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)

JLL®

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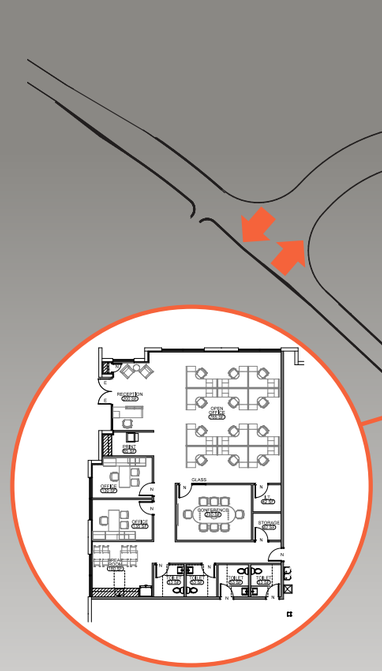
THE OPPORTUNITY

FUNDRISE



Existing Spec Office
2,400 SF

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

123 trailer spaces

195' deep truck court

306 spaces

182 spaces

HAGERSTOWN CROSSROADS AT I-81

200,000-825,000 SF

530'

1,556'

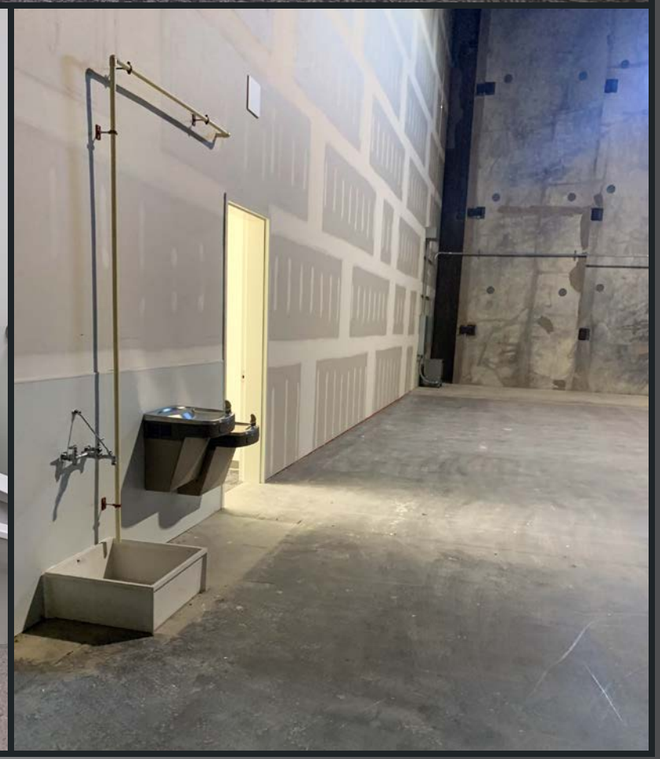
Wright Road

185' deep truck court

89 trailer spaces

Wright Road

