



FOR LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



225 MCRAND COURT
HAGERSTOWN, MD 21740



STARBUCKS

WALMART

HOME DEPOT

PANERA BREAD

FISERV

EXIT 6A

5,061 VPD (2024)

★ 225 MCRAND COURT

TRISTATE ELECTRIC

VTI MARYLAND

RAMPF MOLDS

MEC, INC

COCA-COLA VENDING

LARRY & SONS PLUMBING

PARKER PLASTICS

MERKLE RESPONSE

LOWE'S FLATBED DISTRIBUTION



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INDUSTRIAL BUILDING FOR LEASE

225 MCRAND COURT HAGERSTOWN, WV 21740

LEASE RATE / \$9.50 / SQ FT / YEAR

LEASE TYPE / NNN

TOTAL SPACE AVAILABLE / 24,000 SQ FT

GROSS LOT SIZE / 2.56 (+/-) ACRES

CEILING HEIGHT / 21'

PROPERTY TYPE / INDUSTRIAL

**PROPERTY FEATURES / NEWLY BUILT,
OVERHEAD DOORS, THREE PHASE
ELECTRIC, QUICK AND EASY INTERSTATE
ACCESS, PAVED PARKING LOT, LOCATED
IN AN ENTERPRISE ZONE**

Located at 225 McRand Court, this newly constructed industrial building offers exceptional flexibility and accessibility, making it ideal for a wide range of businesses. The property spans 24,000 (+/-) square feet and can be subdivided into two suites of 12,000 (+/-) square feet to meet tenant needs. The property features three-phase, 400 AMP electric service, supporting businesses with significant power requirements.

Positioned just 1.7 miles from I-81, Exit 6A, this location provides seamless access to major transportation routes. Along I-81 there is a daily traffic count of over 79,202 vehicles. Directly in front of this property there is a daily traffic count of 5,061. Source: ©2024 Kalibrate Technologies (Q3 2024). Major cities including Baltimore, MD, Washington D.C., Philadelphia, PA and Pittsburgh, PA are within a 2-4 hour drive of Hagerstown, MD and the subject property.

FOR LEASE

INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A

225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Built in 2024, the property offers a total of 24,000 (+/-) square feet of open industrial space. Both the siding and the roof are metal. The building features 21' ceiling height with two grade overhead doors that are 16' W x 14' H. The owner is also open to adding additional overhead doors, storefront glass, windows, and other customizations to accommodate tenant preferences. The interior build out will be completed by Myers Management, unless otherwise negotiated, ensuring quality and efficiency. The property is serviced by three phase, 400 amp electrical service.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Hagerstown, this property is positioned in the 24 District of Washington County. The site is comprised of one irregular shaped parcel of land consisting of 2.566 (+/-) acres. The property is identified as 24 District, Tax Map 0037, Parcel 0820. This can be referenced in Deed Book 07430, Page 00468. Located in an Enterprise Zone.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison - Three phase electric service
Water	City of Hagerstown
Sewer	City of Hagerstown
Gas	Columbia Gas

INGRESS / EGRESS / PARKING / DIRECTIONS

Ingress and egress for this property are along McRand Court, off of W. Washington Street, Route 144. The property also boasts a newly paved parking lot, providing convenience for employees and customers. See directions below.



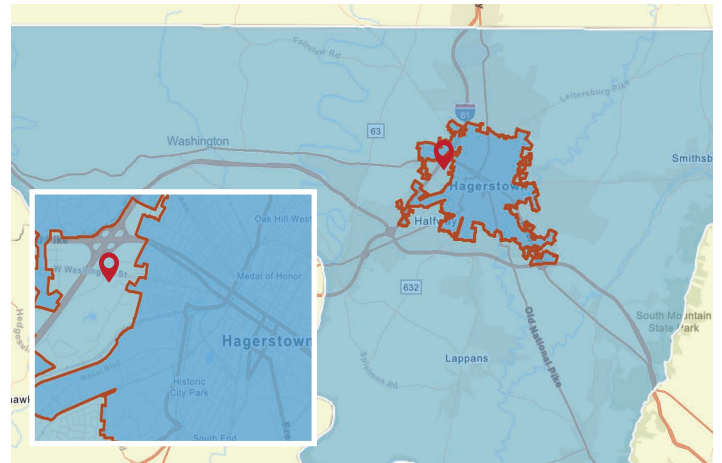
LOCATION ANALYSIS

Washington County, Maryland, is a prime destination for businesses and investors seeking commercial real estate opportunities. Strategically positioned along the I-81 and I-70 corridors, the county offers exceptional connectivity to major markets such as Baltimore, Washington, D.C., and Pittsburgh. With a pro-business climate, affordable property costs, and a skilled workforce, Washington County is an ideal location for industrial, retail, office, and mixed-use developments. The area boasts thriving logistics and manufacturing sectors, ample warehouse and distribution space, and strong economic growth fueled by ongoing infrastructure investments. Paired with its rich history, vibrant communities, and scenic landscapes, Washington County provides a unique and profitable setting for businesses looking to expand or relocate.

