

# 18043 OAK RIDGE DRIVE HAGERSTOWN, MD



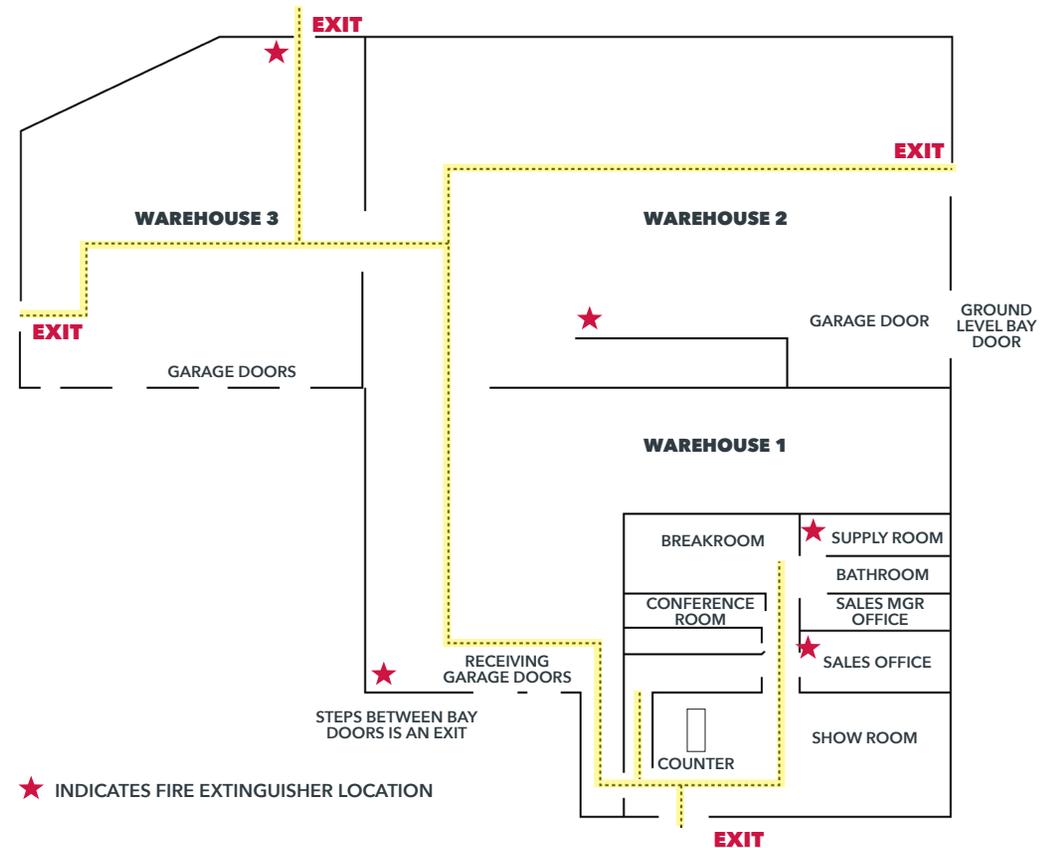
**23,800 SF FLEX WAREHOUSE FOR SUBLEASE**  
**INCLUDES 7,000 SF +/- SECURED OUTDOOR STORAGE LOT ON-SITE**

# 18043 OAK RIDGE DRIVE HAGERSTOWN, MD

**23,800 SF FOR SUBLEASE**  
**INDUSTRIAL OUTDOOR STORAGE**

## PROPERTY OVERVIEW

SUBLEASE EXPIRATION DATE	9/30/2032
AVAILABLE SIZE	23,800 SF
ACRES	2.46 AC
OFFICE SIZE	2,100 SF
ZONING	BL (Business Local) - (Antietam Overlay 1)
CAR PARKING	12 +/- Spaces
GRADE DOORS	1 (12' x 12')
DOCK DOORS	3 (10' x 8')
CLEAR HEIGHT	11' - 12' 4"
POWER	400 amps 120/240 - Single Phase
GAS	Yes
SEWER/WATER	Public