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



POTENTIAL DEMISED FLOOR PLAN #1

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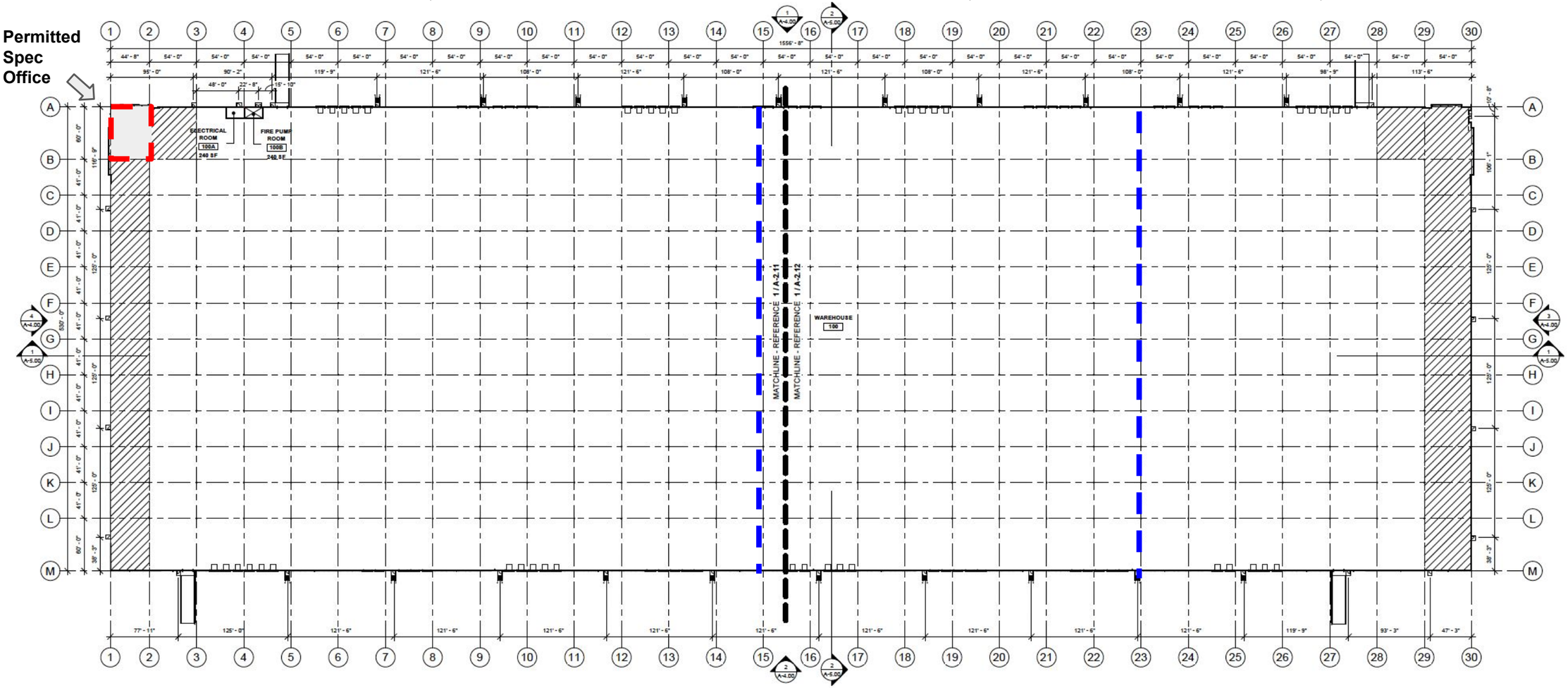
Block 1 - 395,500 SF

Block 2 - 228,960 SF

Block 3 - 200,340 SF

Permitted Spec Office



OVERALL FLOOR PLAN - LEVEL 01 (1)

SCALE: 1" = 60'-0"

1"=50'

0 25' 50' 100' 250'

POTENTIAL DEMISED FLOOR PLAN #2

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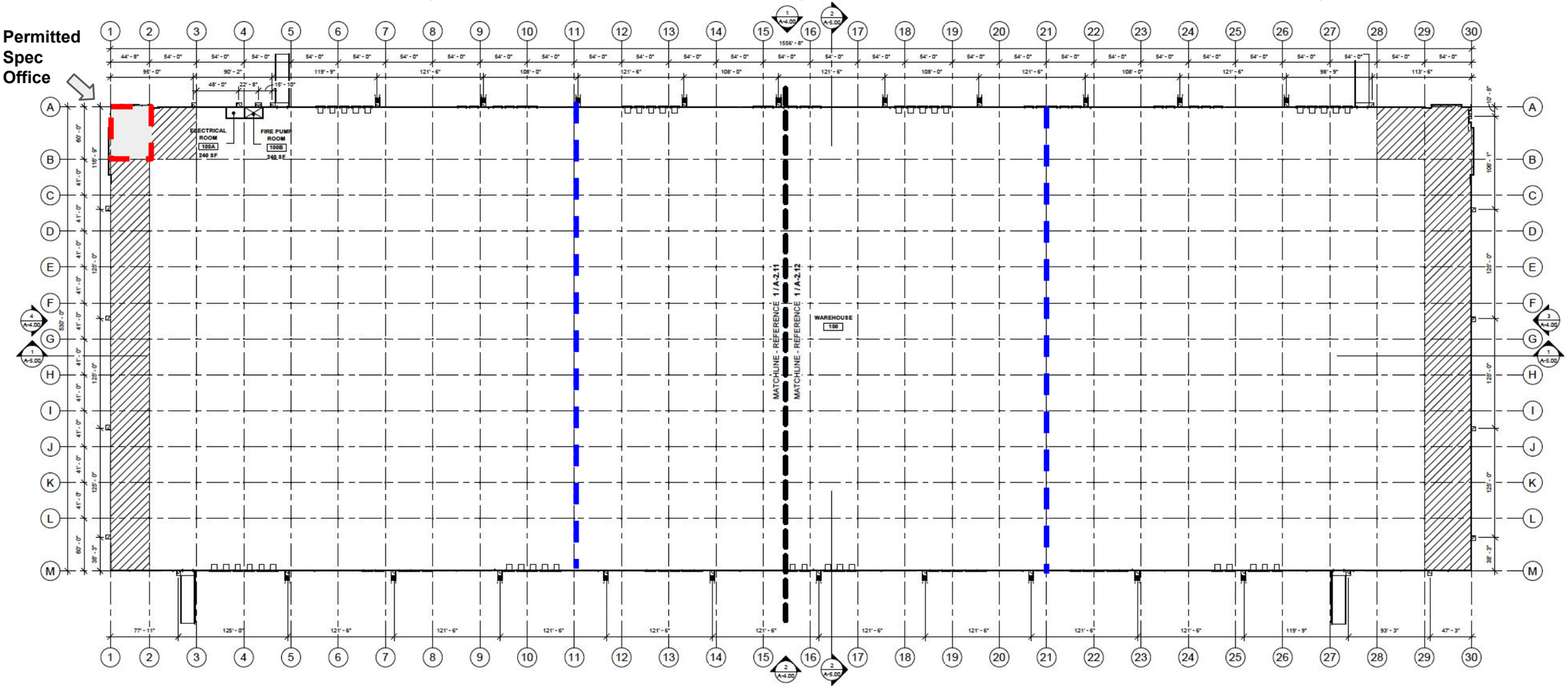
Block 1 - 280,900 SF