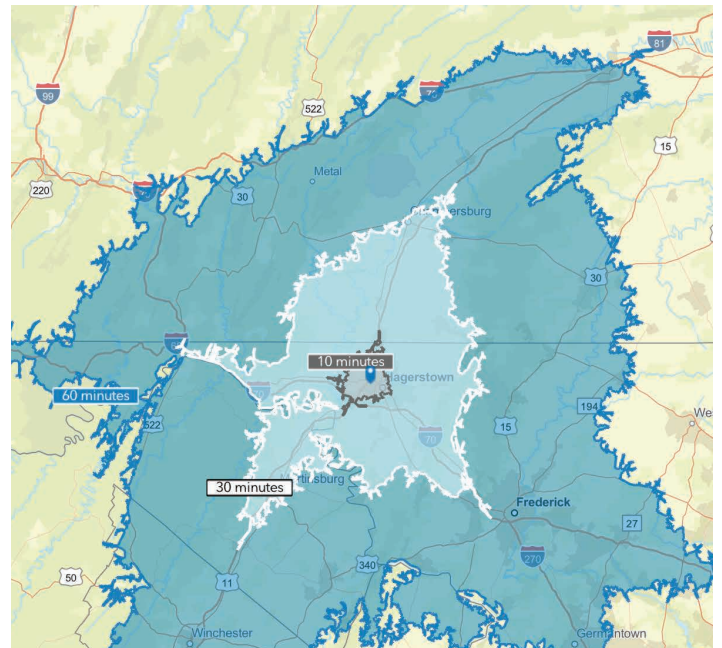
Washington County has a total population of 156,955 and a median household income of \$71,869. Total number of businesses is 5,576.

The **City of Hagerstown** has a total population of 44,274 and a median household income of \$47,695. Total number of businesses is 2,119.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.

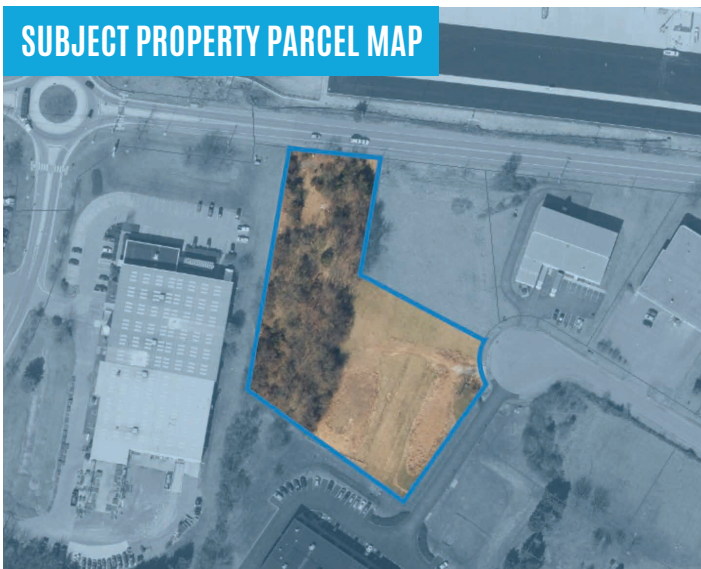


Washington County, MD Hagerstown City Limits Subject Location



Distance to nearby cities: Martinsburg, WV - 18 miles, Frederick, MD - 26 miles, Cumberland, MD - 70 miles, Baltimore, MD - 70 miles, Washington, DC - 75 miles, Philadelphia, PA - 150 miles, Pittsburgh, PA - 150 miles.

