



16965 Virginia Ave,
Hagerstown, MD

up
to **489,060 SF**
32.87 ACRES

Available
For Sale, Lease,
or Build-To-Suit

1 mile from I-81 interchange

Visible from I-70

**Ability to
Break Ground
Q1 2023**



JLL Baltimore Industrial Team

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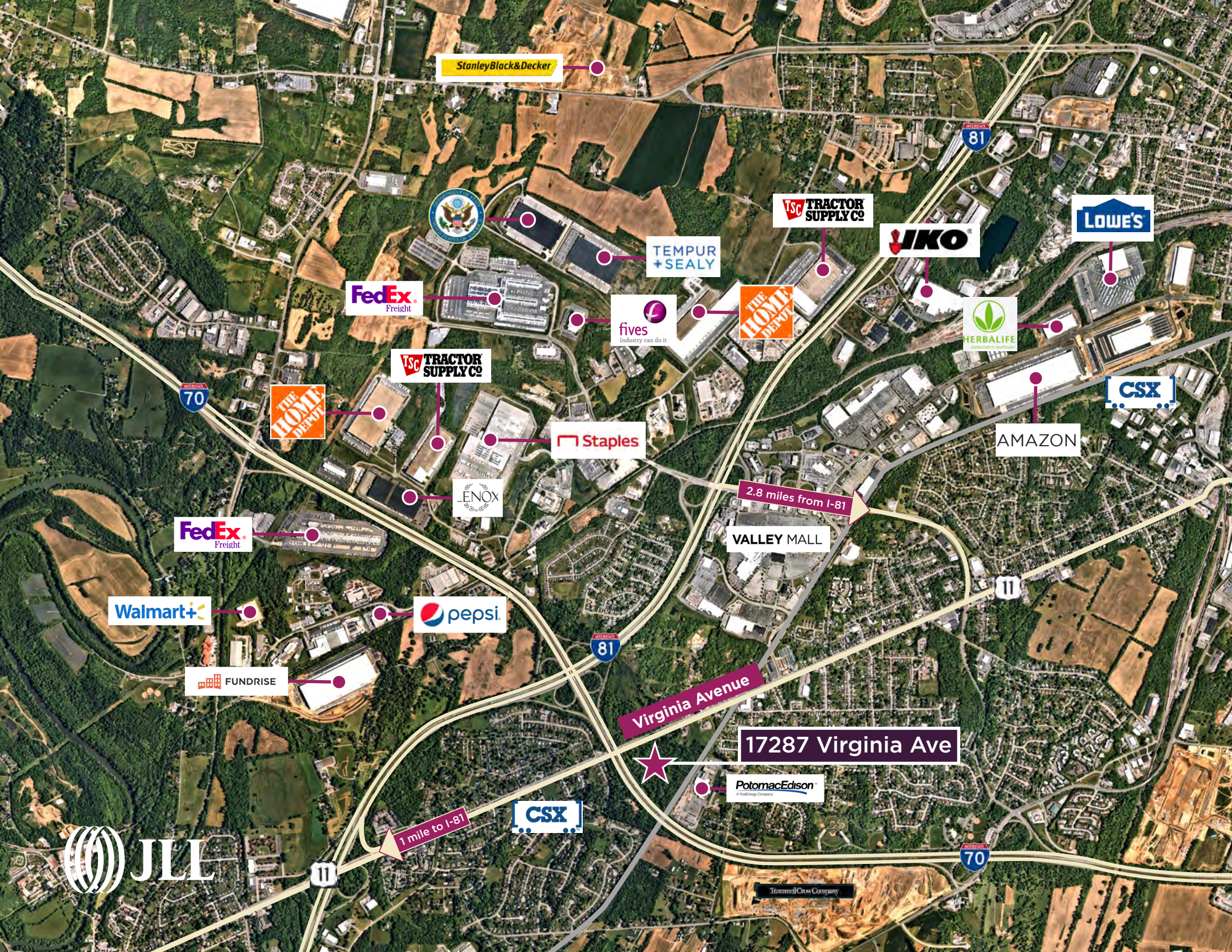
DIVERSIFIED CAPITAL

Site Plan

Property Highlights:

- Up to 489,060 SF
- 32.87 Acres
- 354 Car Parking
- 128 Trailer Drops
- Cross Dock Doors
- LED Lighting
- ESFR Sprinkler
- Visible from I-70
- Rail service possible
- Ability to Fully Secure





StanleyBlack&Decker



TEMPUR
+SEALY

TSC TRACTOR
SUPPLY CO

IKO

LOWE'S

FedEx
Freight

fives
Industry can do it

THE HOME
DEPOT

HERBALIFE

TSC TRACTOR
SUPPLY CO

Staples

CSX

AMAZON

70

THE HOME
DEPOT

ENOX

FedEx
Freight

2.8 miles from I-81

VALLEY MALL

11

Walmart+

pepsi

81

FUNDRISE

Virginia Avenue

17287 Virginia Ave

PotomacEdison
A FirstEnergy Company

CSX

1 mile to I-81

70

JLL

Teamwork Cow Company

Location Highlights

- Major crossroad location at the intersection of I-70 and Route 11
- More than 50% of the nation's population can be accessed by overnight truck
- 4 major ports within 250 miles
- FedEx Ground, FedEx Freight and UPS hubs within 10 miles
- Established transportation service industry infrastructure supporting current distribution and manufacturing users
- Abundant workforce - proximity to labor pools in Maryland, Pennsylvania, West Virginia and Virginia
- Less than 10 miles to a myriad of affordable housing options, 3 regional shopping areas and the City of Hagerstown





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For More Information, Please Contact:

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