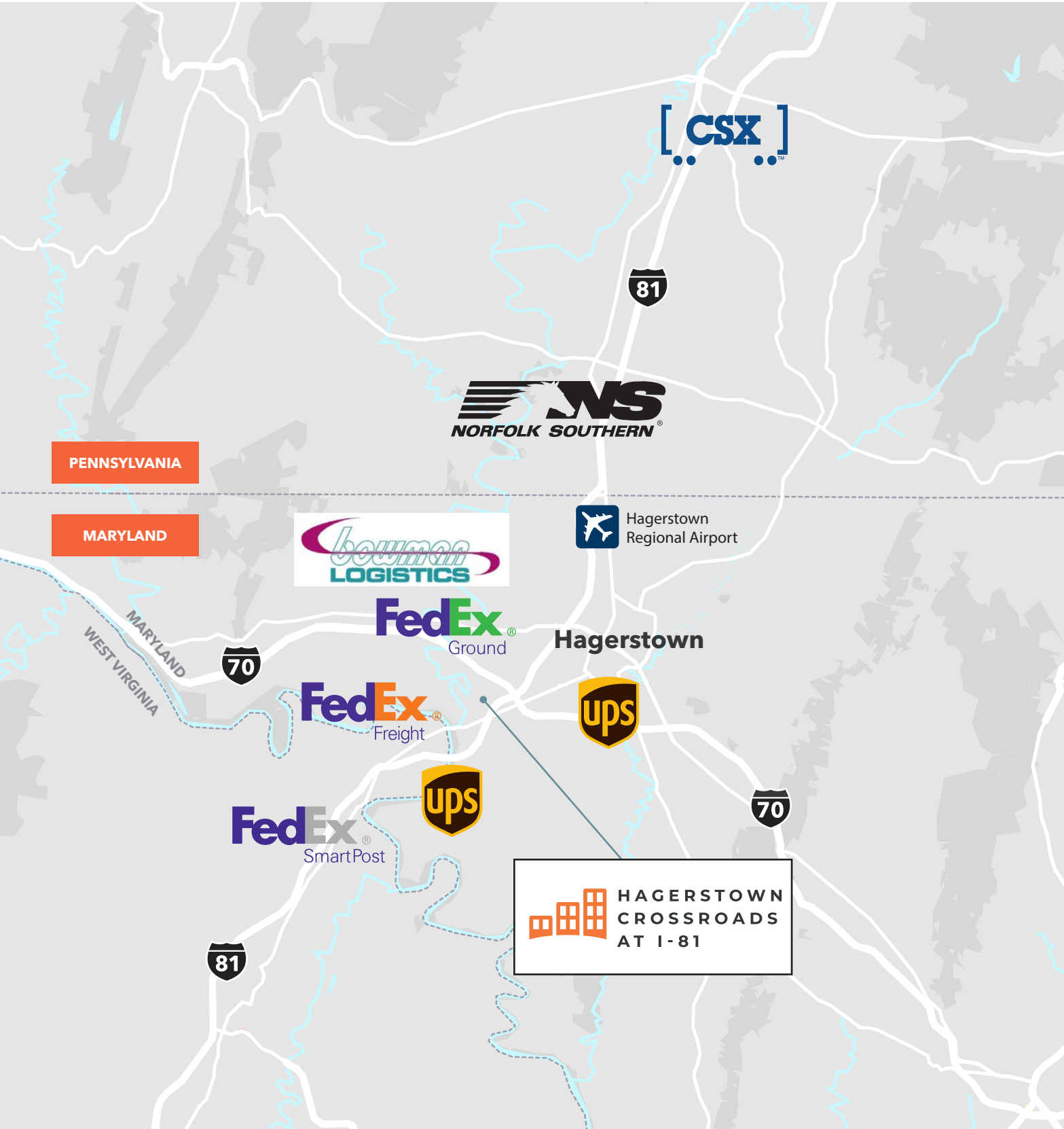
Immediate Access
to I-70 and I-81



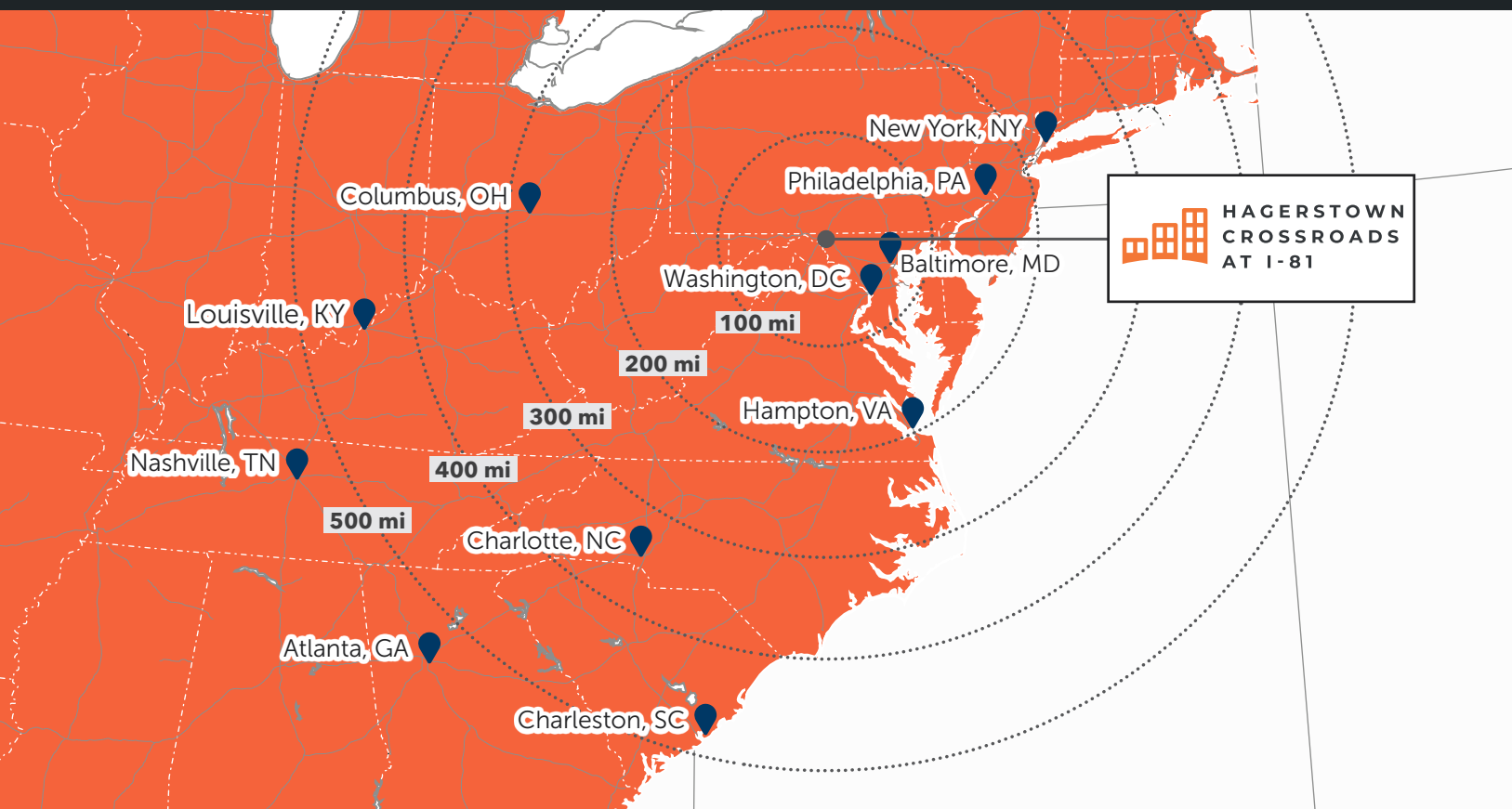
HAGERSTOWN
CROSSROADS
AT I-81

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

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