



12001 HOPEWELL ROAD, HAGERSTOWN, MD

FLEXIBLE, BUILD-TO-SUIT OPPORTUNITY

ON 30 ACRES BY AWARD-WINNING DEVELOPER



FLEXIBLE, BUILD-TO-SUIT SIZE

Will consider 80,000 - 208,000 SF of Warehouse

SPECIAL USES

Will consider Cold Storage, Outside Storage, At-Grade Loading, R+D Space

CREATIVE DEAL STRUCTURES

Will consider Forward Sale, Land Lease, Lease with Purchase Option

FOR LEASE OR SALE

Colliers

GATEWAY 81

LOGISTICS CENTER

30

TOTAL
ACRES

40'

CLEAR
HEIGHT

40

DOCK
DOORS

142

TRAILER
DROPS

SITE READY TO BUILD

- Approvals in place for 208,000 SF of Warehouse
- Owner will consider modifying the footprint and use



SIGNAGE ALONG I-81

Over 30 acres adjacent to I-81

GATEWAY 81

LOGISTICS CENTER

APPROVED PLAN SPECIFICATIONS

SQUARE FOOTAGE **208,000 SF**

BUILDING DIMENSIONS **800' X 260'**

CEILING HEIGHT **40' CLEAR**

COLUMN SPACING **53'W X 50'D**

DOCKS **40 (48' HIGH)**
(5,200 SF per dock)

SPEED BAY SIZE **60'**

TRAILER PARKING **142**
(0.68 spaces per 1,000 SF)

CAR PARKING **152**
(0.73 spaces per 1,000 SF)

