



# NEW HEIGHTS INDUSTRIAL PARK HAGERSTOWN REGIONAL AIRPORT

18450 Showalter Road, Hagerstown, MD

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**43,750 - 250,000 SF**

Intermodal | Industrial | Warehouse

**BELOW MARKET RENTS**

# INDUSTRIAL SPACE

## INDUSTRIAL HIGHLIGHTS

- Availabilities from 43,750 SF to 250,000 SF
- Up to 46 ft. clear height
- Dock and drive-in loading
- Column free spaces
- Heated
- Full fire suppression
- Doors up to 24' x 60'
- Heavy floor loads throughout
- Various office space configurations

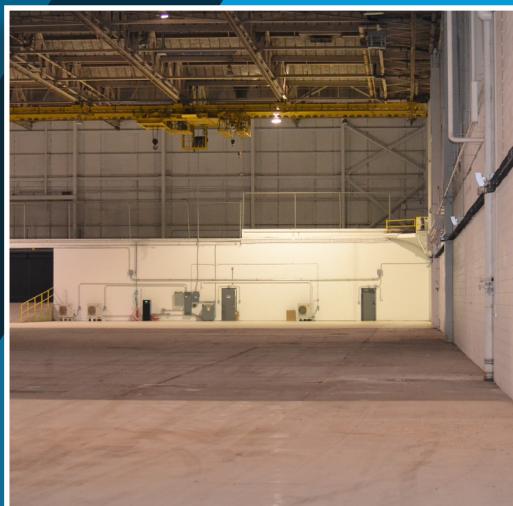
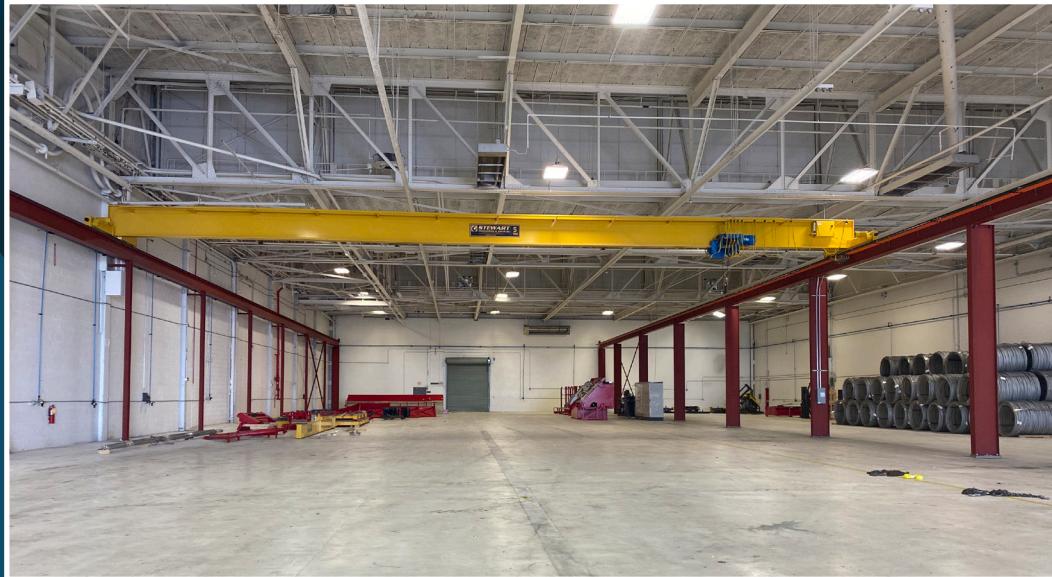
## EXAMPLE INDUSTRIAL USES

- Third party logistics services
- E-Commerce distribution centers
- Auto manufacturers
- Modular building manufacturers
- Defense/Aerospace
- Space manufacturing/satellite
- Government contractors
- Autonomous vehicle research and manufacturing
- Food manufacturing and distributors
- Storage