Block 2 - 286,200 SF

Block 3 - 257,580 SF

Permitted Spec Office



OVERALL FLOOR PLAN - LEVEL 01

SCALE: 1" = 60'-0"

1"=50'

0 25' 50' 100' 250'

1

POTENTIAL DEMISED FLOOR PLAN #3

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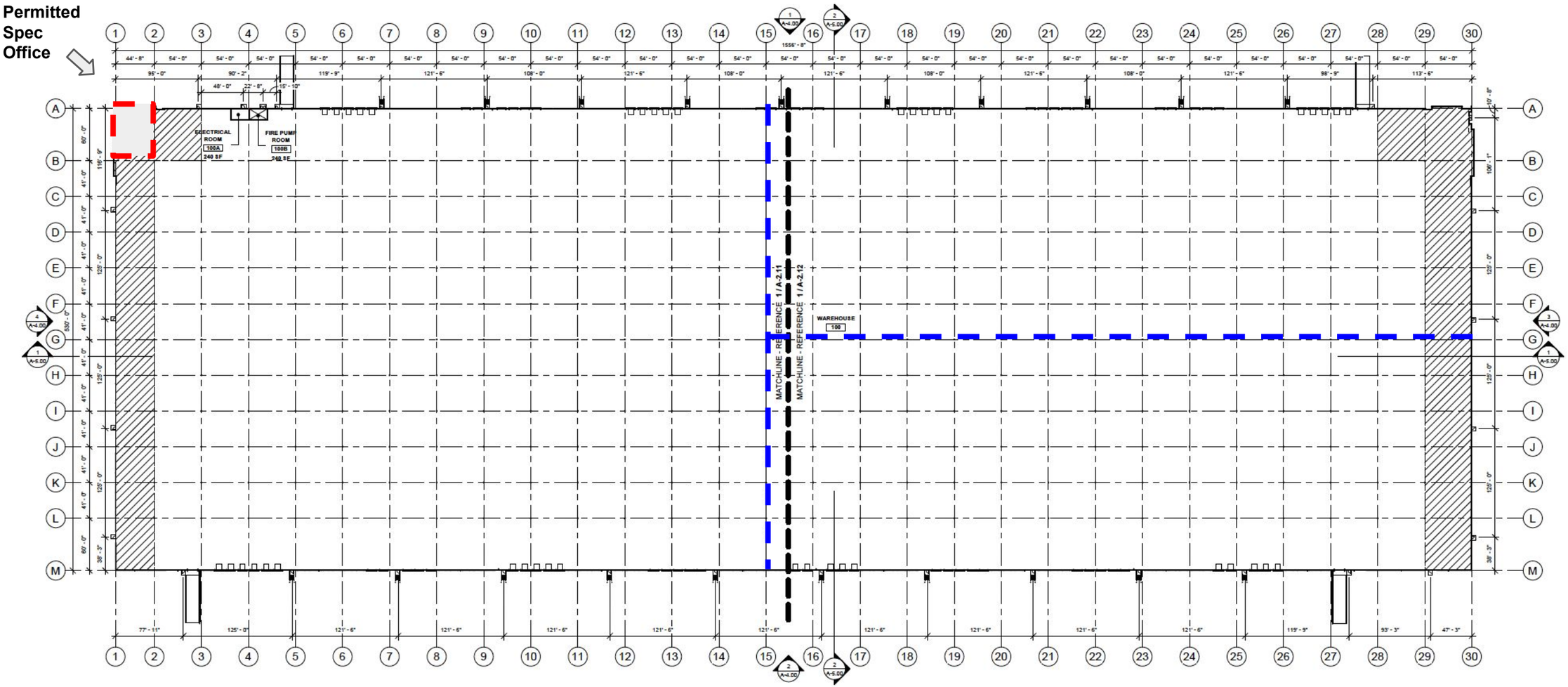
Block 1 - 395,000 SF

