

# PAD SITE

# Hagerstown, MD

11943 Greencastle Pike, Hagerstown, MD

## For Lease

### Coming 2nd Quarter 2026

- Bldg #1 - 45,000 SF of Commercial Flex Space
- Future Bldg #2 - 27,000 sf available

## Pad Sites

- Various Sizes - available with utilities and access

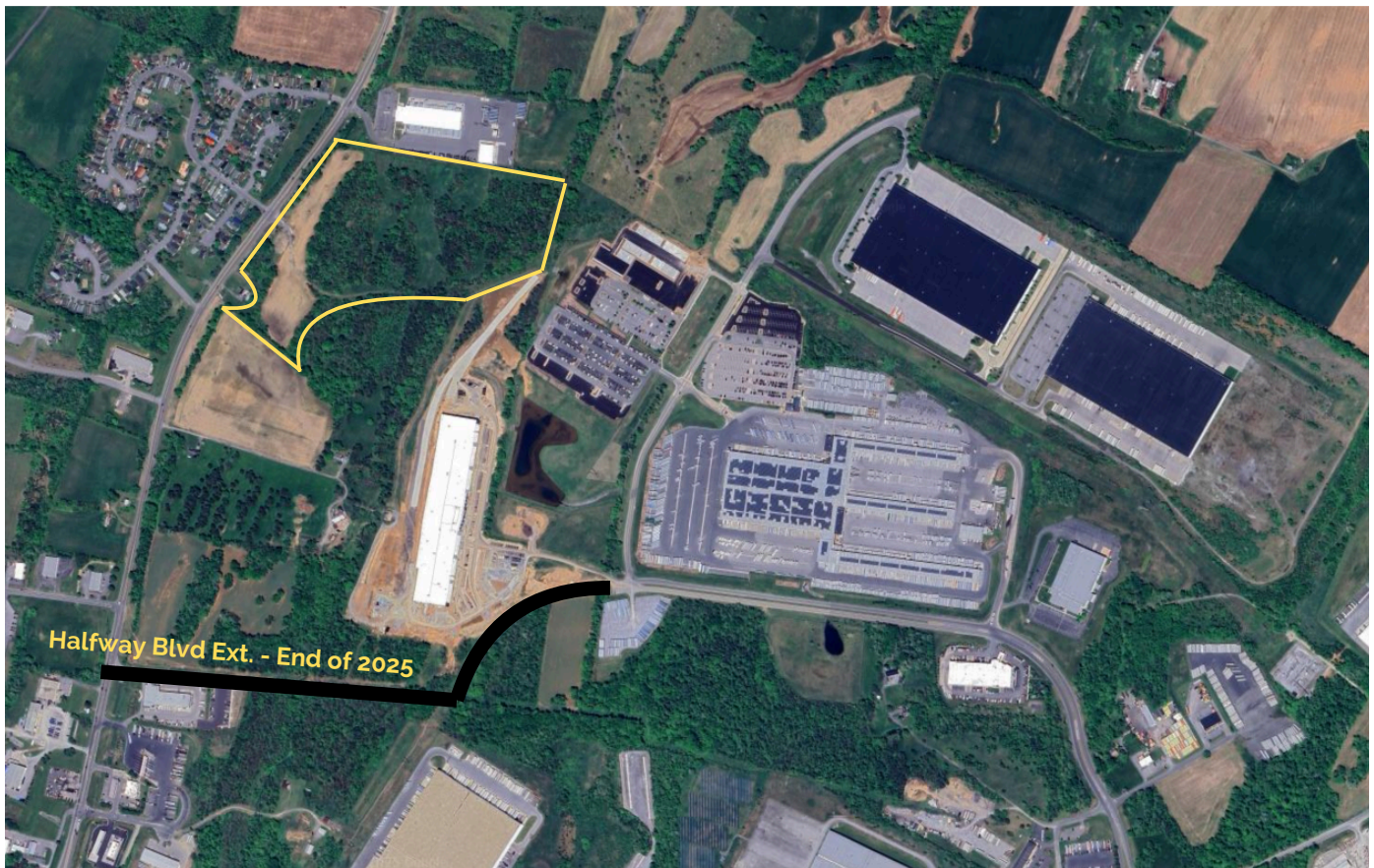
## For Lease

### **45,000 sf and 27,000 sf buildings**

- 3,000 sf bays (30' x 100')
- 24 ft clear ceilings
- Dock and drive-in

## Pad Sites

- 2.6 acre to 27 acres



## HIGHLIGHTS

- Located 1 mile from Exit 24 on I-70 and 3 miles from the I-81/I-70 Interchange
- Located just west of the expanded FedEx Ground Regional Distribution Center and northeast of the new FedEx freight facility
- Direct access to Exit 5 on I-81 will be available by the end of 2025 from Halfway Blvd Extended





