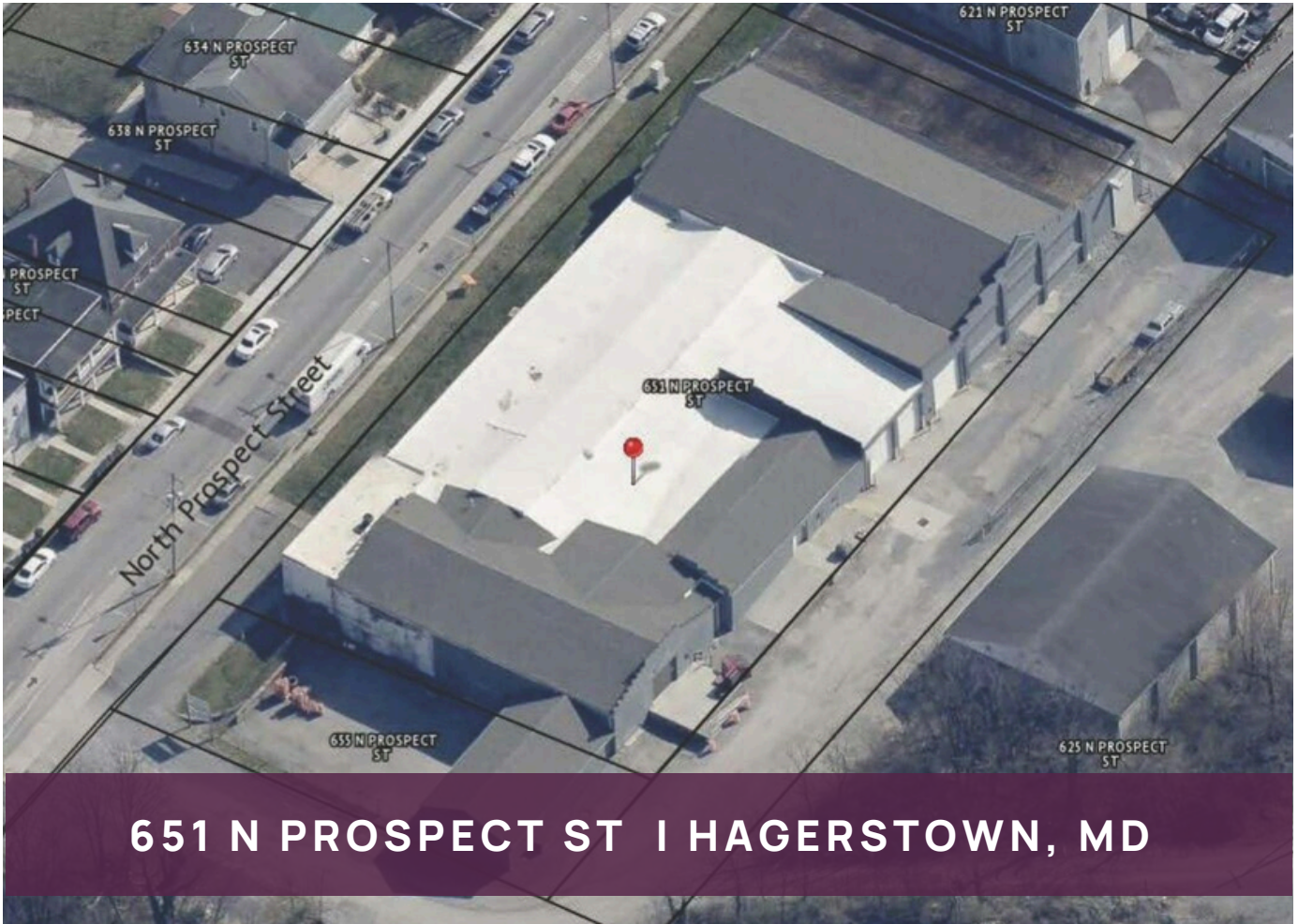


OFFERING MEMORANDUM

FOR SALE



Syd Machat, CCIM
Associate Broker

301-745-1620 office | cell 301-305-8999
Syd@bowencommercial.com | BowenCommercial.com