Block 2 - 215,000 SF

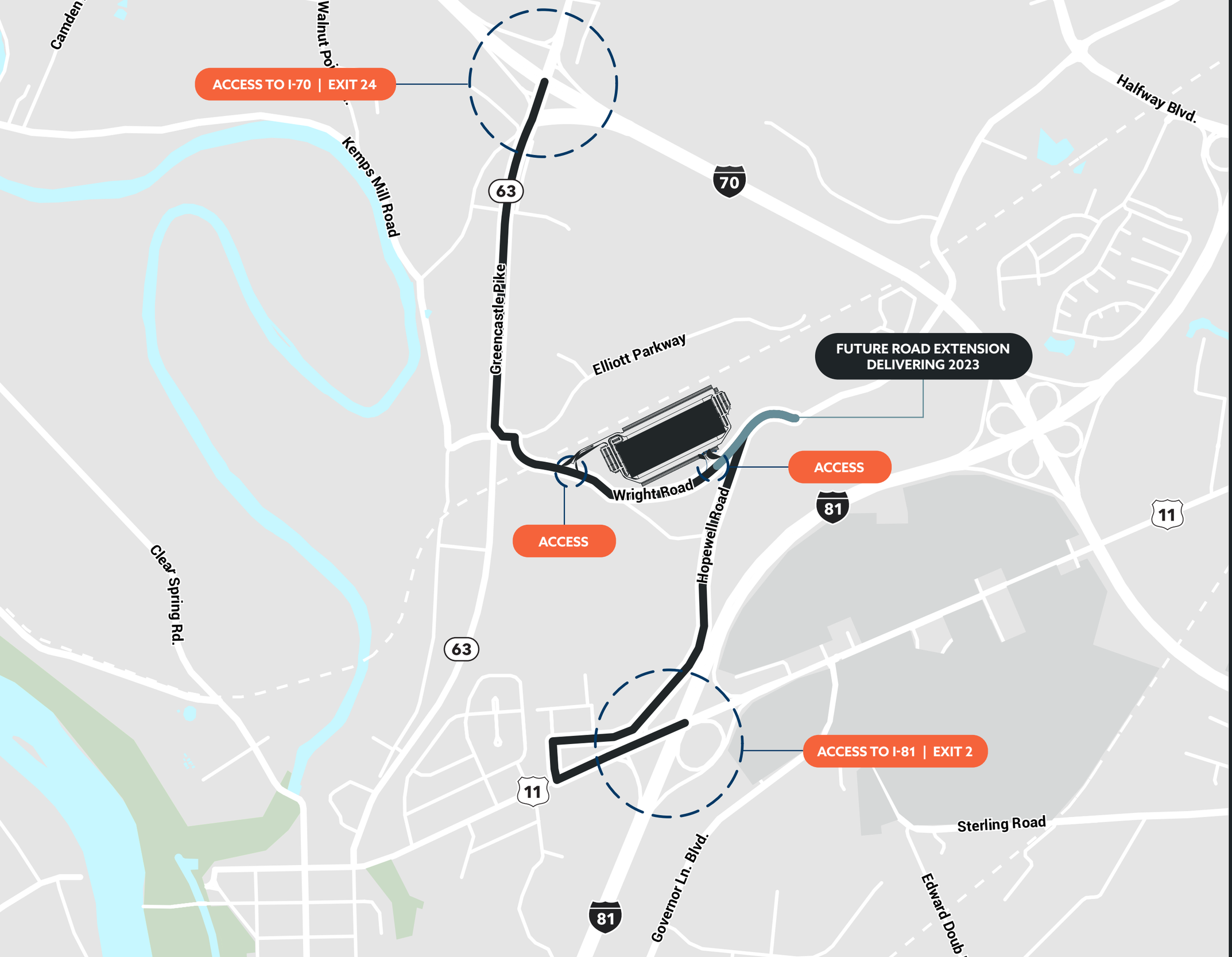
Permitted Spec Office



Block 3 - 215,000 SF

16220

16220
CLASS A INDUSTRIAL NOW AVAILABLE
