

AVAILABLE: 829,948 SF

5177 Williamsport Pike | Martinsburg, West Virginia 25404



MARTINSBURG LOGISTICS CENTER

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

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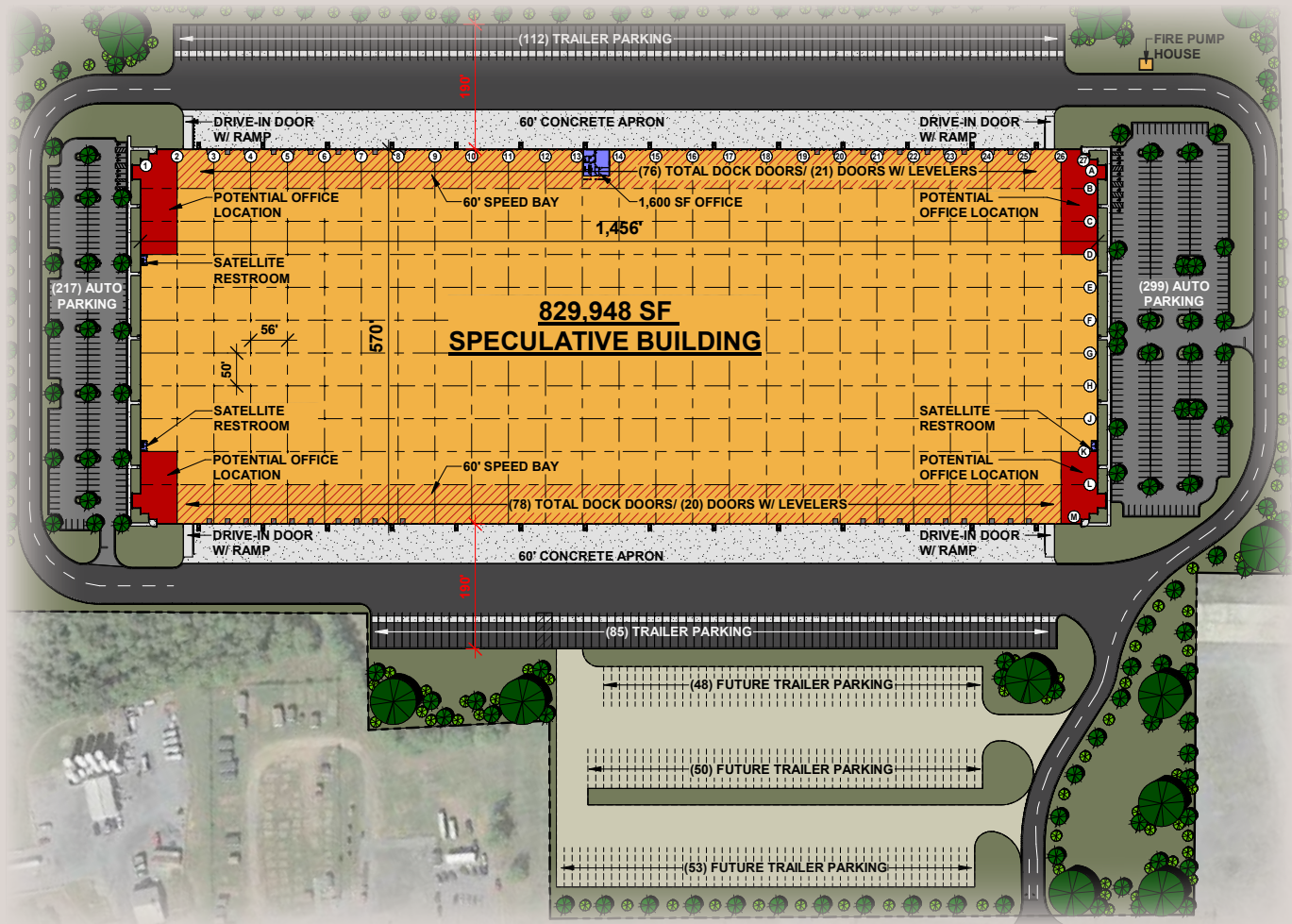
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SITE PLAN



