



**\$7.2 M | \$60 PSF**

## 18450 SHOWALTER | HAGERSTOWN, MD

Value-Add Office/Flex Conversion Opportunity

Owner/User or Investor Opportunity

DC Metro Region

- 120,000 SF Two Story Office/Flex Building
- Adjacent to Hagerstown Regional Airport
- Within 1-Mile of Interstate I-81
- Ideal synergy for Aviation, Transportation, Logistics, Government Contractors & Data Centers

# EXECUTIVE SUMMARY

### Scheer Partners Capital Markets exclusively presents;

18450 Showalter Rd; a rare value-add opportunity to acquire a Flex/Office investment at below replacement cost, that offers upside potential through existing cash flow and residual value appreciation. The acquisition provides investors with a value-add, two-story, 120,000 square-foot, flex/office building in Hagerstown, Maryland, within ¼ mile of Interstate I-81.

### Value-Add Opportunity

- High barriers to entry combined with expanding Tri-State economy mitigates downtime risk
- Value-add investment opportunity through lease-up of current vacancy or a complete building reposition strategy
- Limited supply with increasing demand for good underlying real estate with interstate accessibility
- Prominent street frontage on Showalter Rd and adjacent to the Washington County Regional Airport
- Well-positioned to service the dense Tri-State population along Interstate I-81
- With convenient access to I-81, the property provides accessibility to reach 1/3 of the US Population within a 24 hour drive

## 18450 SHOWALTER RD

Square Footage	119,166 SF
Stories	2
Year Built / Renovated	1969 / 2013-2018
Zoning	General Industrial (GI) Airport Overlay
Leased	20,234 SF (16% occupied)
Tenant Count	2
Parking	386 spaces
Roof	Low slope; Phenolic Foam Roof – unknown age



### For More Information

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