

775 Frederick St

Hagerstown, Maryland

*Renovated 36,000 SF Warehouse For Sale or Lease
IR-Zoning Allows Industrial, Office and Other Uses
Ample Parking, Outdoor Storage and Signage*



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Marcus & Millichap

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Offering Summary

For Sale or Lease

775 Frederick Street
Hagerstown, MD 21740

Price: \$2,900,000 (\$80.55/SF)
Lease Rate: \$6.50/SF NNN 'As Is'*
Lease Rate/Mo. \$19,500 NNN
** Owner will Build to Suit at Modified Lease Rate*

Building Area: +/- 36,000 SF
Lot Size: +/- 2.80 Acres
Zoning: IR (Industrial Restricted)

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Building & Location Features

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- Newly Renovated Building
 - Owner Will Build to Suit*
 - Layout, Location, and Zoning Allow for Industrial or Various Other Uses
 - 2 Drive-In Doors & 3 Loading Docks
 - Additional Rear Outdoor Storage Area is Currently Being Cleared
 - Possible to Add Additional Loading
 - Knock Out Panels Exist to Add Many Additional Windows
 - 14'6" Clear Height
 - +/- 2 Acres of Parking and/or Outdoor Storage Space
 - 3-Minute Drive to Route 40 and 6-Minute Drive to I-70
 - Signage Possible on Frederick Street with 11,218 Vehicles Per Day

** Build to Suit construction costs will be amortized into the lease rate.*

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale or lease of 775 Frederick Street, Hagerstown, MD 20723. The IR-zoned property sits at the intersection of First Street and Frederick Street, providing easy access to major transportation routes.

The +/- 36,000 SF warehouse was renovated in 2024, and the owner is willing to make further modifications for a tenant or purchaser. The building was previously occupied by Community Depot, a factory-direct paper wholesaler and prior to that, Capitol Building Supply. IR-zoning allows for various light industrial uses, including manufacturing and office uses.

The building has three loading docks in the rear of the building and two drive-in doors. Additional drive-in doors could be added on two sides of the building. The property also has numerous knockout panels that could be removed to create large windows throughout the property.

Ceiling heights range from 14'6" to 12'2". The property also offers an outdoor storage area that is currently being expanded by clearing trees along the back of the building. The rear outdoor storage area and loading area will be 1.21 acres once cleared. There is ample parking in front of the building and additional parking can be shared with the adjacent self-storage building.

The property is located 3-minutes from Route 40, 6-minutes to I-70 and 10 minutes to I-81. It is surrounded by various industrial and retail properties plus some nearby single-family homes.

The property is being offered either for sale or for lease. IR zoning allows for various industrial, and office uses. The owner is willing to make further building modifications for a new owner or tenant. Those improvements could include adding large windows, additional drive-in doors, paving the rear IOS and loading area, or other interior buildout.