SPECIFICATIONS

Building size:	829,948 sf (570' x 1456')	Floor:	8" concrete slab
Office area:	1,600 sf spec office w/ restrooms	Dock loading:	Cross-dock configuration 154 (9'x10') insulated doors with bumpers and z-guards 41 doors equipped with 40,000 lb. hydraulic levelers
Site area:	63 acres	Drive-in loading:	Four (12'x14') manual doors
Clear height:	40' minimum first bay	Auto parking:	516 spaces
Construction:	Tilt-up concrete w/ exterior paint	Trailer storage:	197 total with 151 future spaces: 348 total possible spaces
Roof:	45 Mil TPO w/ R-20 insulation	Truck court:	190' from edge of building to back of curb
Column spacing:	50' x 56' bays	Utility providers:	Electric: Potomac Edison Gas: MGC Water: Berkeley County Sewer: Berkeley County Fiber: Comcast
Interior lighting:	LED high bay fixtures, open floor plan, 36K Lumen w/ motion sensors		
Exterior lighting:	Light poles to achieve 1.5 FC average		
Sprinkler system:	NFPA compliant ESFR fire protection system		
Electrical:	2,000A (4,000A available in Q1 '24)		

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SITE LAYOUT



NOTABLE TENANTS IN THE IMMEDIATE AREA



KEY DISTANCES



Washington D.C. Dulles International Airport
76 miles



Port of Baltimore
86 miles



I-81 North & South Interchange: .5 miles



Baltimore Thurgood Marshall International Airport
87 miles



FedEx Ground
7 miles



I-70 East & West Interchange: 9 miles

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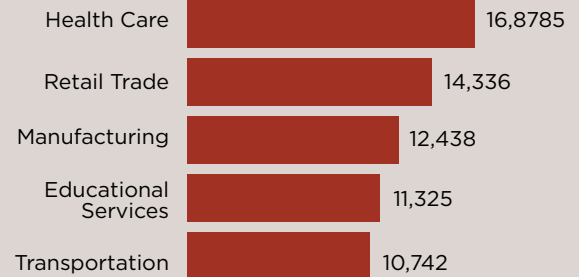
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CIVILIAN LABOR FORCE PROFILE

POPULATION AGE		16-24	25-54	55-65	65+
CIVILIAN LABOR FORCE	15 Miles	19,279	81,306	22,677	10,053
	30 Miles	54,505	243,963	70,064	31,294
EMPLOYED	15 Miles	16,878	78,998	21,918	9,905
	30 Miles	49,501	236,799	68,097	30,911
UNEMPLOYMENT RATE	15 Miles	12.4%	2.8%	3.3%	1.5%
	30 Miles	9.2%	2.9%	2.8%	1.2%