**BERKSHIRE
HATHAWAY**
HOMESERVICES

HOMESALE
REALTY

COMMERCIAL DIVISION

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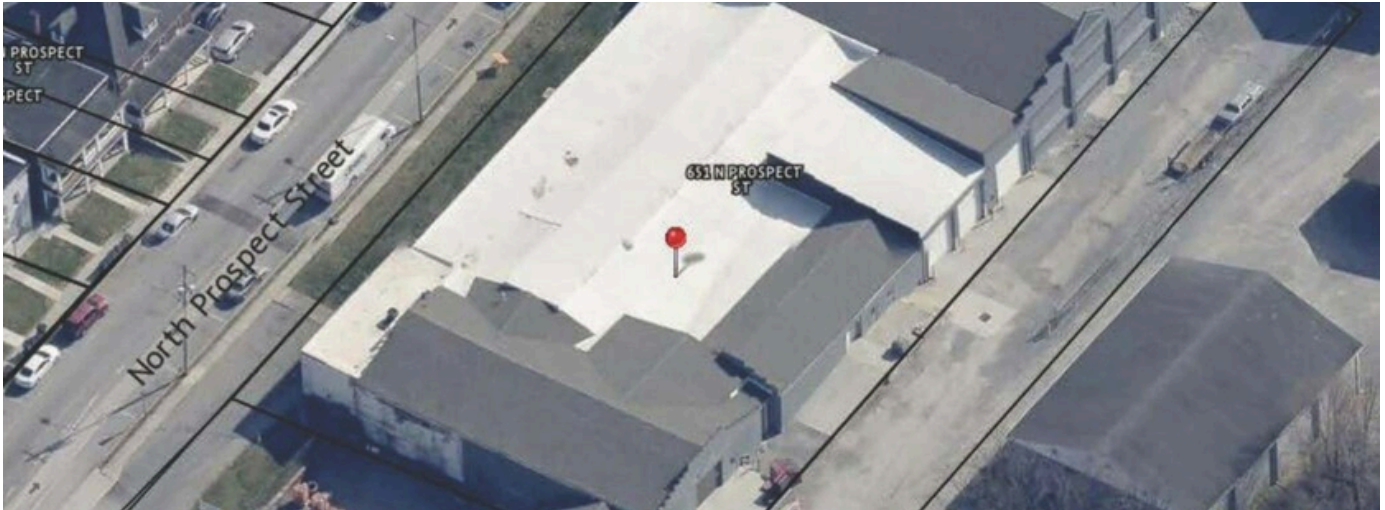
This will serve as notice regarding the use of certain material, data, and information contained herein ("Evaluation Material") that we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided, however, that any of such Evaluation Material may be disclosed to your directors, officers, or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers, employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Berkshire Hathaway HomeServices Homesale ("Agent") make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

Additionally, you agree and acknowledge that we are not responsible for errors or omissions, prior sale or withdrawal of the property from the market without notice. By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event you are not able to agree to these terms, please return the Evaluation Material to us immediately.

EXECUTIVE SUMMARY



This newly listed, fully renovated industrial/flex property offers a compelling owner-user or investment opportunity following an A-1 modernization completed in December 2025. The facility comprises approximately 44,700 square feet of gross industrial and storage space, including a modernized 31,464-square-foot first floor and two restored lower levels totaling approximately 13,286 square feet. Designed for versatility, the property supports a range of industrial, flex, manufacturing, and storage uses. The site is further enhanced by a 3,961-square-foot fenced impound yard, including 1,579 square feet of covered area, and a newly constructed roll-up entrance providing direct access to the renovated lower level, delivering functional efficiency.



