



# LIGHT BUSINESS PARK HAGERSTOWN, MD

**BUILD TO SUIT**  
**2,200 – 17,046 SF**

## SELECTION OF PERMITTED USES:

- \* Medical Practices & Diagnostic Laboratories
- \* Research & Development / Laboratories
- \* Offices, Business & Professional

PRESENTED BY:

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# EXECUTIVE SUMMARY

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Hyatt Commercial Real Estate is pleased to present Light Business Park, 9.97 acres of rough graded, pad ready commercial land located in Hagerstown, MD. The 2024 completed bridge and scenic road extension on Professional Court makes this site ideal for Medical, Bio-Tech and Life Science development. The property is minutes from Meritus Medical Center, the School of Osteopathic Medicine, Robinwood Medical and the Hagerstown Community College Campus.

The Seller is willing to entertain a Fee Simple Sale or Build to Suit. Development can begin in as quickly as 90 days. The permit and approval process in Hagerstown is currently 3 months and much of the upfront work is complete including the SWM quantity required for the lots, resulting in greater developable potential. Also, the land has access to natural gas and the storm drain system is already stubbed to the site.

All utilities are stubbed in nine areas in anticipation that there could be up to 9 separately developable lots. The curbs are in place and there is the ability to blacktop from property line to property line should the land be sub-divided. There are no APFO fees (Adequate Public Facilities Ordinance) associated with the purchase and development of the property. With much of the infrastructure in place there are a multitude of development opportunities. The development is part of an association whose purpose is to provide global stormwater management.



# PROPERTY DETAILS

**Address:** North side of Imperial Drive & East side of Dynasty Drive

**Tax Map:** Washington County Tax Map 50, Parcel 290

**Land Size:** 0.9 - 9.97 Acres +/-

**Tax Parcel:** District No. 25, Map 308, Parcel 266

**Zoning:** POM Professional Office-Mixed

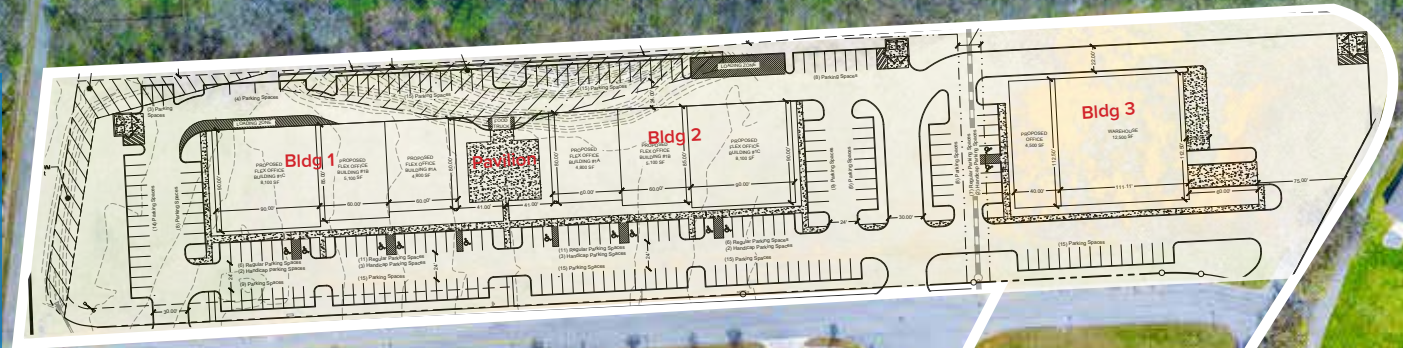
**Utilities:** Public Water and Sewer, Natural Gas already stubbed, Electric, Internet

