

HAGERSTOWN

CURRWOOD

LOGISTICS PARK

242 BREAKER DR
HAGERSTOWN, MD

**293,129 SF
AVAILABLE**

Modern Class A
Construction

 CUSHMAN &
WAKEFIELD

VIRTUAL TOUR



PROPERTY HIGHLIGHTS

WAREHOUSE 2

293,129 SF Divisible
Fully Delivered
97,000+/- SF expansion opportunity



ENTERPRISE ZONE STATUS

Allows for 10-year
RE tax abatement and
employee tax credits



STRONG REGIONAL LABOR MARKET

408,382 Workforce
within the region

258,545 Prime-age
labor force

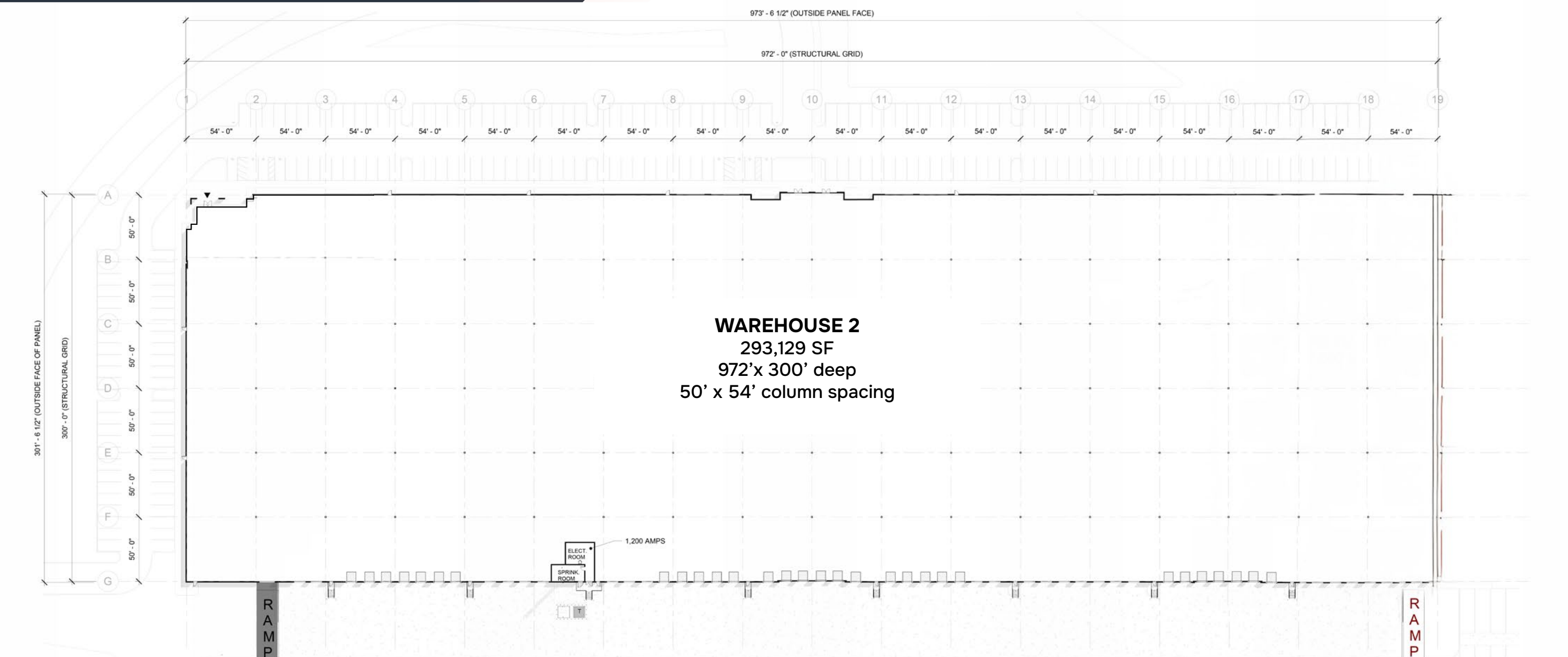


EXCELLENT HIGHWAY & DISTRIBUTION ACCESS

Immediate access to
I-70, I-81 & Route 40

Within one day's drive of
major East Coast markets

WAREHOUSE 2 BUILDING PLAN



WAREHOUSE 2 SPECS

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 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	50'
CONFIGURATION	Rear-Load
LOADING DOORS	53 Doors (30 outfitted with dock levelers)

PROJECT SITE PLAN



LOCATION ADVANTAGE



Quick interstate access
Surrounded by a strong tenant base
Close proximity to major shipping hub



Highway 40 - .5 mile / 2 minutes
I-70 - 1.8 miles / 4 minutes
I-81 - 7.2 miles / 9 minutes

CORPORATE NEIGHBORS

STAPLES

★ macy's

LOWE'S amazon



Walmart

FedEx



VOLVO

BLACK+DECKER

LENOX

TRACTOR SUPPLY CO

CONAIR

ROBINWOOD

WebstaurantStore

SMUCKER'S

CURRWOOD

HAGERSTOWN

LOGISTICS PARK

65

ROUTE 40



Future Southern Blvd

S Edgewood Dr

Lois Harrison Blvd

Old National Pike
(Alt 40)

7.4 MILES TO I-81
VIA I-70

HALFWAY

HAGERSTOWN

Howell Rd

N Edgewood Dr

INTERSTATE 81

ROUTE 11

INTERSTATE 70

INTERSTATE 70

632



CURRWOOD

HAGERSTOWN
LOGISTICS PARK

NORFOLK SOUTHERN (NS)



CSX



PORT OF BALTIMORE



VIRGINIA INLAND PORT



PORT OF PHILADELPHIA



PORT OF NJ/NY



PORT OF NORFOLK



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



FOR MORE INFORMATION, PLEASE CONTACT:

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