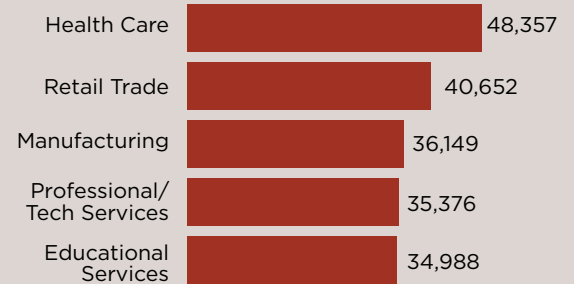
EMPLOYMENT BY INDUSTRY

Top 5 within 15 Miles



EMPLOYMENT BY INDUSTRY

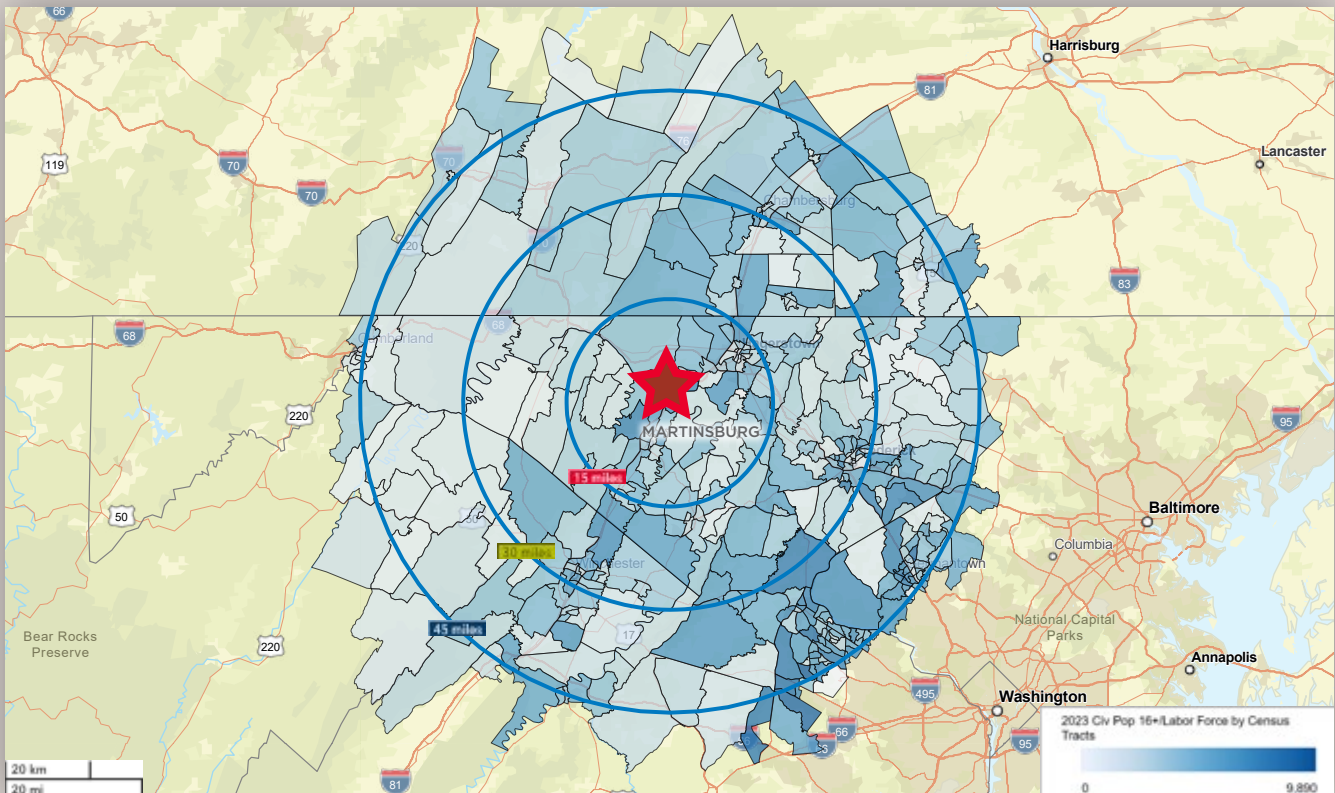
Top 5 within 30 Miles



BLUE COLLAR WORKERS



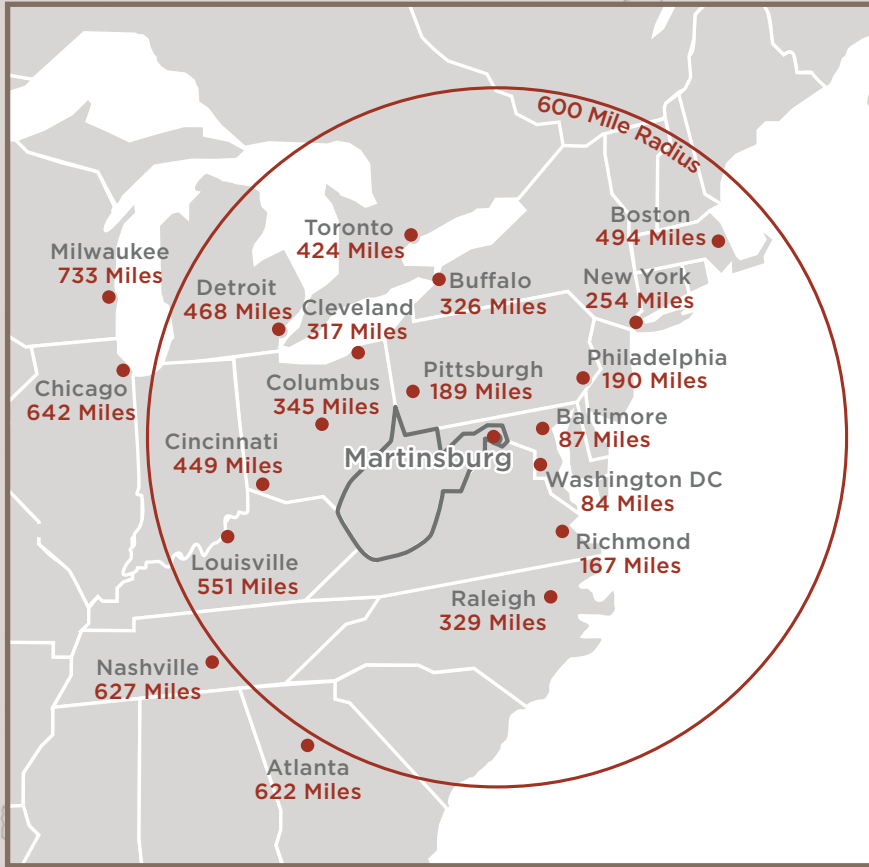
AGE 16+ LABOR FORCE



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LOCATION, LOCATION, LOCATION



TAX CREDITS



IMMEDIATE ACCESS TO I-81



WORKFORCE TRAINING PROGRAMS



MANUFACTURING INCENTIVES



JOB CREATION INCENTIVES



NEARBY PARCEL HUBS, INTERMODAL TERMINALS & AIRPORTS

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