# MANUFACTURING

## 5000 KVA - 34.5/12.5 KV SUBSTATION | FIBER INFRASTRUCTURE



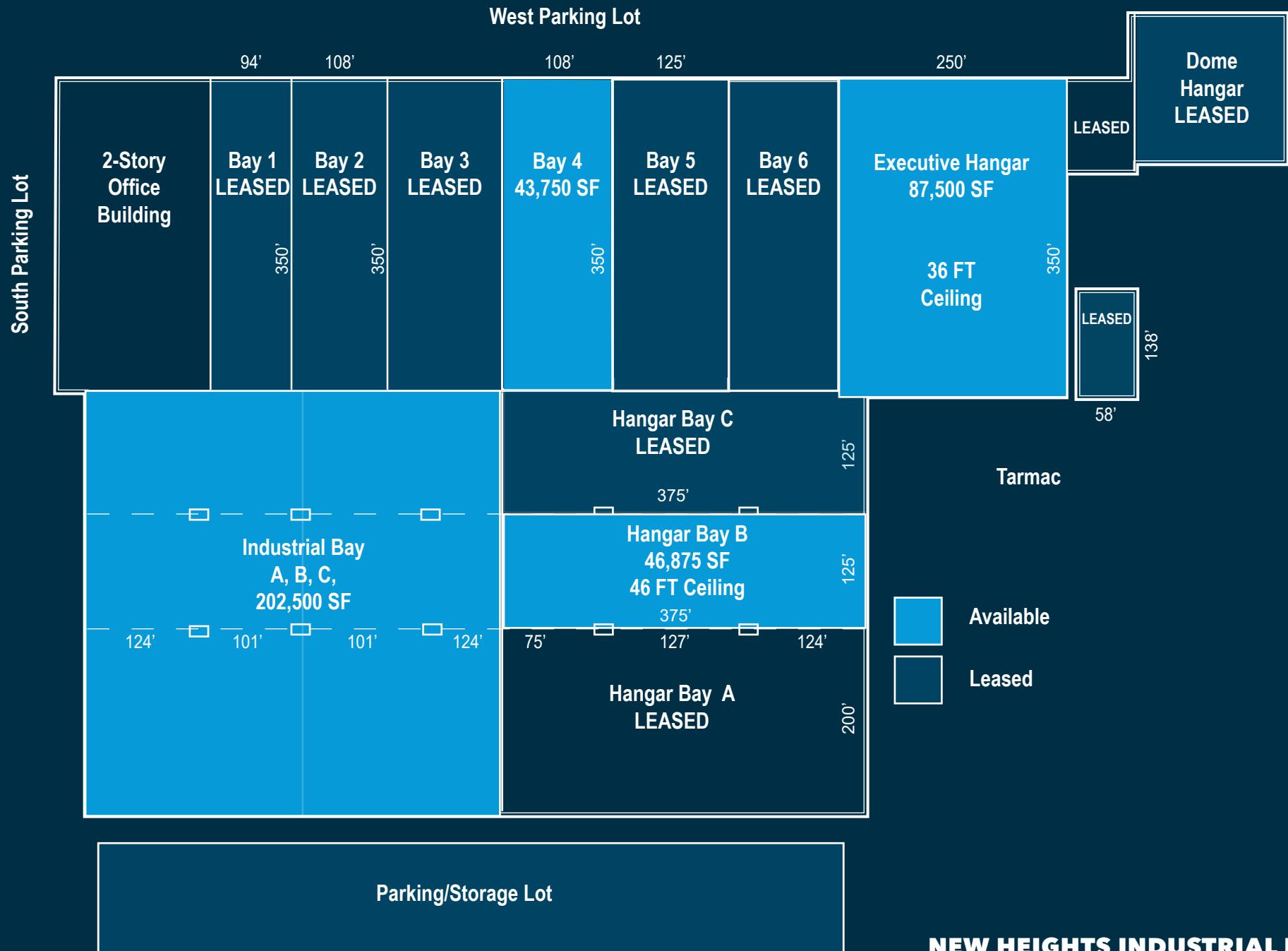
### MANUFACTURING HIGHLIGHTS

- 43,750 SF and up to 250,000 SF
- Up to 46 ft. clear height
- Heated
- Full fire suppression
- FBO facilities available
- Hangars suitable for up to B-737 class aircraft
- Dedicated ramp to Hagerstown Regional Airport
- Ample outside storage
- Self-fueling potential

### EXAMPLE MANUFACTURING USES

- Maintenance, Repair, and Overhaul (MRO) operation
- Aircraft manufacturing
- Air cargo
- Aircraft interiors and completion operations
- Painting operations
- Aircraft component manufacturing and installation
- Specialized Aviation Services Operations (SASO), such as for Wi-Fi installation
- UAS/Drone manufacturing, research, and testing
- Aircraft disassembly/parts operations
- Private flight departments
- Aircraft collections

