

COMING SOON

BUILD-TO-SUIT  
OPPORTUNITY

515,000 SF

Class A  
Industrial  
Development



ELIGIBLE FOR  
**15 YEAR**  
REAL PROPERTY  
TAX CREDIT



11159 Hopewell Road,  
Hagerstown, MD 21740

[WWW.CUSHWACROSSING.COM](http://WWW.CUSHWACROSSING.COM)

# DELIVERING A MODERN INDUSTRIAL BUILD-TO-SUIT



Located at the crossroads of I-81 and I-70, Cushwa Crossing is a 515,000-square-foot industrial development in a class all on its own. Cushwa Crossing's central location on the corner of two major interstates allows a unique opportunity for logistics providers to reach half of the country within a day's drive. Cushwa Crossing presents more than just a physical location to warehouse, manufacture, produce, fabricate, or distribute goods. It is more than just a space to facilitate your operations. Instead, it is an opportunity to streamline processes, build efficiencies, sustain labor demands, and ultimately support and uphold your brand.

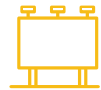
Cushwa Crossing is a cut above the rest, delivering a modern build-to-suit for your industrial needs and providing a Class A offering to Hagerstown's highly sought-after logistics region.



**EXCEPTIONAL  
LOCATION &  
VISIBILITY**



**EXCELLENT  
BUILDING  
STANDARDS**



**HIGH TRAFFIC  
BUILDING  
SIGNAGE**



**STRENGTH OF  
OWNERSHIP**



**EXPANSIVE  
POPULATION  
REACH**



**EXTRAORDINARY  
LABOR  
DYNAMICS**





# EXCELLENT BUILDING STANDARDS



40'  
CLEAR  
HEIGHT

571' x 901'  
BUILDING  
DIMENSIONS

56' x 50'  
COLUMN  
SPACING

46  
DOCK  
DOORS

28  
KNOCK-OUTS

4  
DRIVE-IN  
DOORS

# IMMEDIATE ACCESS & EXCEPTIONAL VISIBILITY



**BUILDING SIGNAGE  
AVAILABLE**

**TRAFFIC COUNT I-81**

**70,064**  
Vehicles Daily

**TRAFFIC COUNT I-70**

**44,331**  
Vehicles Daily

**SEEN BY OVER**

**41 MILLION**  
Vehicles Annually

