

COMING SOON

BUILD-TO-SUIT
OPPORTUNITY

515,000 SF

Class A
Industrial
Development



ELIGIBLE FOR
15 YEAR
REAL PROPERTY
TAX CREDIT



11159 Hopewell Road,
Hagerstown, MD 21740

WWW.CUSHWACROSSING.COM

DELIVERING A MODERN INDUSTRIAL BUILD-TO-SUIT



Located at the crossroads of I-81 and I-70, Cushwa Crossing is a 515,000-square-foot industrial development in a class all on its own. Cushwa Crossing's central location on the corner of two major interstates allows a unique opportunity for logistics providers to reach half of the country within a day's drive. Cushwa Crossing presents more than just a physical location to warehouse, manufacture, produce, fabricate, or distribute goods. It is more than just a space to facilitate your operations. Instead, it is an opportunity to streamline processes, build efficiencies, sustain labor demands, and ultimately support and uphold your brand.

Cushwa Crossing is a cut above the rest, delivering a modern build-to-suit for your industrial needs and providing a Class A offering to Hagerstown's highly sought-after logistics region.



**EXCEPTIONAL
LOCATION &
VISIBILITY**



**EXCELLENT
BUILDING
STANDARDS**



**HIGH TRAFFIC
BUILDING
SIGNAGE**



**STRENGTH OF
OWNERSHIP**



**EXPANSIVE
POPULATION
REACH**



**EXTRAORDINARY
LABOR
DYNAMICS**



EXCELLENT BUILDING STANDARDS



40'
CLEAR
HEIGHT

571' x 901'
BUILDING
DIMENSIONS

56' x 50'
COLUMN
SPACING

46
DOCK
DOORS

28
KNOCK-OUTS

4
DRIVE-IN
DOORS

IMMEDIATE ACCESS & EXCEPTIONAL VISIBILITY



**BUILDING SIGNAGE
AVAILABLE**

TRAFFIC COUNT I-81

70,064
Vehicles Daily

TRAFFIC COUNT I-70

44,331
Vehicles Daily

SEEN BY OVER

41 MILLION
Vehicles Annually

OHL **K**mart. DDC **TARGET** INGRAM'S MENS SHOP **Staples**

NEIGHBORING COMPANIES