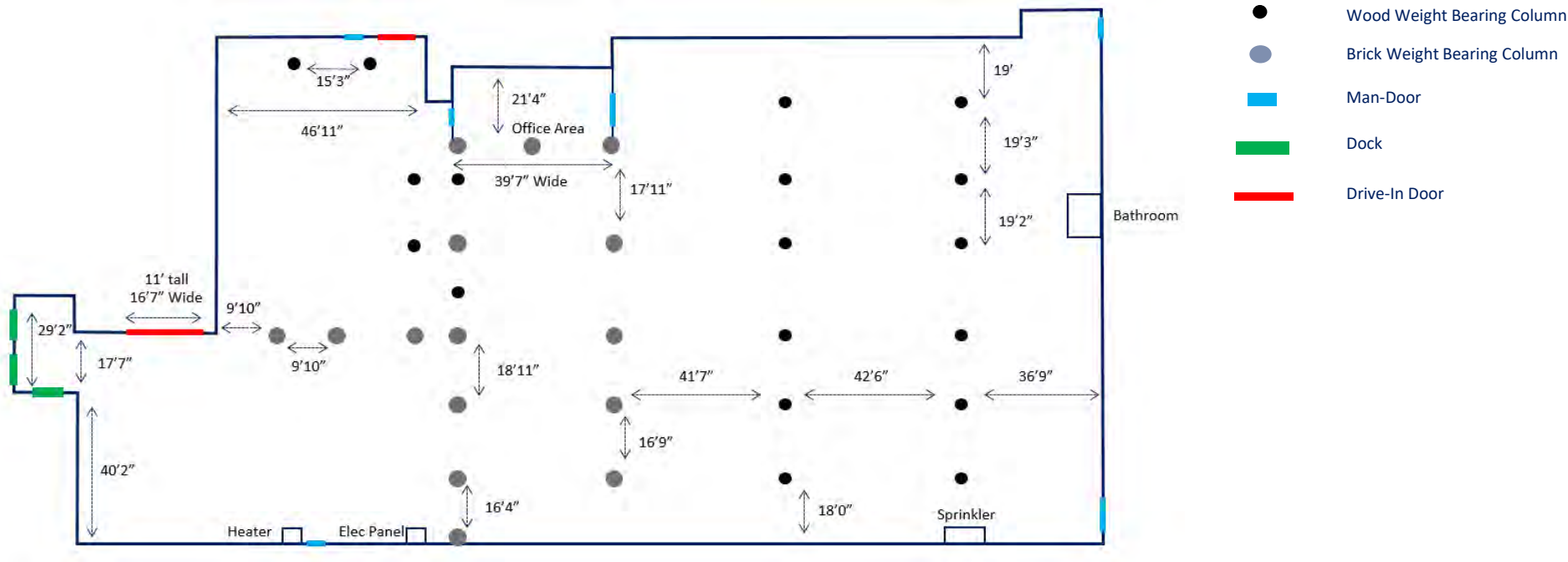




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Site/Floor Plans

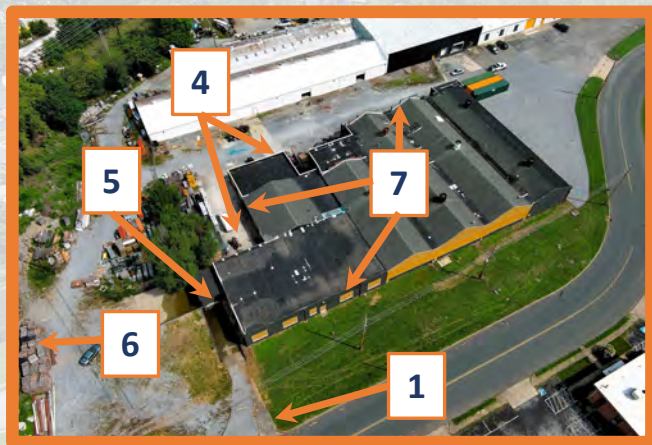
Warehouse Floor Plan



Exterior Site Plan



Building & Location Features



1. Three entrances from First Street
2. Two entrances from Frederick Street
3. Signage possible on Frederick Street
4. Two drive in doors
5. Three loading docks
6. Trees are currently being cleared in rear to expand outdoor storage area
7. Numerous knockout panels can be removed to add windows
8. Possible to add additional drive-in doors on front & north side of building
9. Dedicated parking in front of building and possible to add shared parking with the adjacent self-storage property



Building Specifications

Parcel Number	02-0144402
Year Built	1969
Year Renovated	2024
Building Area	+/- 36,000 SF
Lot Size	+/- 2.8 Acres
Zoning	IR
FAR	0.29
Rear IOS Space	+/- 1.21 Acres
Floors	1
Clear Heights	12'2" to 14'6"
Docks	3
Drive In Doors	2 (Can Add More)
Structure	Masonry
Heat	Ceiling-Hung, Gas Fired
Water & Sewer	Public
Lighting	LED
Sprinkler	Wet system
Bathrooms	One, Can Add More