PROPERTY DETAILS

**ADDRESS:**

651 N Prospect St, Hagerstown, MD

Lot:

.98 Acres

LOCATION:

North Hagerstown
Prospect & Pennsylvania Ave

PROPERTY TAXES:

County 2025 \$1,985.55
City 2025 \$2,293.69

ACCESS:

Interstate 81, Exit Maugans Ave East to
Pennsylvania Ave South to Crestwood Drive.

SALES PRICE:

\$2,900,000.00

PROPERTY SIZE:

Total Size: 44,700 RSF
Impound Lot: 3,961 RSF

Drive-Ins:

Doors in rear. mixed truck access

ZONING:

IR, Industrial Restricted

Allows offices and less intense
manufacturing and warehousing subject
to city of Hagerstown planning and
zoning.

APN/Parcel ID:

25-027736

Year Built :

1957

ASSESSOR'S PARCEL NUMBER:

27-021 239

NUMBER OF STORIES:

1

PROPERTY TYPE :

Industrial

BUSINESS USE:

Flex, Manufacturing, Storage,
Warehouse possible

BUILDING CLASS:

A

RENOVATION:**CONSTRUCTION:**

Masonry

Major Renovation 2021-2025

PROPERTY PHOTOGRAPHS



DEMOGRAPHICS



Traffic Count Profile

651 N Prospect St, Hagerstown, Maryland, 21740
Rings: 1 mile radii

Prepared by Esri
Latitude: 39.65205
Longitude: -77.71944

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	North Prospect Street	Pen Mar (0.06 miles E)	2022	2393
0.22	W North Ave	Sumans Ave (0.02 miles SE)	2003	2450
0.24	Pennsylvania Avenue	Beacon Ave (0.02 miles S)	2022	3541
0.24	North Jonathan Street	W North Ave (0.03 miles SW)	2022	4203
0.28		The Terrace (0.02 miles E)	2020	2245
0.30	North Burhans Boulevard	(0.0 miles)	2017	15641
0.33	Oak Hill Avenue	Potomac Ave (0.05 miles SW)	2022	2465
0.35	North Potomac Street	(0.0 miles)	2017	7770
0.37	West North Avenue	Bethune Ave (0.01 miles NW)	2020	1593
0.39	Potomac Avenue	(0.0 miles)	2017	7770
0.39		W Bethel St (0.04 miles NE)	2020	3641
0.40	Prospect Avenue	Oak Hill Ave (0.04 miles W)	2022	2356
0.41	W Church St	N Walnut St (0.02 miles SE)	2003	12350
0.41	Salem Avenue	High St (0.0 miles SE)	2022	9521
0.41	West Church Street	(0.0 miles)	2017	454
0.42	Pennsylvania Avenue	(0.0 miles)	2017	4732
0.42		Braxton Aly (0.01 miles NW)	2020	3113
0.43	Linganore Avenue	Hammond St (0.03 miles NE)	2022	1103
0.43	Salem Avenue	(0.0 miles)	2017	11750
0.44	West Church Street	High St (0.03 miles NW)	2022	403
0.46	Fairground Avenue	N Locust St (0.04 miles SE)	2022	3551
0.47		Wellers Aly (0.01 miles NE)	2020	2071
0.50	North Potomac Street	(0.0 miles)	2022	7563
0.54		John St (0.0 miles S)	2020	3683
0.54	US 40	High St (0.02 miles NW)	2020	9441
0.54	North Locust Street	John St (0.01 miles NE)	2022	4201
0.57		Dewey Ave (0.03 miles NW)	2020	2245
0.58		Broadway (0.01 miles NE)	2020	1473
0.59	East Avenue	Cramer Aly (0.02 miles SE)	2022	1831
0.62		Stratford Ave (0.02 miles NW)	2020	9723

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2025 Kalibrate Technologies (Q3 2025).

