

Available
For Lease

Cross Dock Warehouse

309,000 SF

35' Clear

16522 Hunters Green Parkway, Hagerstown, MD



35' Clear Cross Dock



Abundant Trailer
Parking



Close Proximity
To Major Highways
And Local Parcel Hubs



Strong Workforce



LISTING AGENT:



DEVELOPER/OWNER:



JLL INDUSTRIAL

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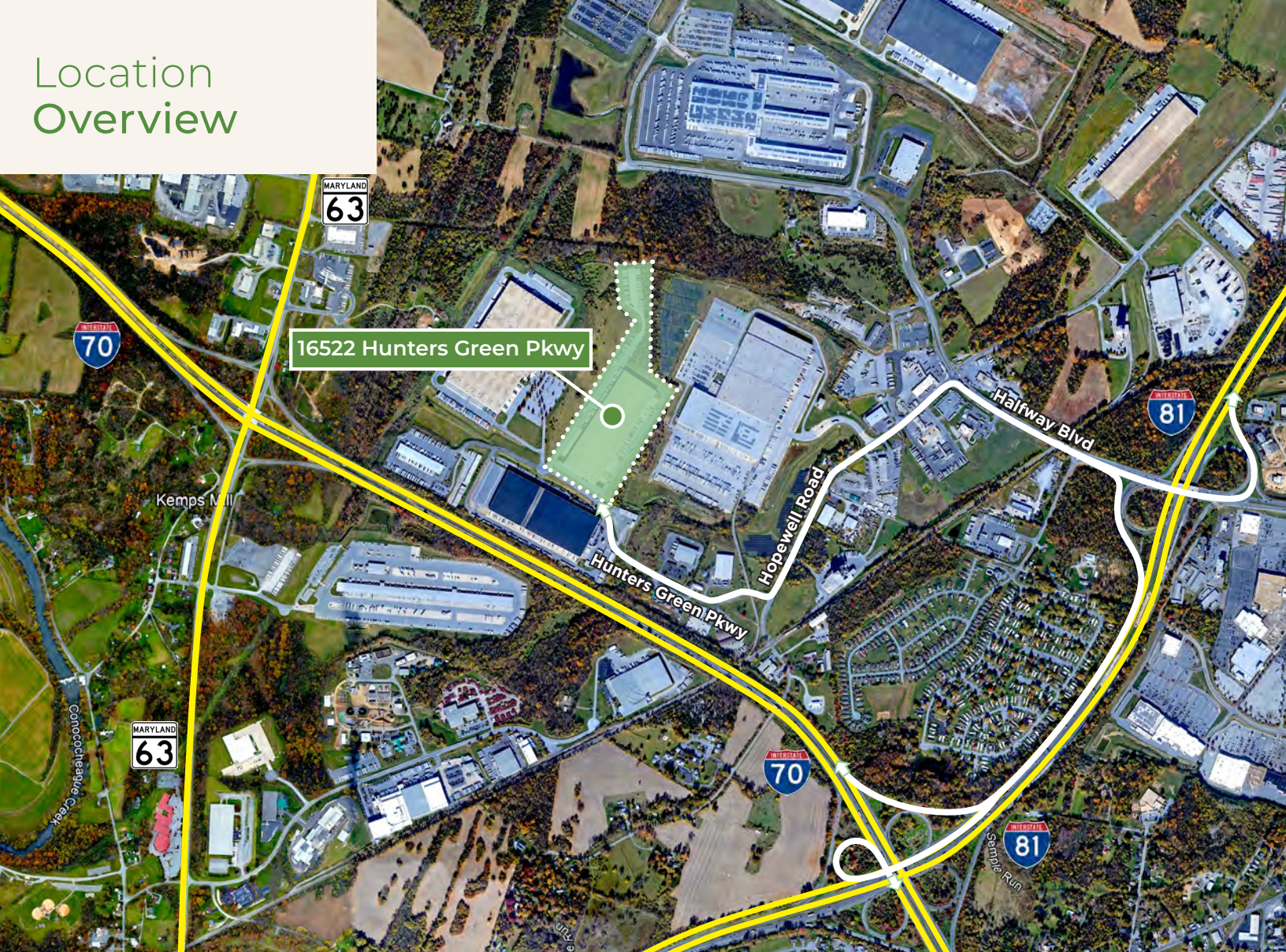
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Location Overview