OHL Kmart DDC TARGET INGRAM'S MENS SHOP Staples

# NEIGHBORING COMPANIES

ARMADA FOOD LION CORELLE

Walmart R+L CARRIERS  
Boomer Logistics

PENNSYLVANIA

MARYLAND

amazon LENOX  
VOLVO LOWES

Hagerstown

Staples THE HOME DEPOT TSC TRACTOR SUPPLY CO  
TEMPUR+SEALY

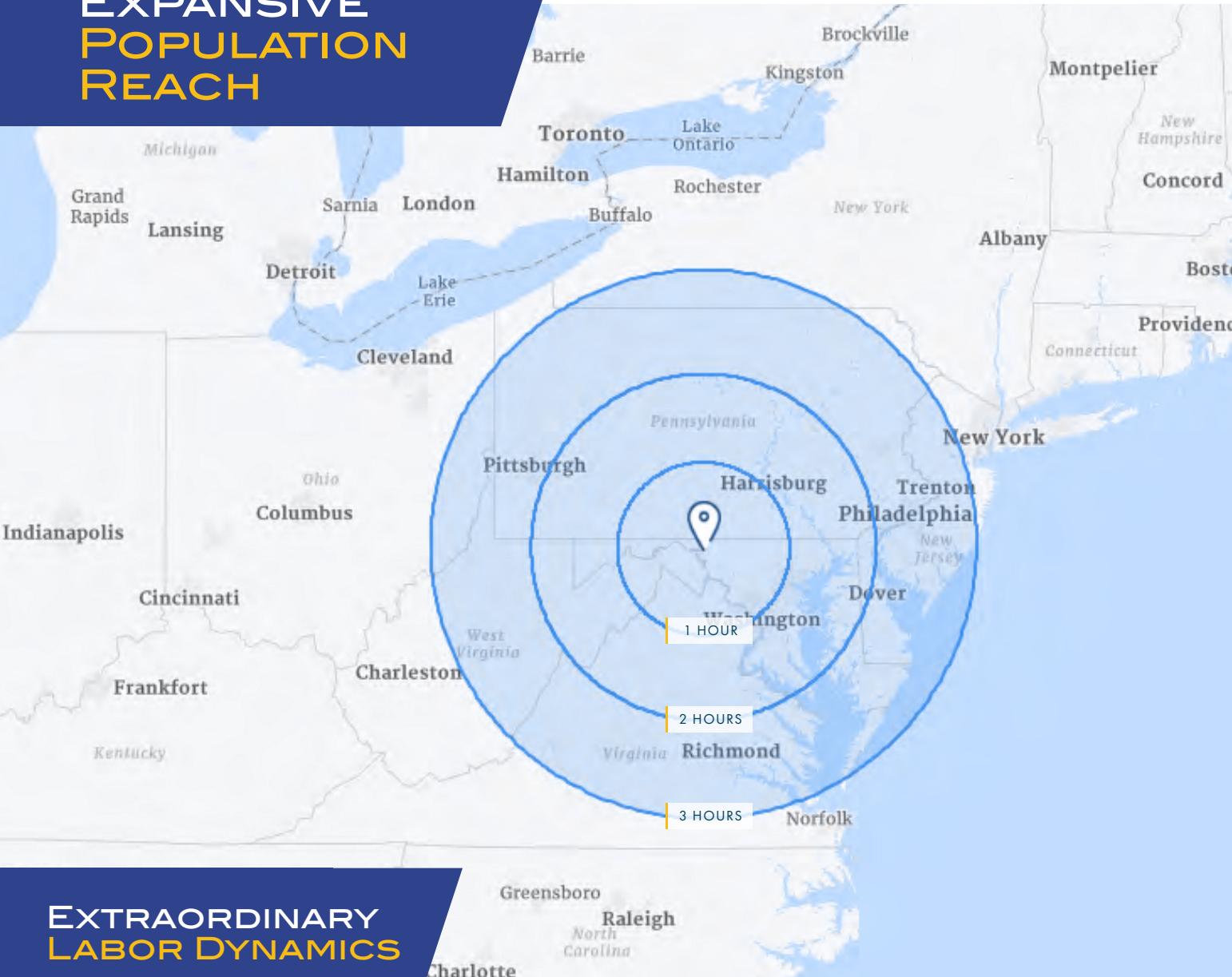
KNAUF INSULATION  
P&G

macy's Rubbermaid GM  
RUST-OLEUM Quad





# EXPANSIVE POPULATION REACH



# EXTRAORDINARY LABOR DYNAMICS



**13,093,445**  
POPULATION  
WITHIN 100 MILES



**4,979,828**  
HOUSEHOLDS  
WITHIN 100 MILES



**39**  
MEDIAN AGE  
FOR THE AREA

## DRIVE TIMES

Virginia Inland Port	50 min
Washington D.C.	1 hr 30 min
Port of Baltimore	1 hr 20 min
Port of Virginia	3 hrs 45 min
Philadelphia	3 hrs 10 min
Pittsburgh	2 hrs 50 min
New York City	4 hrs 10 min
Columbus	5 hrs 30 min
Cincinnati	6 hrs 50 min
Toronto	7 hrs 30 min
Atlanta	10 hrs 20 min
Jacksonville	11 hrs 10 min

## STRENGTH OF OWNERSHIP

Since its founding in 1996, Penzance has invested over \$3.5 billion in real estate through partnerships with blue-chip institutional investors, separate accounts, joint ventures, and their discretionary fund series Penzance DC Real Estate Fund LP ("Fund I") and Penzance DC Real Estate Fund II LP ("Fund II").

Penzance is proud of their deep roots in the region and focus investment efforts on value-add multifamily, industrial, and office assets, as well as mixed-use development opportunities, where they leverage their operating platform and access to asymmetrical situational opportunities to produce outsized returns.

Penzance's ability to source more than 50% of their investments off-market is a testament to their deep local relationships, experience, and proprietary sourcing methods which allow them to identify market inefficiencies.



## CONTACT US

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