# FLOOR PLAN



# LOCATION & ACCESS



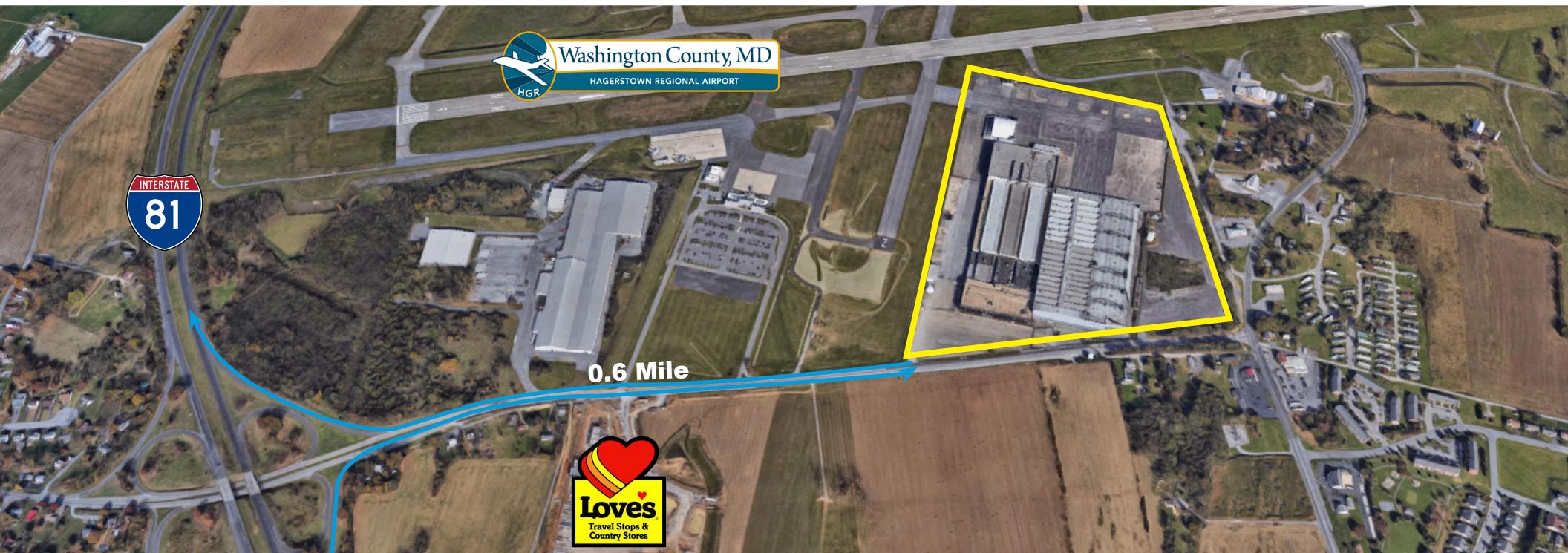
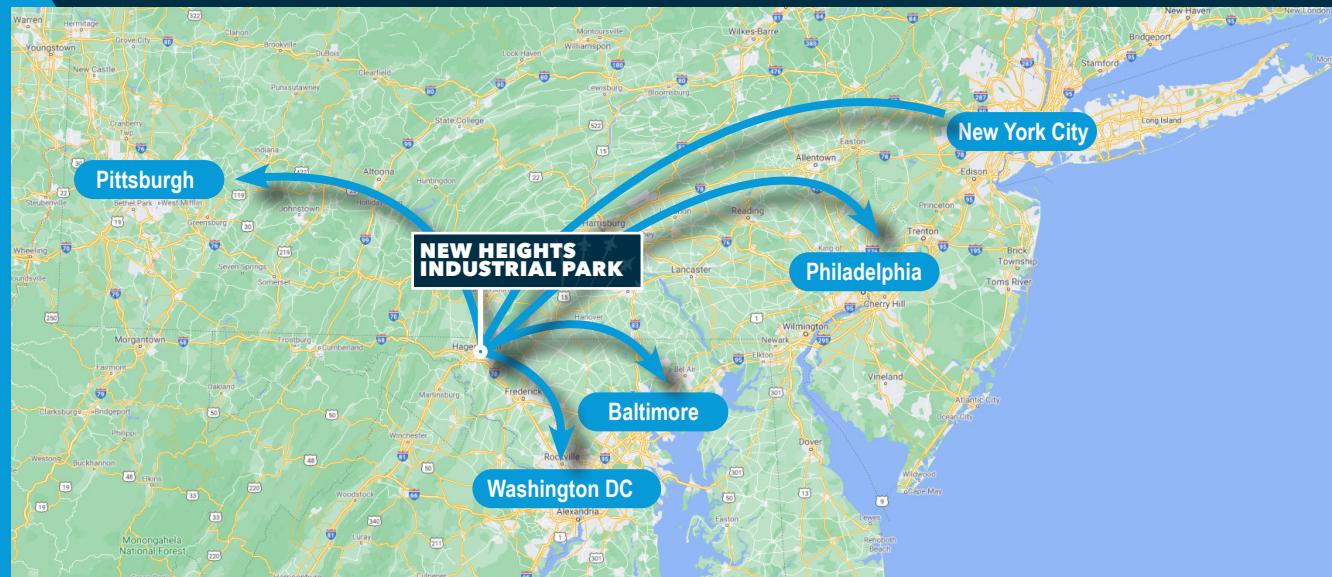
**81** MILES TO WASHINGTON, DC

**84** MILES TO BALTIMORE, MD

**164** MILES TO PITTSBURGH, PA

**175** MILES TO PHILADELPHIA, PA

**237** MILES TO NEW YORK, NY





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