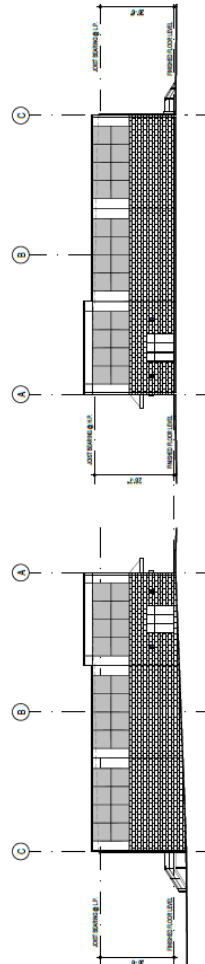
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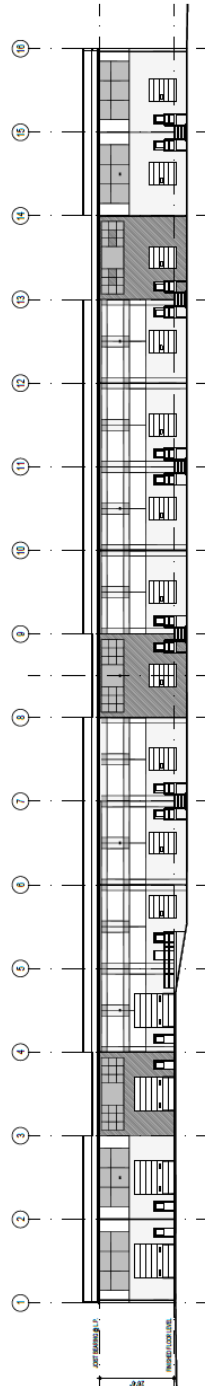
<b>ARCHITECT</b> <b>ALP</b> 117 E. MARKET STREET HAGERSTOWN, MD 21740 301-971-2774 www.alparchitect.com	PROFESSIONAL CERTIFICATION I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND AND AM NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THIS PROJECT.	A+A Project #250310 Cedar Springs Building (45,000 SF) for Cedar Springs Business Park Hagerstown, Maryland 21740	DATE: 10/1/2010 NO. 10/1/2010 REVISION:	<b>ELEVATIONS</b> DRAWING TITLE DATE: 10/1/2010 DRAWN BY: C.A. CHECKED BY: T.T.	<b>A2.1</b> COMPLETION 2010
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Building #1

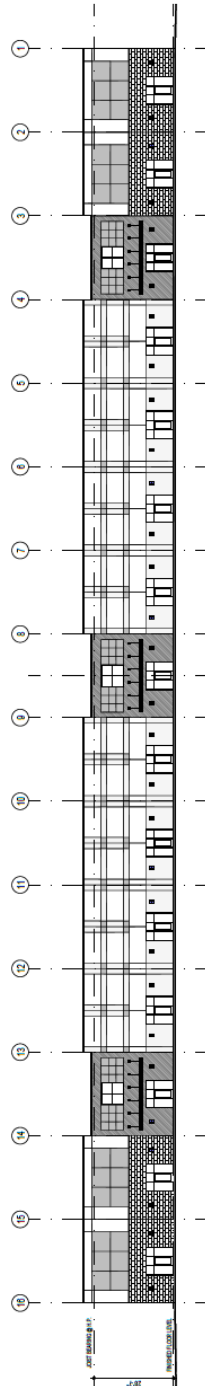


1 2  
NORTHWEST ELEVATION  
1/8" = 1'-0"

1 2  
NORTHEAST ELEVATION  
1/8" = 1'-0"



1 2  
SOUTHEAST ELEVATION  
1/8" = 1'-0"