## Property Taxes

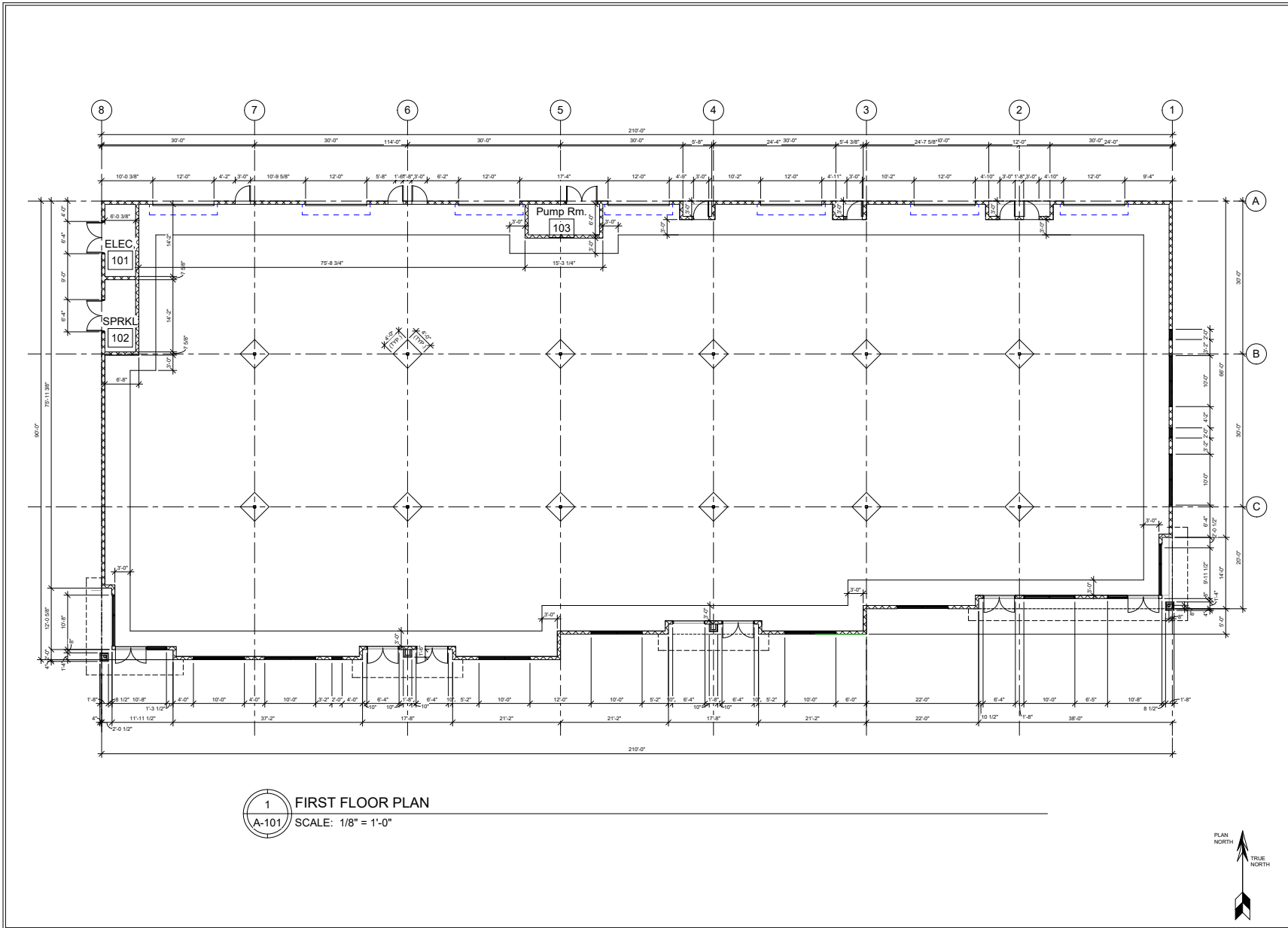
**City:** \$0.823 per \$100 of Assessed Value

**County:** \$0.948 per \$100 of Assessed Value

**Total:** \$1.771 per \$100 of Assessed Value



# BUILDING 1 PLAN



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**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD. 20636-6538

FLEX OFFICE BUILDING 1  
HAGERSTOWN, MD.  
FIRST FLOOR PLAN

NO.	DESCRIPTION	DATE

# SITE RENDERINGS

**BUILDING 1**



**PAVILION**



# MEDICAL PROVIDERS IN LIGHT BUSINESS PARK

**Trilogy Professional Center 1**  
1165 Imperial Drive

**CVL** Capitol Vein & Laser Centers

**TLC** PERINATAL, PA

**CAPITAL WOMEN'S CARE**  
"Working Together for Women's Health"

**SGF** shady grove fertility

**Mercy** BALTIMORE, MD  
Sponsored by The Sisters of Mercy

THE HOFFBERGER  
**Breast Center**  
AT MERCY

**1145 Omega Drive**

**BRIGHT EYES**

**1150 Omega Drive**

**Endodontic Associates of Maryland**

**ALLERGY & ASTHMA CENTER**  
Adult & Pediatric Care



**Trilogy Professional Center 2**  
1185 Imperial Drive

**PROGRESSIVE RADIOLOGY**  
A Washington Radiology Company

**WASHINGTON RADIOLOGY**

**vitalcare** PHARMACY

**Antietam Oncology & Hematology Group**

**Anne Arundel DERMATOLOGY**

**Future Home**

**Antietam Oncology & Hematology Group**

**KIWANIS PARK**

**1161 Omega Drive**

**ANTIETAM PEDIATRIC & ADOLESCENT CARE**

**EASTERN BLVD**

**PROFESSIONAL BLVD**

# MEDICAL MAP



# RETAILER MAP



**SLOAN**  
school of **MUSIC**

**Safra**  
BAKERY

**Little Alex's**  
PIZZERIA

**ATOMIC WINGS**

**Café Sol**

**verizon**

**AMES SHOPPING CENTER**

**ALDI**

**Krispy Kreme**  
DOUGHNUTS

**Auto Zone**

**LIDL**

**CENTRE OF ANTIETAM CREEK**

**Quiznos**  
HMMM...TOASTY!

**weis**

**heartypet**

**T Mobile**

**DOLLAR TREE**

**LOUISIANA**  
KITCHEN

**POPEYES**

**DUNKIN'**  
DONUTS

**LeZo Pizza**

**Jersey Mike's**  
SUBS

**HAGERSTOWN COMMONS**

**TEXAS**  
ROADHOUSE

**Bob Evans**  
DOWN ON THE FARM

**CHIPOTLE**  
MEXICAN GRILL

**MARTIN'S**

**HAIR CUTTERY**

**NISSAN**

**TOYOTA**

**Fairfield**  
BY MARRIOTT

**SHEETZ**

**Middletown Valley Bank**  
A Community Heritage Financial, Inc. Company

**Denny's**

**Checkers**  
"CRAZY GOOD FOOD"

**Hampton Inn**

**PNC**

**SONIC**

**AT&T**

**HONDA**

**KIA**

**VW**

**SUBARU**

**BRIDGE**

**FUTURE TECH PARK**

**Hospital**

**Hagerstown Community College**  
5-min drive

**Meritus School of Osteopathic Medicine & Robinwood Medical Campus**  
5-min drive

**TRAFFIC COUNTS**

RT 40/Dual Highway	36,172 AADT
Interstate 70	63,711 AADT
Eastern Blvd	21,442 AADT



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