825,000 SF



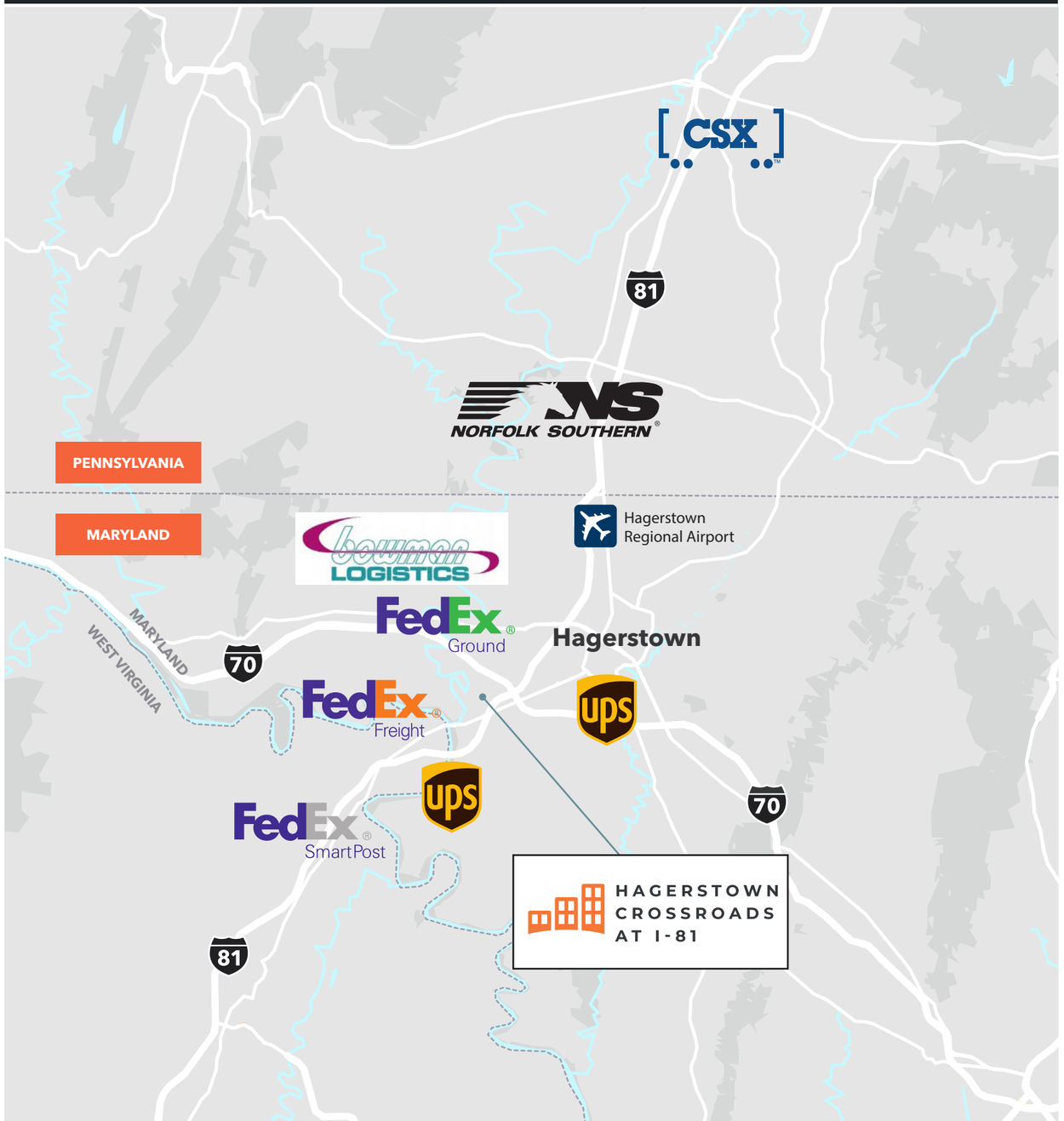
ACCESS

Immediate Access
to I-70 and I-81

FUNDRISE

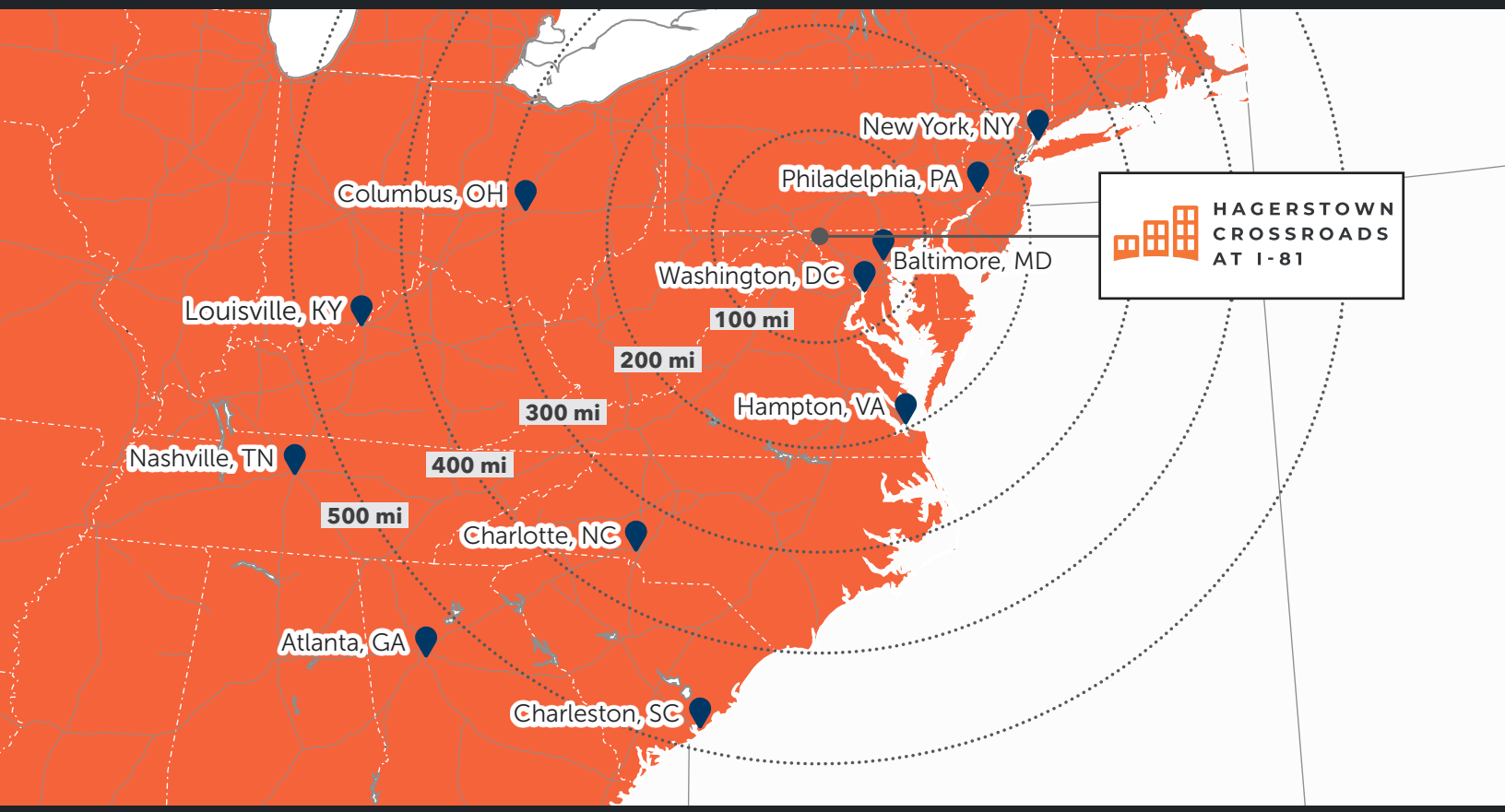
HAGERSTOWN
CROSSROADS
AT I-81

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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