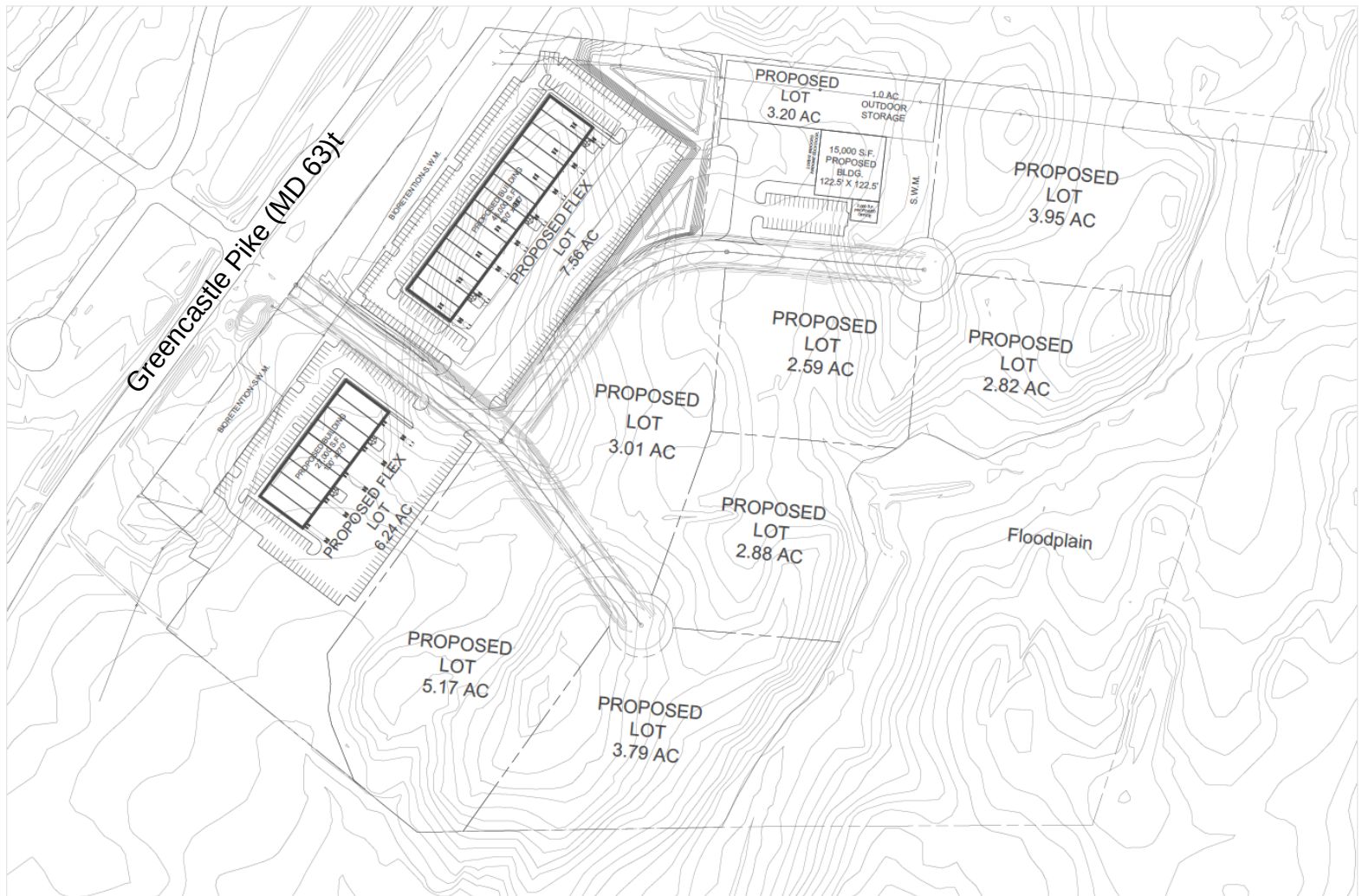
1 2  
SOUTHWEST ELEVATION  
1/8" = 1'-0"

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## Pad Sites



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## CURRENT TRAFFIC COUNTS

I-81 - 77,341 VPD

I-70 - 40,701 VPD

Halfway Blvd - 7,800 VPD

MD-63 - 10,065 VPD

## PROJECTED TRAFFIC COUNTS

upon completion of Halfway Blvd

Halfway Blvd - 10,960 VPD

MD-63 - 21,010 VPD



DEMOGRAPHICS	3 miles	5 miles	TRADE AREA
Population	18,488	63,123	261,486
Avg, HH Income	\$64,928	\$59,763	\$55,142



For leasing information:

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