SPRINKLERS **ESFR**

POWER **AMPLE TO SUIT**

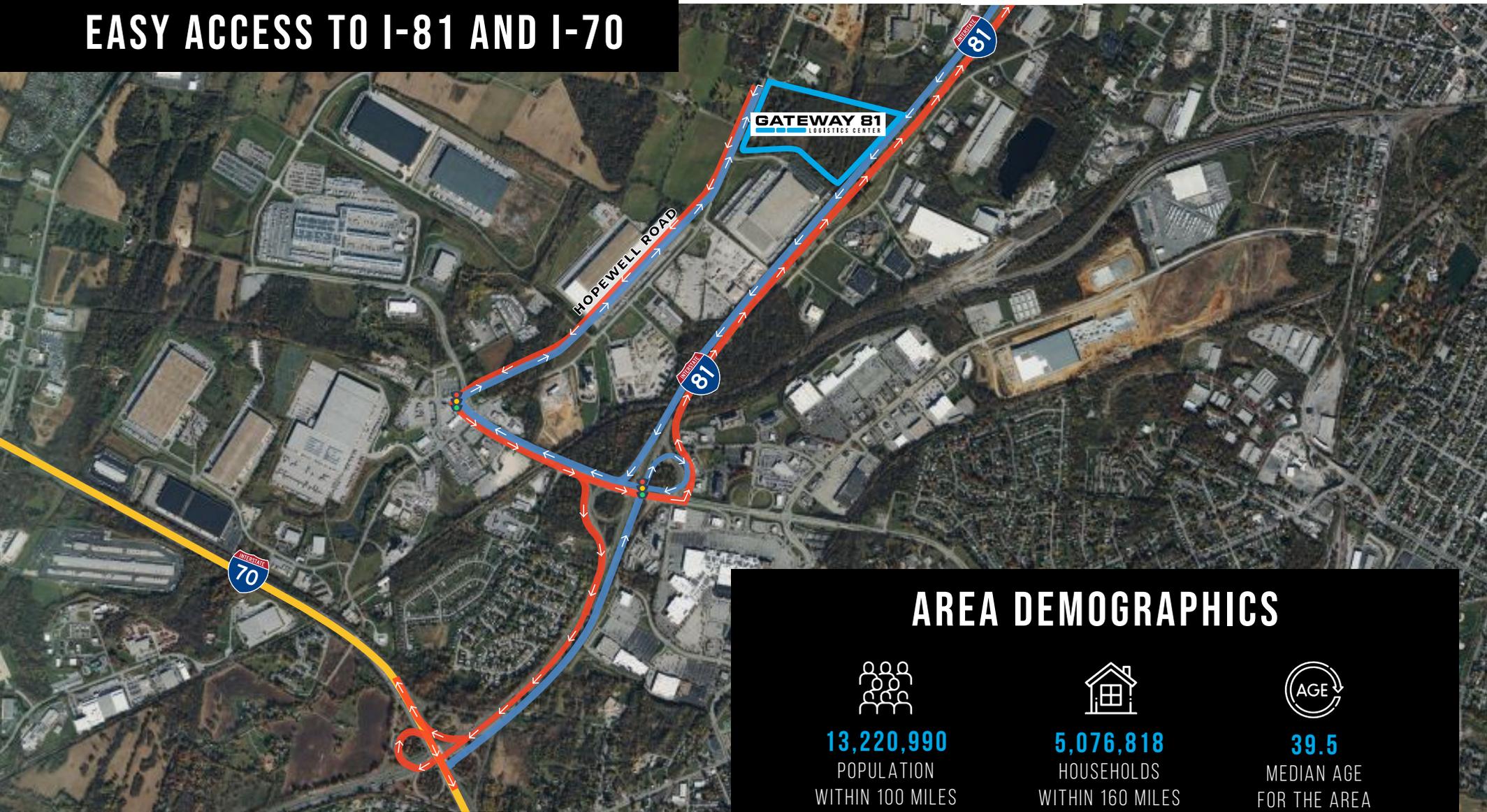
BUILD-TO-SUIT SITE PLAN



GATEWAY 81

LOGISTICS CENTER

EASY ACCESS TO I-81 AND I-70



AREA DEMOGRAPHICS



13,220,990
POPULATION
WITHIN 100 MILES



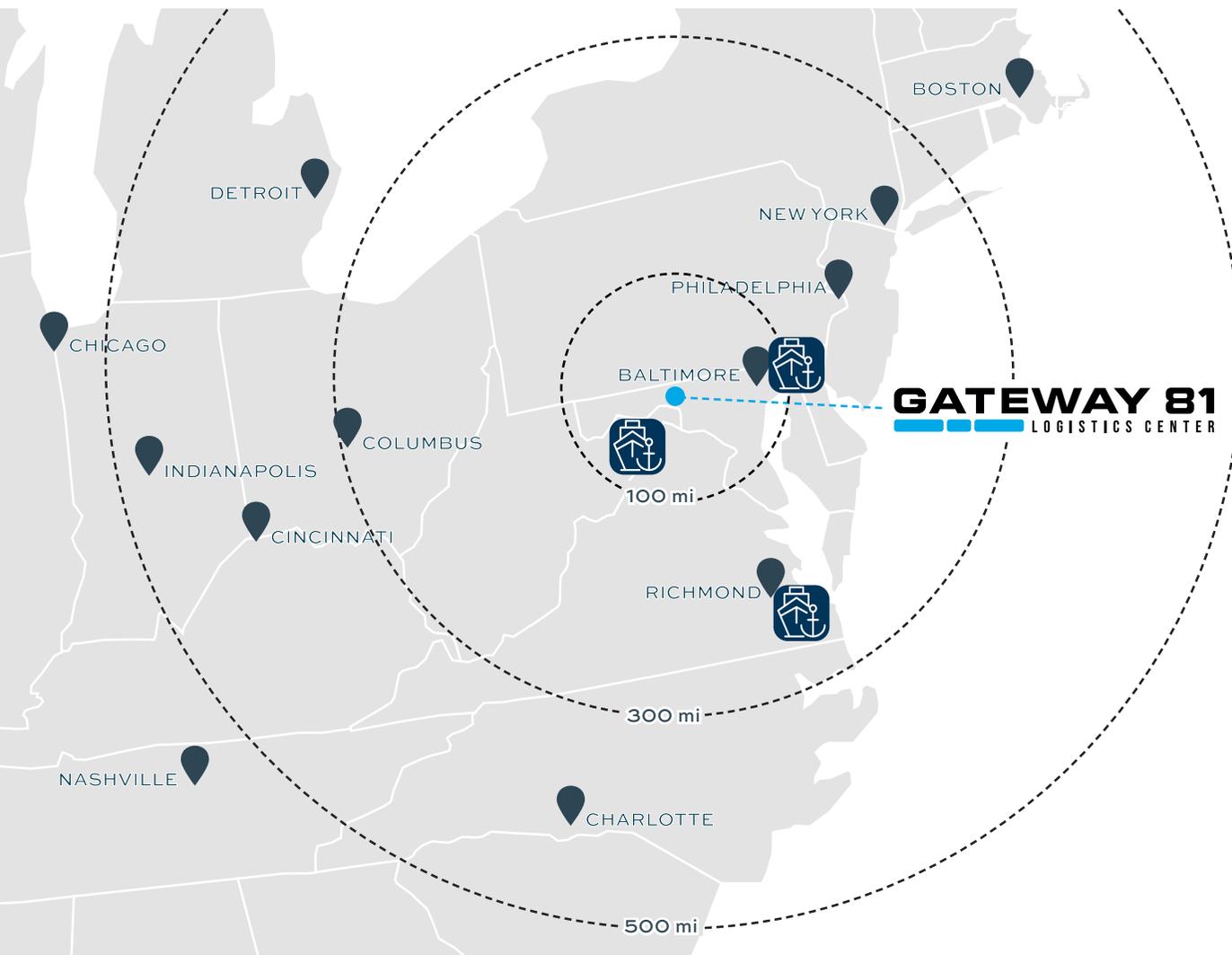
5,076,818
HOUSEHOLDS
WITHIN 160 MILES



39.5
MEDIAN AGE
FOR THE AREA

GATEWAY 81

LOGISTICS CENTER



2 miles
to Interstate 81

3 miles
to Interstate 70

SUPERIOR ACCESS

SIGNAGE ALONG I-81

The largest part of the site (22 acres useable) sits adjacent to I-81

PROXIMITY TO I-81 & I-70

Direct access to regional and national distribution routes via I-81 & I-70

MID-ATLANTIC HUB

Within a day's drive of major markets from Boston to Nashville to Charleston

ACCESS TO RAIL & AIR

The area is served by CSX rail and Hagerstown Regional Airport

PORT ACCESS

Easy access to the Port of Baltimore, the Virginia Inland Port, and the Port of Virginia

GATEWAY 81

LOGISTICS CENTER

GATEWAY81.COM



12001 HOPEWELL ROAD, HAGERSTOWN, MD



OWNERSHIP



THE AVIDAN GROUP

ELBERON
DEVELOPMENT GROUP

OWNER'S REPRESENTATIVE:

TERRY ARMSTRONG

+1 908 469 8984

terry@elberon.com

CONTACT US

TOM GENTNER

+1 410 319 2407

tom.gentner@colliers.com

BRIAN SIEGEL, SIOR

+1 410 319 2410

brian.siegel@colliers.com

JASON SULLIVAN, SIOR

+1 410 319 2409

jason.sullivan@colliers.com

BRIAN WATTS

+1 410 319 2408

brian.watts@colliers.com