Zoning



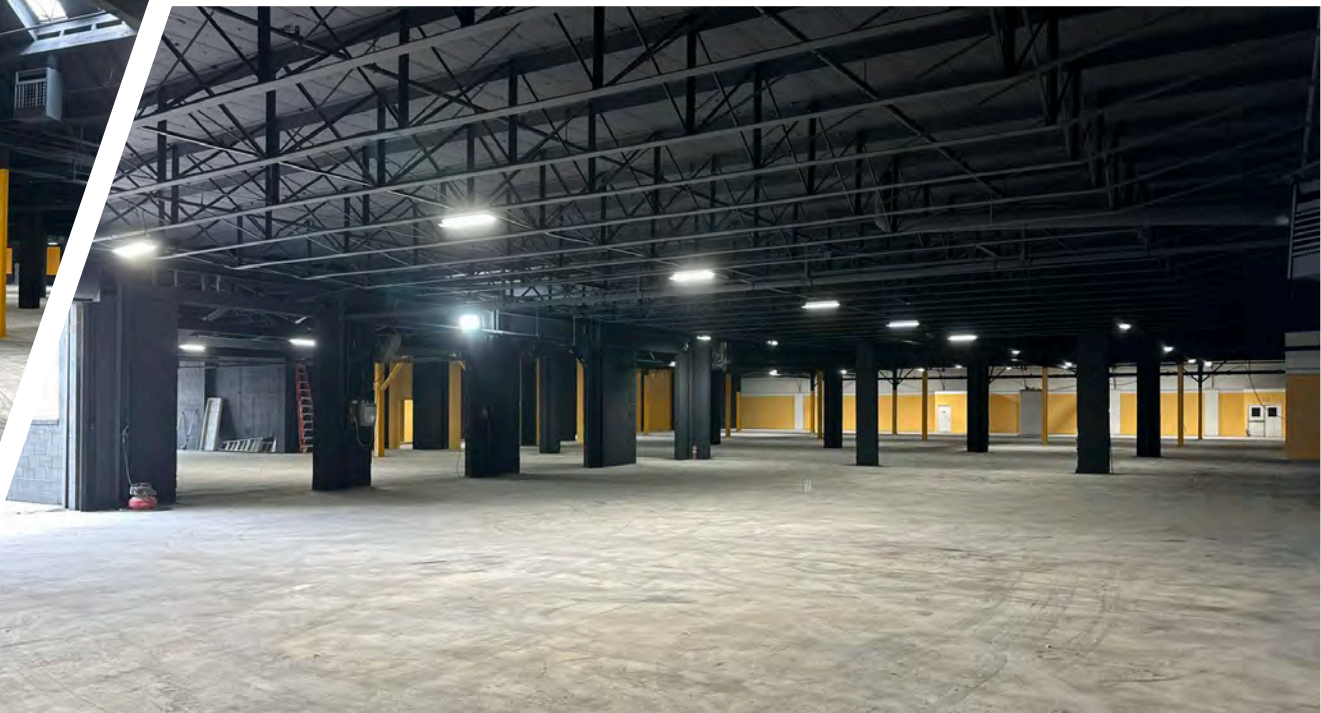
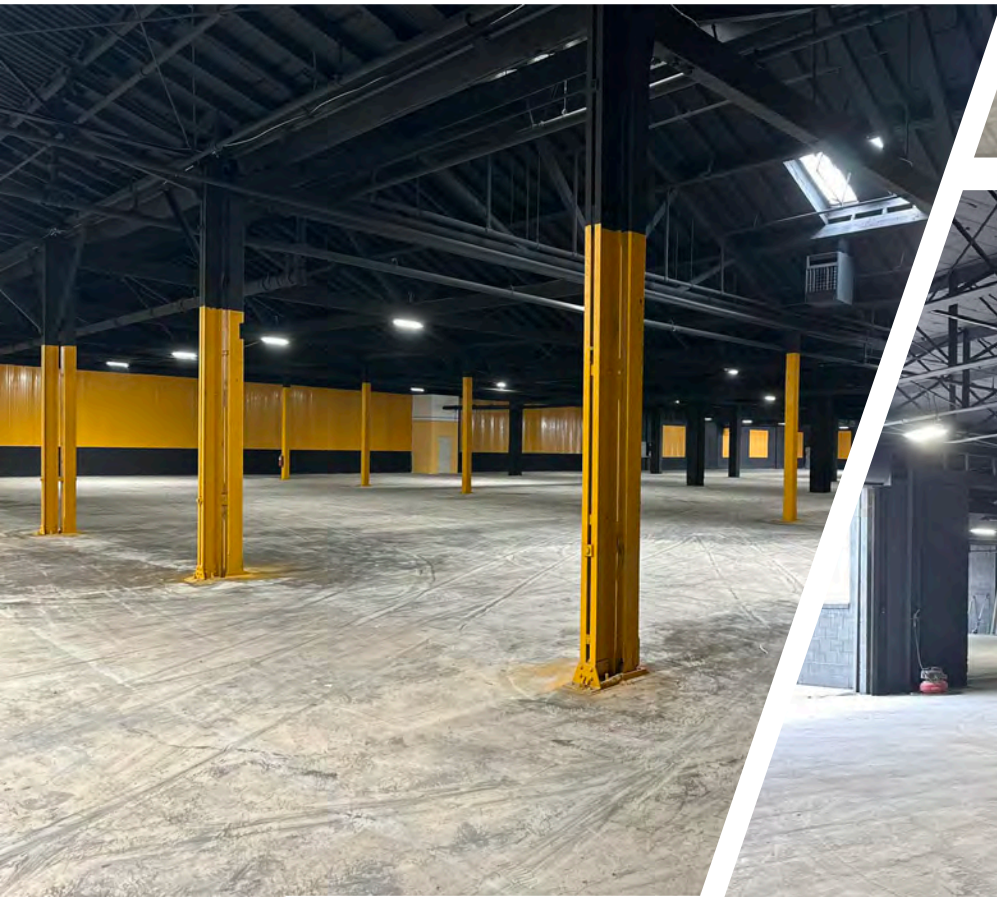
Purpose

The Industrial Restricted (IR) district is intended to provide locations for offices and light industrial uses which do not require special measures to control odor, dust or noise and which do not involve hazardous waste and whose environmental impacts are contained within the property limits.

