



242 BREAKER DRIVE
HAGERSTOWN, MD

**FOR LEASE
OR SALE**

WAREHOUSE 2 | 293,129 SF FULLY DELIVERED



UNPARALLELED
ACCESS TO
I-81 & I-70



REAL ESTATE
TAX
SAVINGS



SIZABLE
LABOR
MARKET



CLOSE
PROXIMITY
TO SHIPPING
HUBS

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ADAM D. CAMPBELL

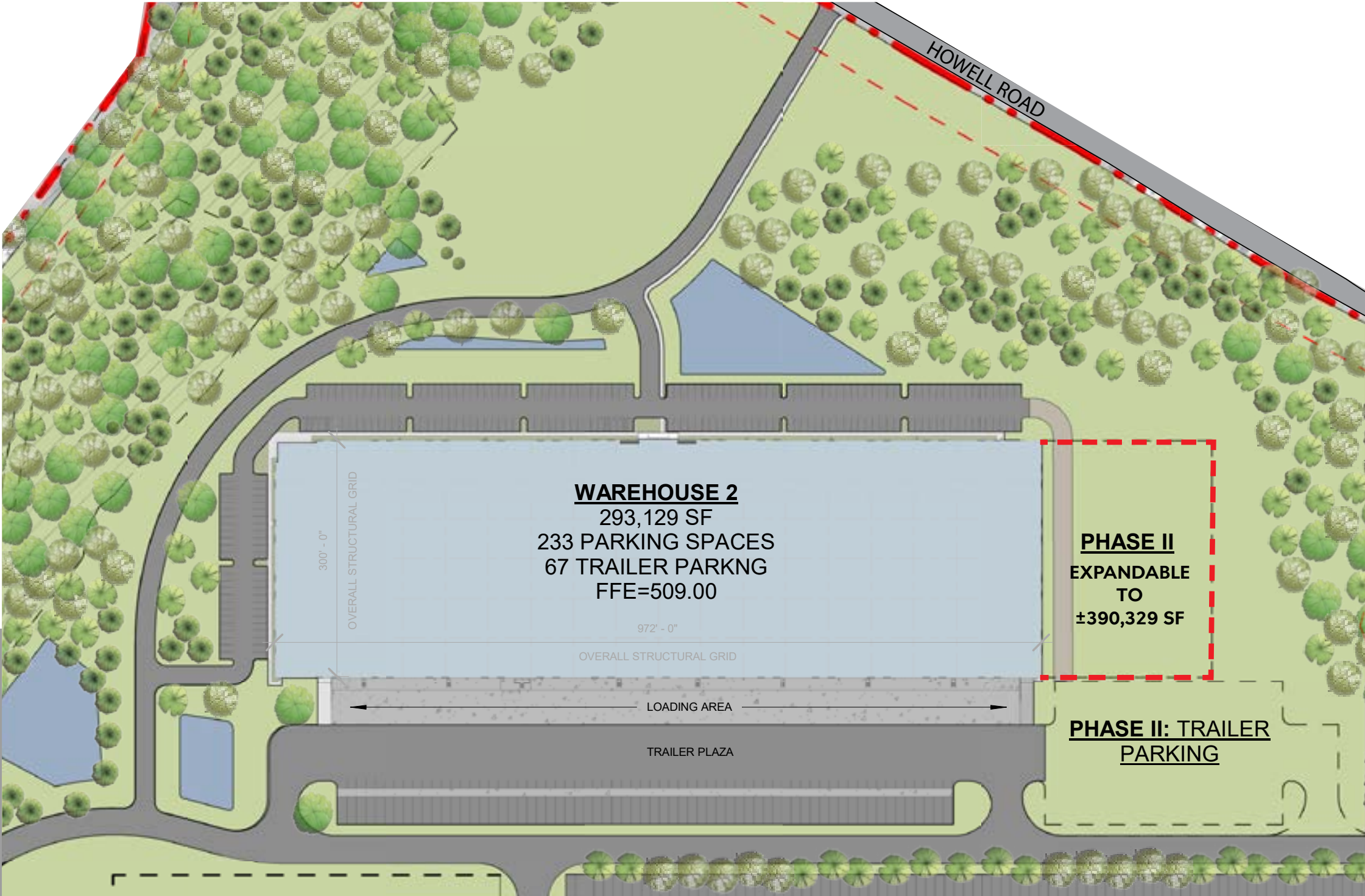
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SITE PLAN



WAREHOUSE 2

Building size
Expandable to

±293,129 SF
±390,329 SF

Dimensions

972' x 300'

Clear Height

36' Clear

Column Spacing

50' x 54'