ARMADA. **FOOD LION** CORELLE

Walmart **R+L CARRIERS** *Bowman LOGISTICS*

PENNSYLVANIA

MARYLAND

amazon **LENOX**
VOLVO **LOWES**

Hagerstown

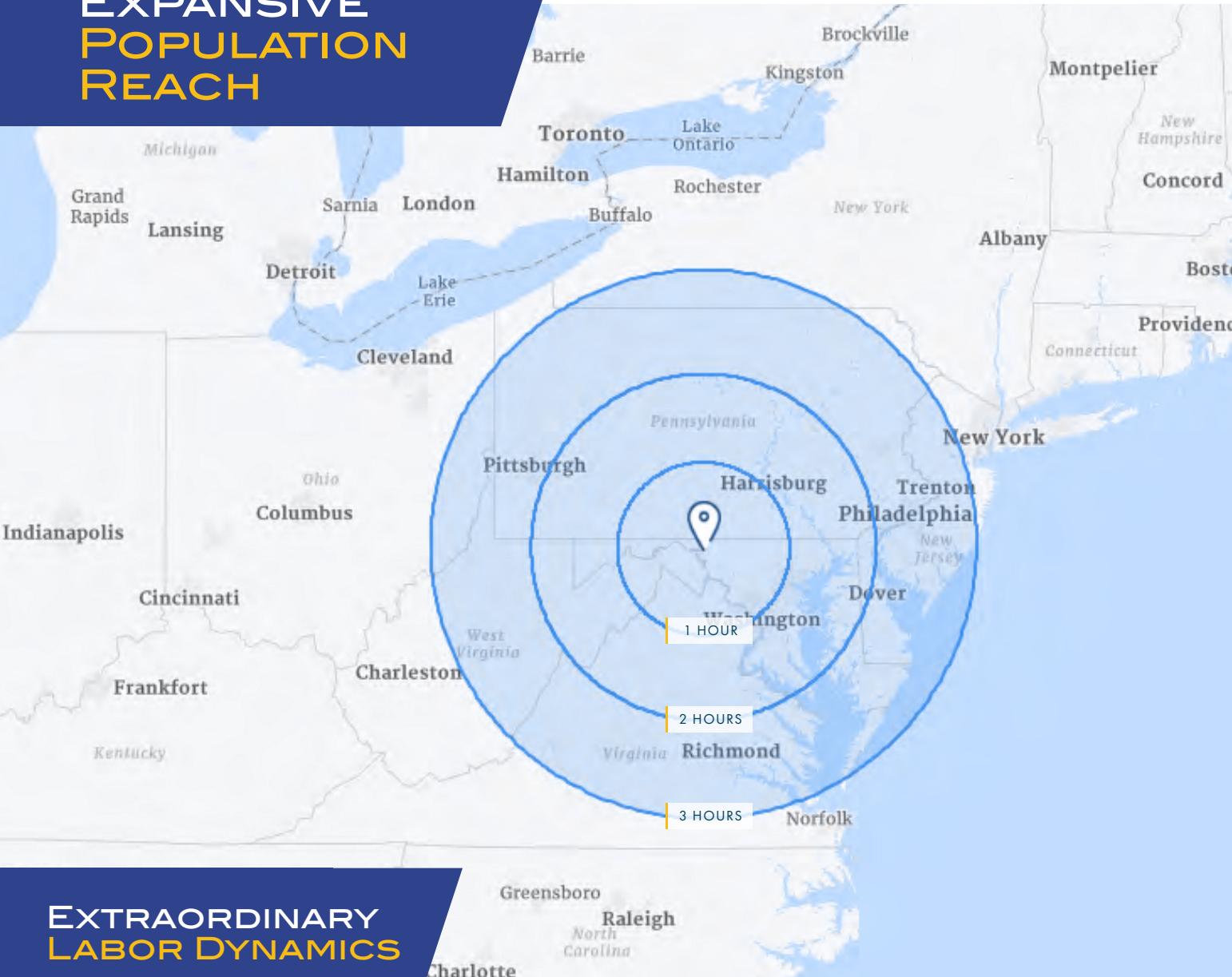
Staples **TEMPUR+SEALY** **THE HOME DEPOT** **TSC TRACTOR SUPPLY CO**

KNAUF INSULATION
P&G

★ **macy's** **Rubbermaid** **GM**
RUST-OLEUM **Quad**



EXPANSIVE POPULATION REACH



EXTRAORDINARY LABOR DYNAMICS



13,093,445
POPULATION
WITHIN 100 MILES



4,979,828
HOUSEHOLDS
WITHIN 100 MILES



39
MEDIAN AGE
FOR THE AREA

DRIVE TIMES

Virginia Inland Port	50 min
Washington D.C.	1 hr 30 min
Port of Baltimore	1 hr 20 min
Port of Virginia	3 hrs 45 min
Philadelphia	3 hrs 10 min
Pittsburgh	2 hrs 50 min
New York City	4 hrs 10 min
Columbus	5 hrs 30 min
Cincinnati	6 hrs 50 min
Toronto	7 hrs 30 min
Atlanta	10 hrs 20 min
Jacksonville	11 hrs 10 min

STRENGTH OF OWNERSHIP

Since its founding in 1996, Penzance has invested over \$3.5 billion in real estate through partnerships with blue-chip institutional investors, separate accounts, joint ventures, and their discretionary fund series Penzance DC Real Estate Fund LP ("Fund I") and Penzance DC Real Estate Fund II LP ("Fund II").

Penzance is proud of their deep roots in the region and focus investment efforts on value-add multifamily, industrial, and office assets, as well as mixed-use development opportunities, where they leverage their operating platform and access to asymmetrical situational opportunities to produce outsized returns.

Penzance's ability to source more than 50% of their investments off-market is a testament to their deep local relationships, experience, and proprietary sourcing methods which allow them to identify market inefficiencies.



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