Hagerstown - I-81 South Corridor



303,206
TOTAL
POPULATION



110,523
TOTAL
LABOR FORCE

Distances Miles Mins

HIGHWAYS		
Interstate 81	2 Miles	5 Mins
Interstate 70	3 Miles	7 Mins
Route 11	3 Miles	9 Mins
Route 63	6 Miles	13 Mins
Route 66	11 Miles	15 Mins
Route 76	31 Miles	40 Mins

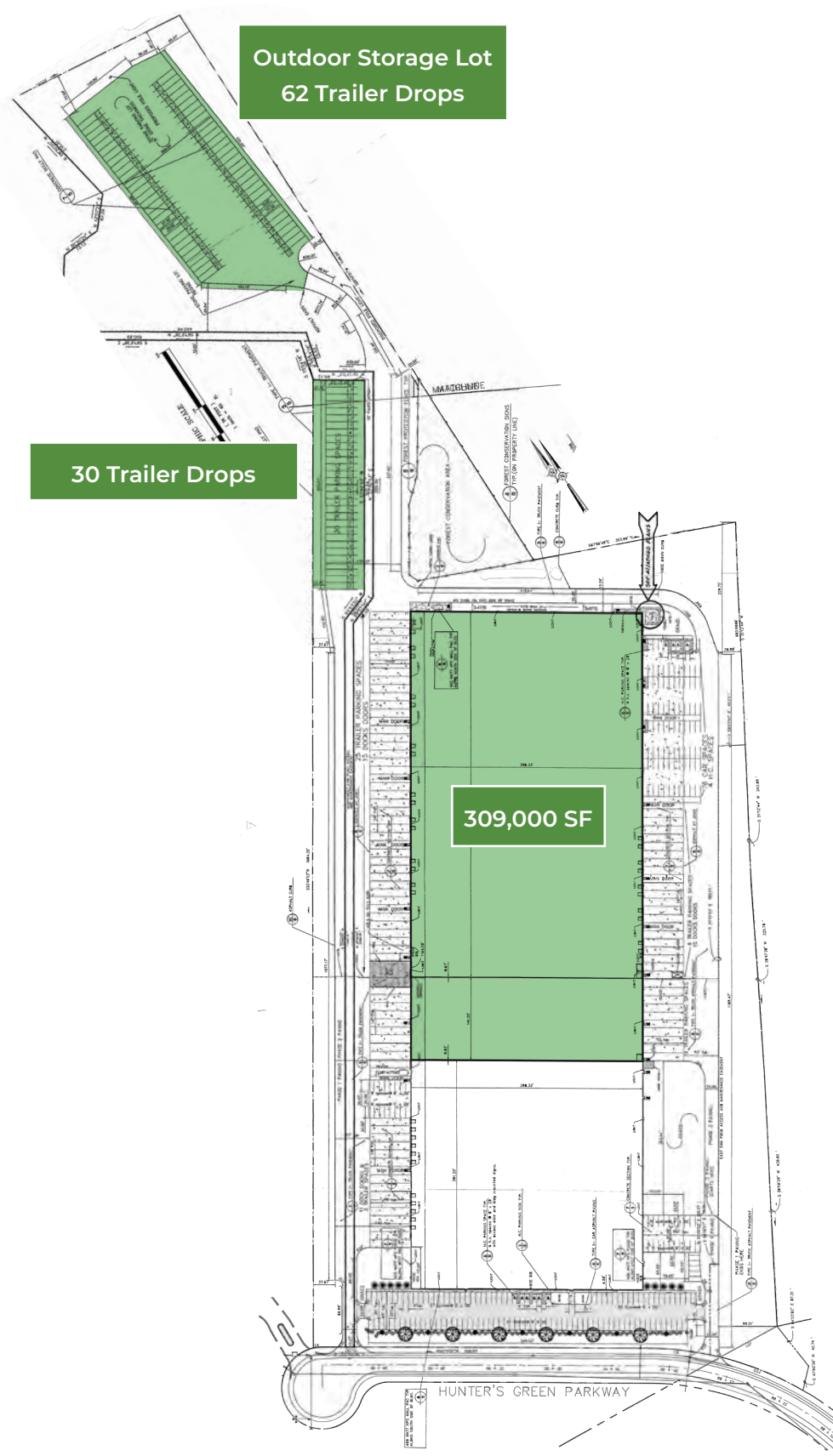
INTERMODAL & PARCEL FACILITIES		
FedEx Ground Hagerstown	3 Miles	8 Mins
NS Intermodal Greencastle, PA	15 Miles	19 Mins
CSX Intermodal Chambersburg, PA	25 Miles	35 Mins
Virginia Inland Port	56 Miles	61 Mins
Dulles International Airport	70 Miles	79 Mins
Washington, D.C.	78 Miles	86 Mins
Port of Baltimore	80 Miles	77 Mins
Baltimore/Washington Int'l Airport	81 Miles	80 Mins