Lighting

Motion-Sensing LED

HVAC

Cambridge Heating
Units

Fire Protection

ESFR Wet Sprinkler

Office Buildout

Per Tenant
Requirement

Drive-in Doors

2 Drive-In Doors

Trailer Parking
Expandable to

67 Trailer Parking
115 Trailer Parking

Auto Parking

233 Auto Parking

Power

1x 4000 Amp

Speed bay size

60'

Configuration

Rear-Load

Loading Doors

53 Doors
(30 outfitted with
dock levelers)

PROJECT PLAN

[Click here to view VIRTUAL TOUR](#)

WAREHOUSE 1

FULLY LEASED
1,238,760 SF

WAREHOUSE 2







FULLY DELIVERED
293,129 SF

WAREHOUSE 3 -
BUILT TO SUIT

PROPOSED
2025 DELIVERY
259,200 SF
20 +/- Usable Acres





DRIVE TIMES		
40	70	81 VIA 70
 .5 MILE	 1.8 MILES	 7.2 MILES
 2 MINUTES	 4 MINUTES	 9 MINUTES

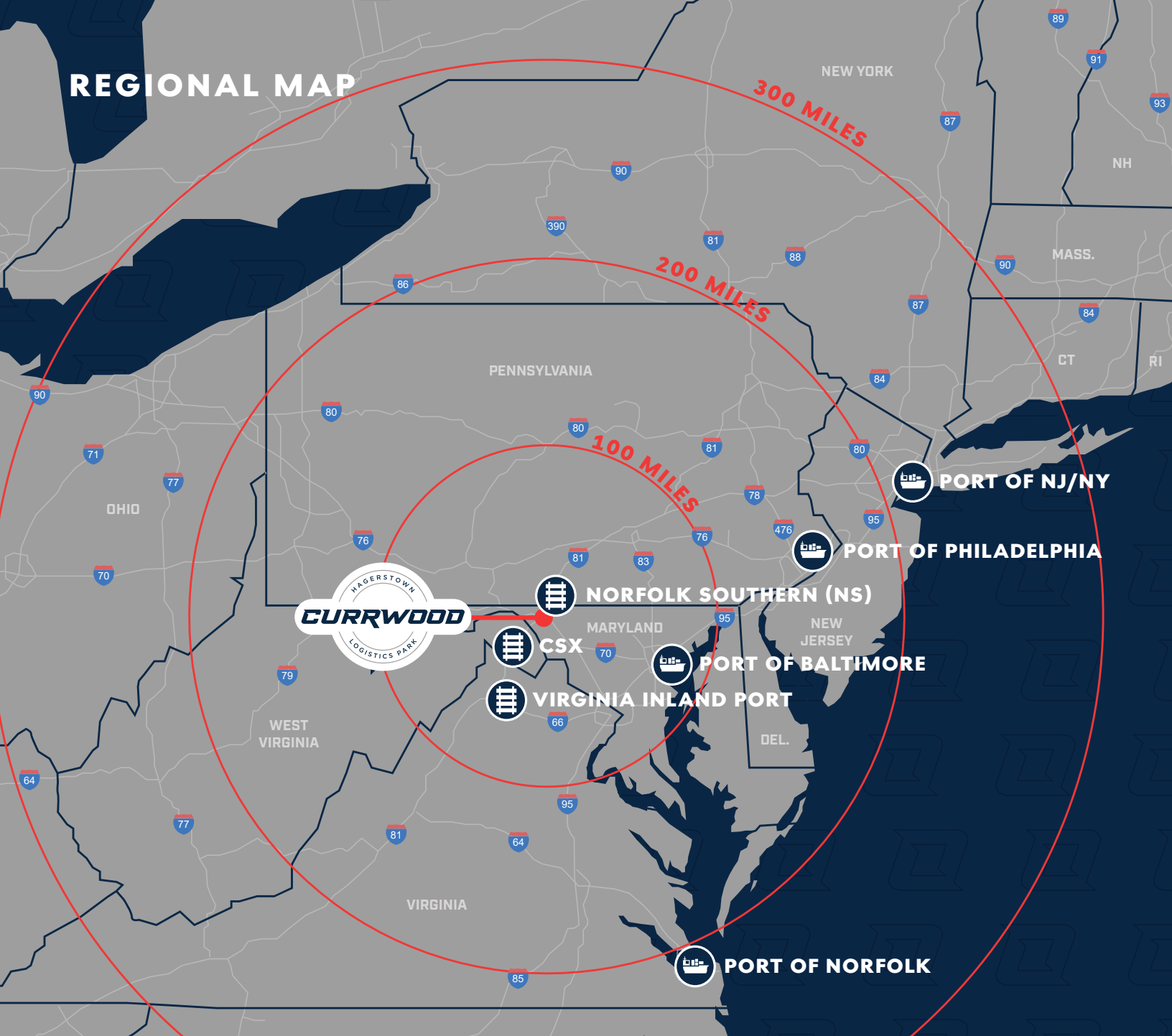
CORPORATE PRESENCE

LOCATION ADVANTAGES

- Minutes from the Intersection of I-70 and I-81
- Norfolk Southern and CSX Intermodal Facilities
- Convenient to FedEx, UPS and YRC Ground and Freight Hubs