Building Restrictions

- IR Maximum Building Height: 60'
- IR Front Setbacks: 50'
- IR Rear Setbacks: 25'
- IR Side Setbacks: 25'

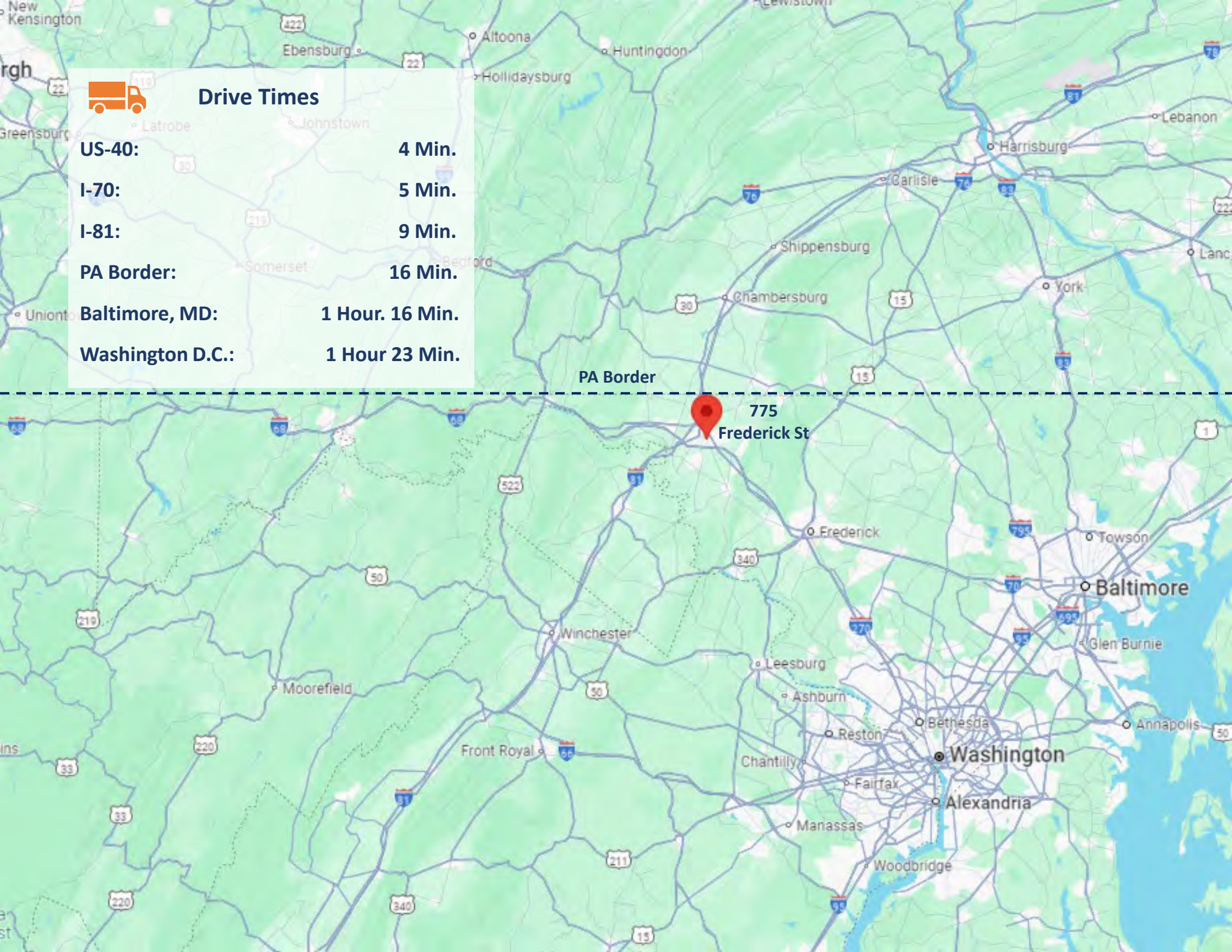
Warehouse Pictures





Drive Times

US-40:	4 Min.
I-70:	5 Min.
I-81:	9 Min.
PA Border:	16 Min.
Baltimore, MD:	1 Hour. 16 Min.
Washington D.C.:	1 Hour 23 Min.





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