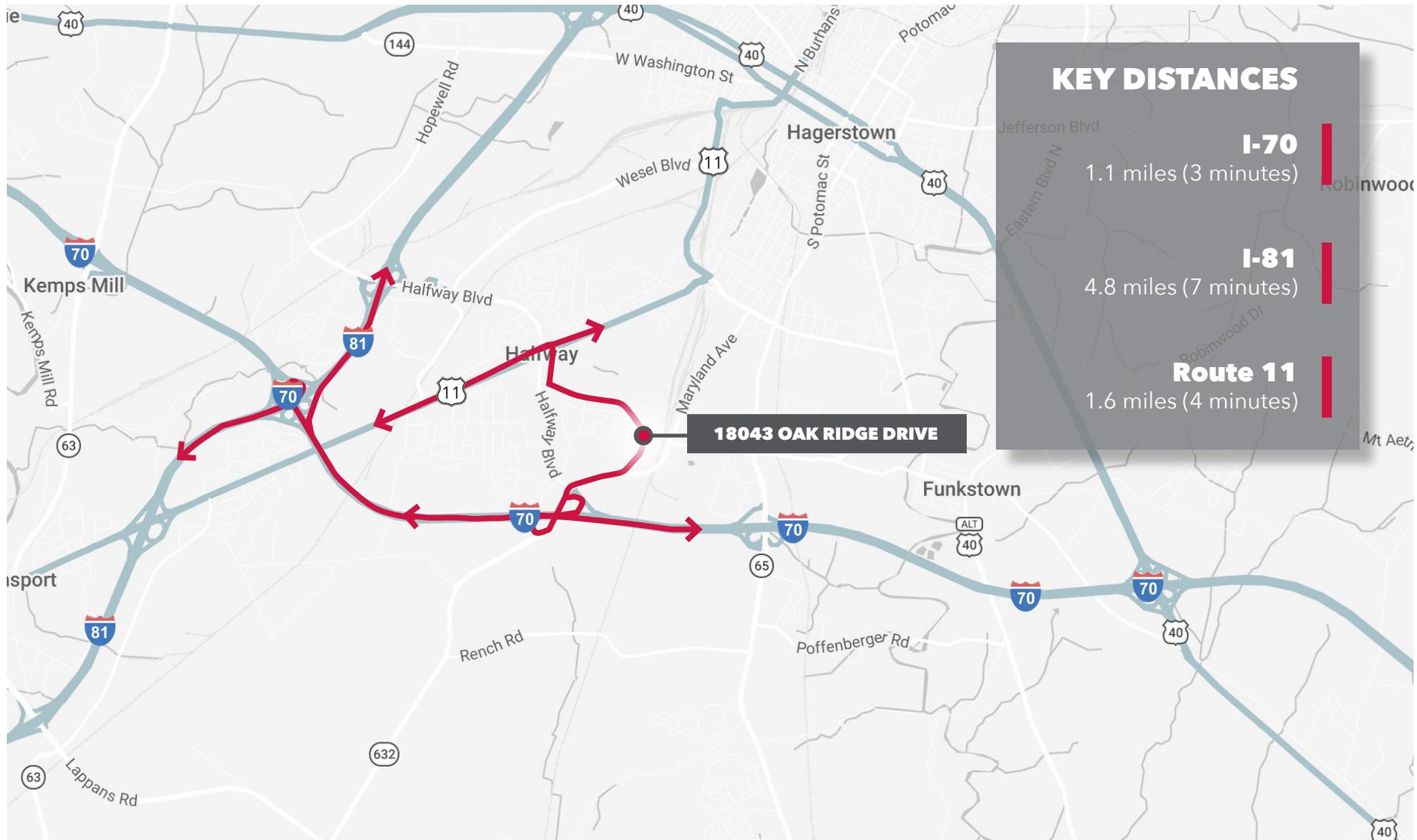


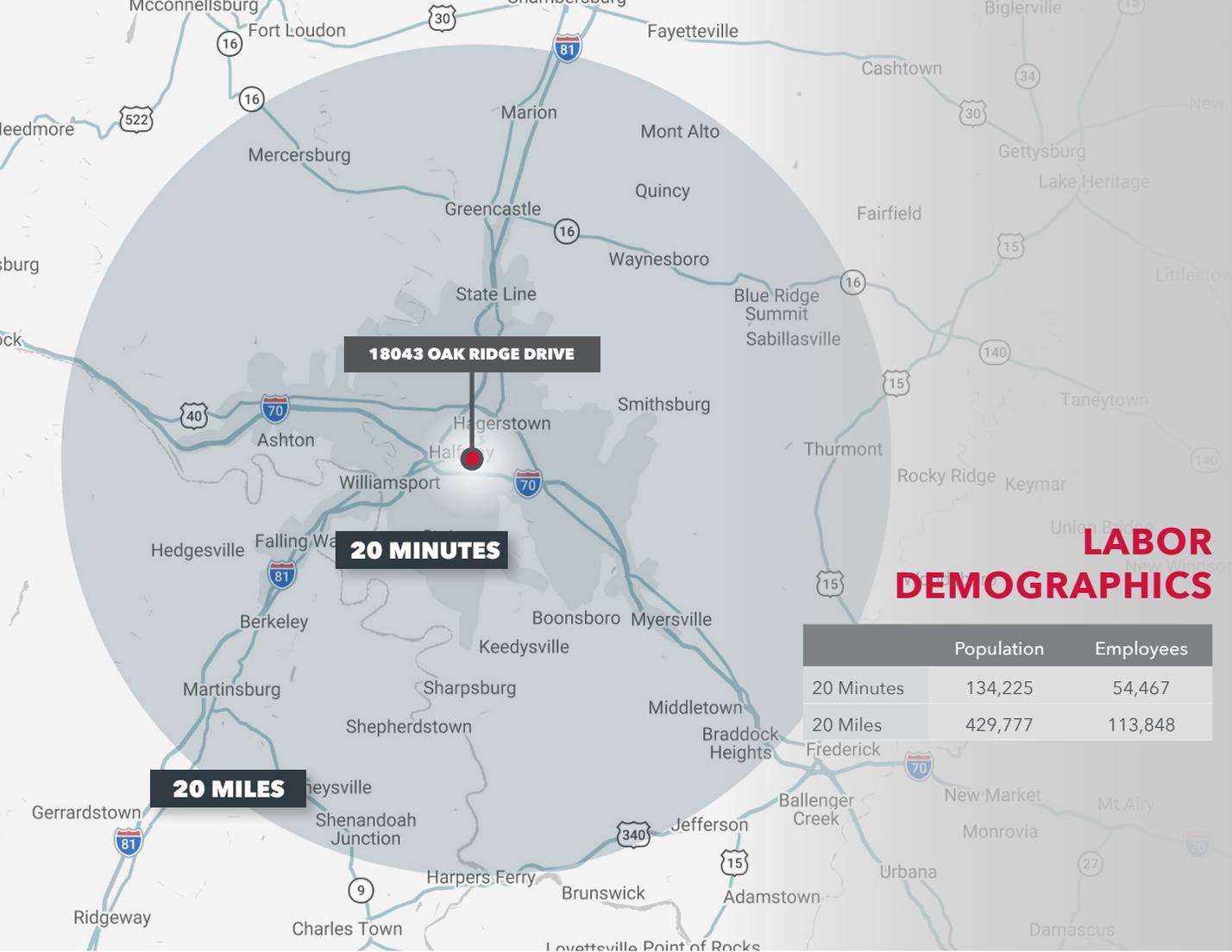
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HAGERSTOWN, MD

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**INDUSTRIAL OUTDOOR STORAGE**

## LOCATION ACCESS





## DRIVE TIMES

CITY	MILES	MINUTES
Washington, D.C.	66	75
Baltimore, MD	71	70
Harrisburg, PA	80	87
Philadelphia, PA	172	170
New York, NY	252	250

INTERMODEL	MILES	MINUTES
CSX Intermodal - Chambersburg, PA	26	27

PORTS	MILES	MINUTES
Port of Baltimore, MD	76	71
Port of Wilmington, DE	163	145

PARCEL FACILITIES	MILES	MINUTES
FedEx Hagerstown, Facility	4	9
UPS Hagerstown Facility	5	9
UPS Carlisle Hub	36	37
FedEx Lewisbery	90	91

## LABOR DEMOGRAPHICS

	Population	Employees
20 Minutes	134,225	54,467
20 Miles	429,777	113,848

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