REGIONAL MAP



MAJOR CITIES

Washington, D.C.	67 miles
Baltimore, MD	73 miles
Philadelphia, PA	175 miles
New York, NY	245 miles



PORTS

Port of Baltimore, MD	73 miles
Port of Philadelphia, PA	175 miles
Port of NJ/NY	245 miles
Port of Norfolk, VA	286 miles



INTERMODALS

Norfolk Southern (NS)	4 miles
CSX	17 miles
Virginia Inland Port	60 miles



1527 HOWELL ROAD | HAGERSTOWN, MD



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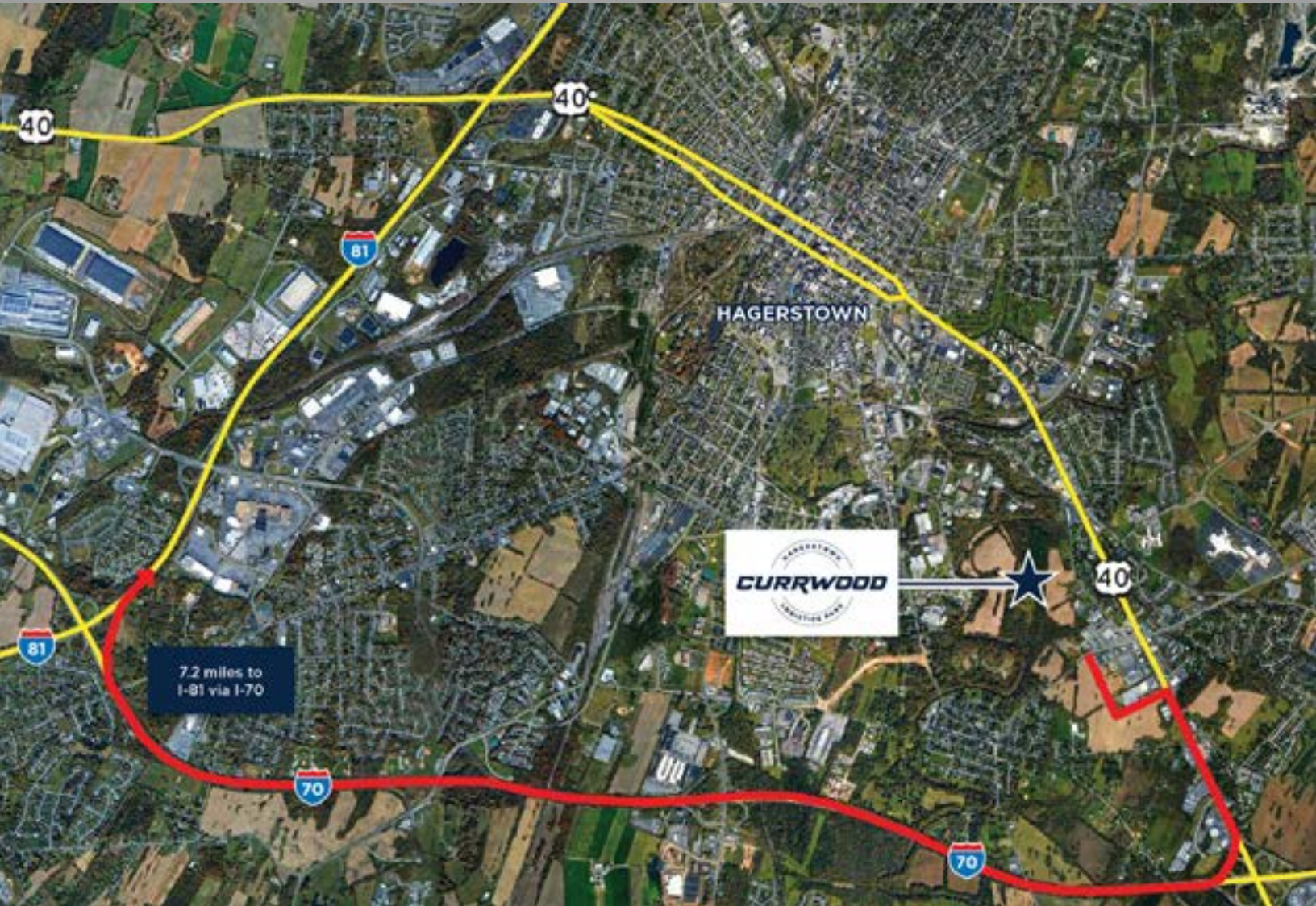
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LOCAL ACCESS



DISTANCES TO