Site Plan & Specifications

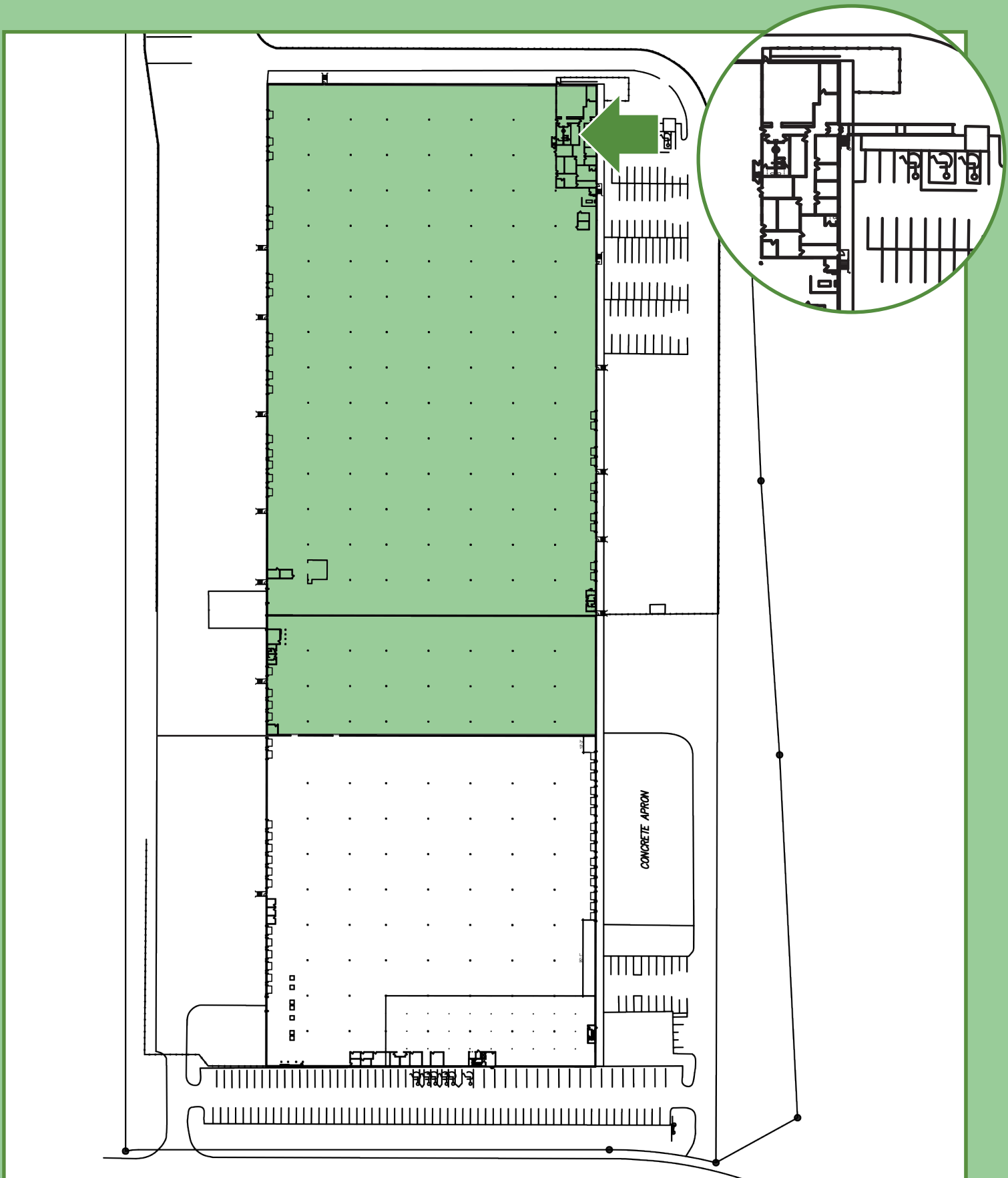
SITE SPECS

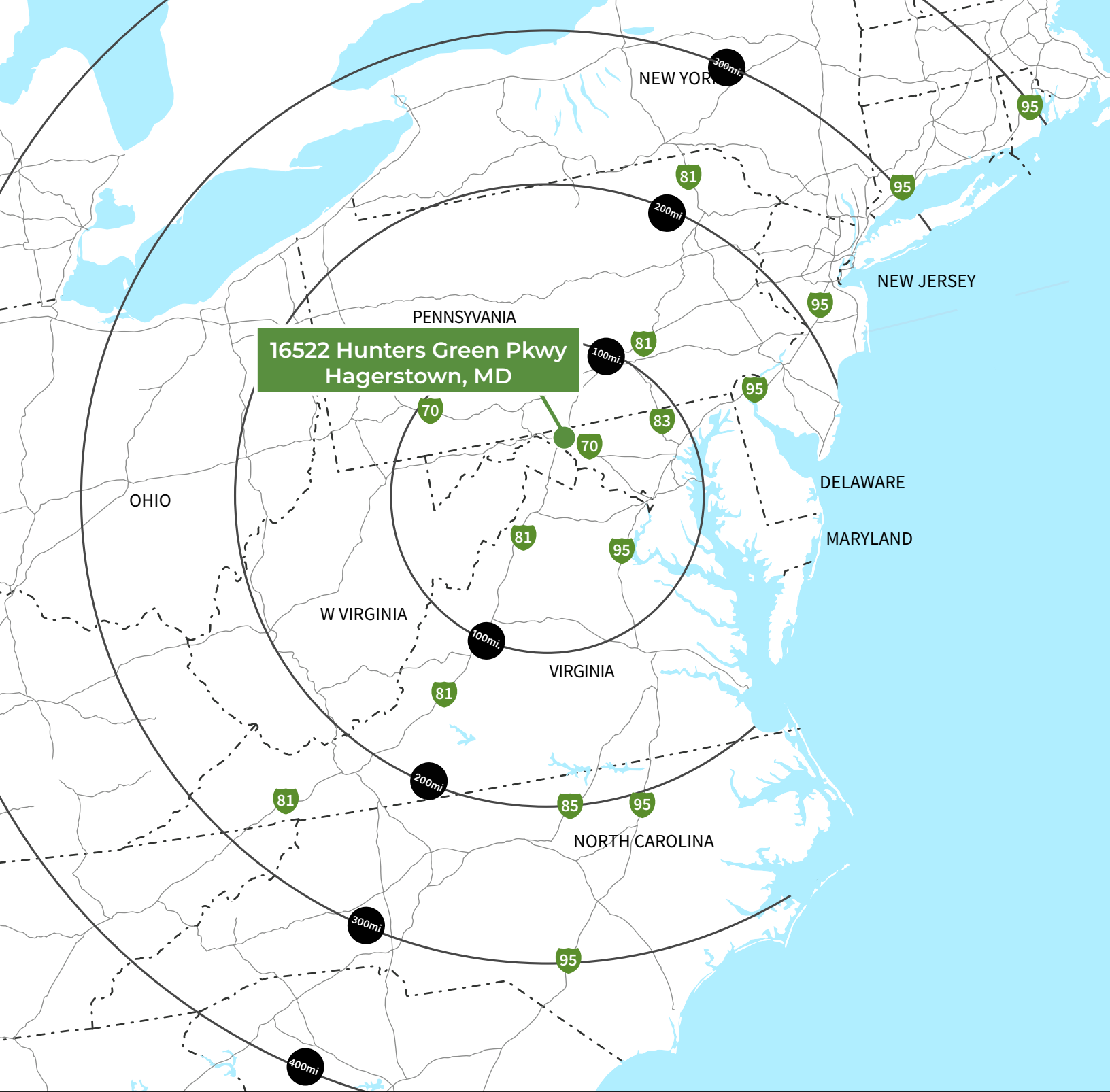
Acres	35
Building Size	465,800 SF
Building Construction	Concrete tilt-up Panels
Total Available Square Feet	309,000 including 6,551 square feet of office space
Warehouse Square Feet	301,752 SF
Ceiling Height	35' clear
Column Spacing	42' x 50'
Floor	7" thick 4,000 PSI concrete slab
Parking	Cars: 76 Trucks: 92
Sprinklers	ESFR
Roof Type/Age	White, 60 Mil TPO Roof System, replaced in 2023, 15 year warranty
# Truck Dock Doors Size	(38) – 9' x 10' (28) Potential knock out panels
Dock Equipment	38 fully equipped dock packages
# Drive-Ins Size	(2) – 14' x 16'
Lighting	LED 30 FC
Electric Capacity	2000 AMPS
Data	Verizon Fiber
Lot	Fenced w/ (2) Sliding gates, (1) guard shack

Site Plan



Floor Plan & Office





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DEVELOPER/OWNER:



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