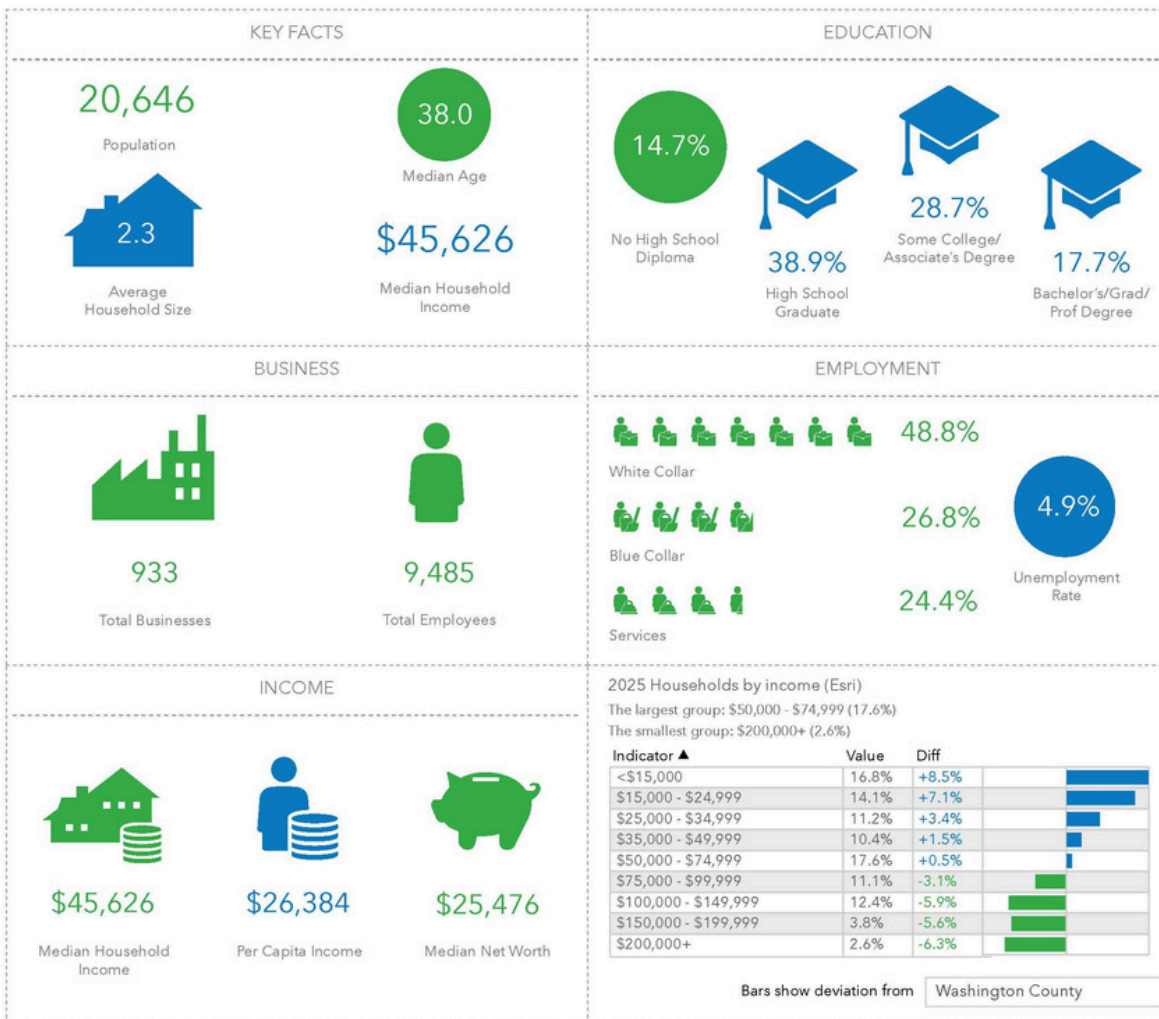
January 28, 2026

DEMOGRAPHICS



Key Facts

651 N Prospect St, Hagerstown, Maryland, 21740
Ring of 1 mile



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri