

HOCO WEST COMMERCE CENTER

West Friendship, MD 21794

*Build-to-Suite
Industrial & Contractor Yard*

**LEASE & SALE
OPPORTUNITIES**

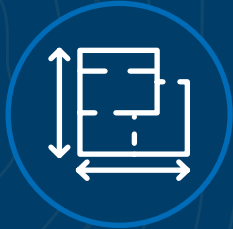
NEWMARK



REGIONAL MAP



SITE SPECIFICATIONS



22.3 acres total



**Lease & purchase
Landominium opportunities
from 2-22 acres**



**Various build to suit options
from 5,000-120,000 SF**



**POR / Light
Industrial Uses**



**Immediate access to
I-70 and Route 32**



Private utilities available

PERMITTED & POTENTIAL USES



POTENTIAL DEVELOPMENT :

WAREHOUSE & SELF STORAGE

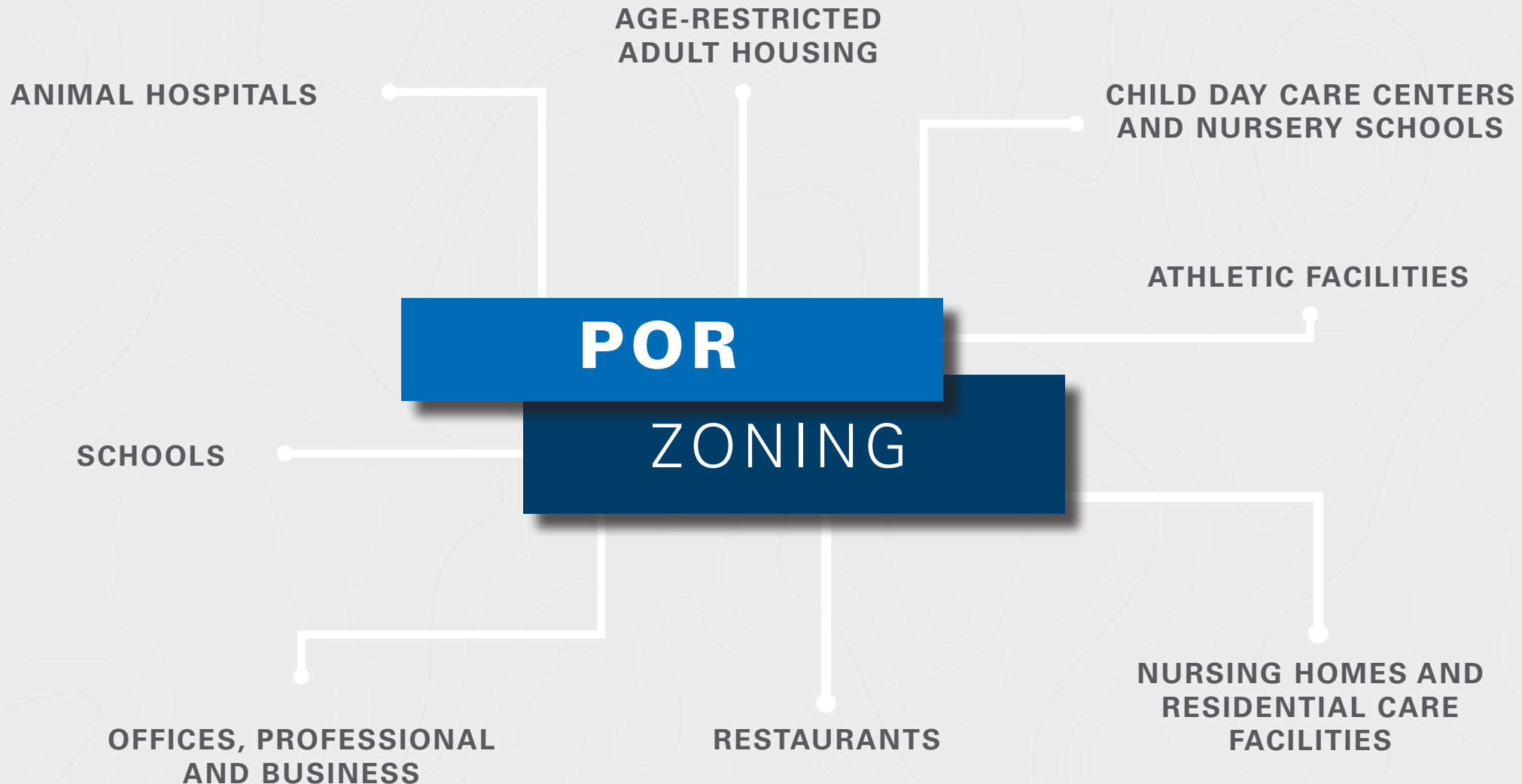


**PROPOSED
SELF-STORAGE**
21,614 SF
Parking: 15 spaces

PROPOSED WAREHOUSE
200,000 SF
Parking: 173 spaces
Truck Court: 130'

32

PERMITTED & POTENTIAL USES



POTENTIAL DEVELOPMENT : EXISTING CONDITIONS



POTENTIAL DEVELOPMENT :

FLEX - OFFICE CONCEPT



32

BUILDING C

34,560 SF

BUILDING B

25,080 SF

BUILDING A

28,800 SF



POTENTIAL DEVELOPMENT : LANDMINIUM CONCEPT

*****AVERAGE SITE SIZE 4 ACRES +/-***



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FOR **LEASING INFORMATION:**

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