SUBJECT PROPERTY PARCEL MAP

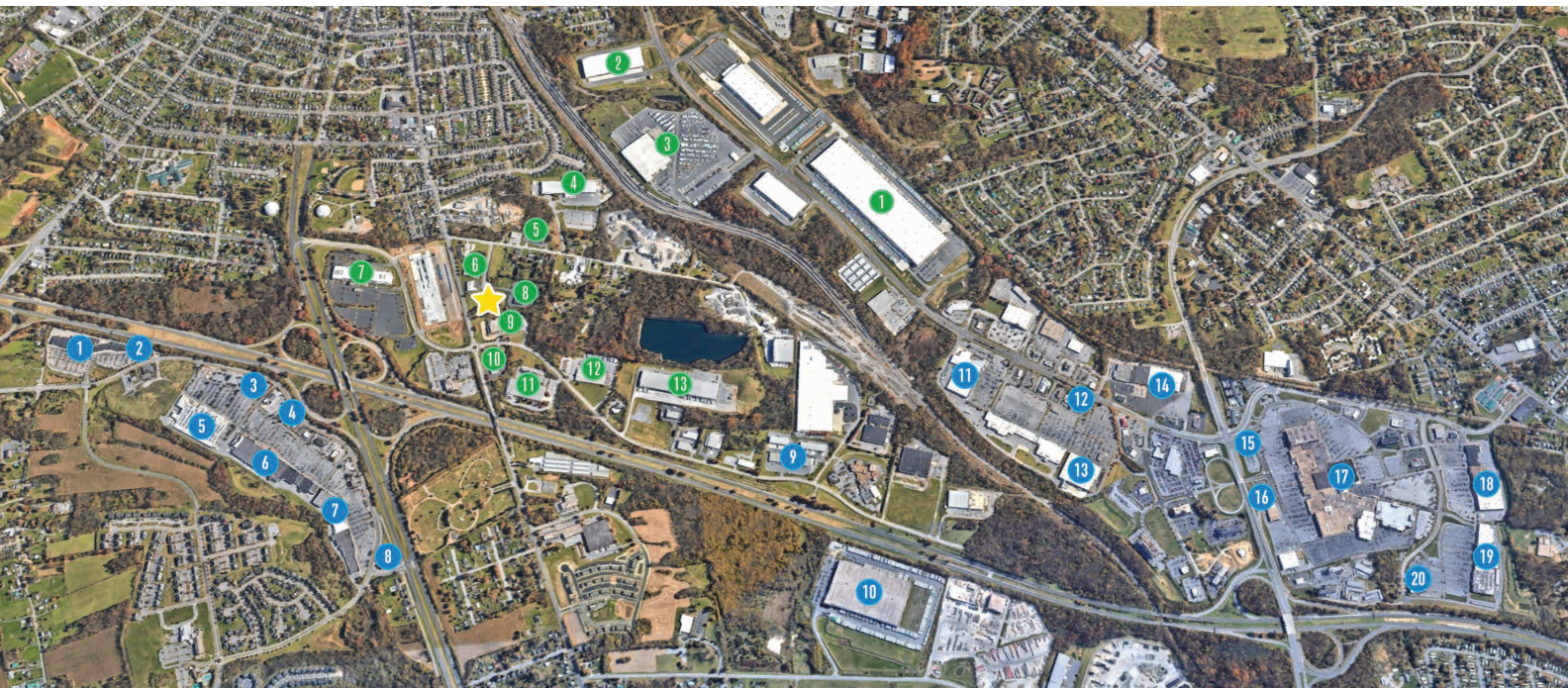


FOR LEASE

INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A

225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING

SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 225 McRand Court, has been referenced with a yellow star.

Industrial buildings within a 5-mile radius highlighted in green.

- ① Dollar Tree, Best Buy, Sweet Frog, Jersey Mike's Subs
- ② Chipotle, Starbucks
- ③ TGI Fridays, IHOP, Arbys
- ④ Wendy's, Panera Bread,
- ⑤ Walmart, Dunkin'
- ⑥ Home Depot, PetSmart
- ⑦ HomeGoods, Marshalls
- ⑧ McDonald's
- ⑨ Antietam Brewery
- ⑩ Tractor Supply
- ⑪ Lowe's
- ⑫ Chick-Fil-A
- ⑬ Sam's Club, Martin's
- ⑭ Valley Plaza
- ⑮ Olive Garden
- ⑯ Starbucks, Noodles & Company
- ⑰ Valley Mall, Regal Movie Theater
- ⑱ Target, David's Bridal
- ⑲ Khol's
- ⑳ Bob's Discount Furniture

- ① Amazon MTN8
- ② Hagerstown Logistics Center
- ③ Lowe's Flatbed Distribution Center
- ④ Merkle
- ⑤ Larry & Sons
- ⑥ Automotive Fasteners Inc.
- ⑦ Fiserv
- ⑧ MEC, Inc
- ⑨ Rampf Molds Industries
- ⑩ Tristate Electric
- ⑪ VTI Maryland
- ⑫ Coca-Cola Vending
- ⑬ Parker Plastics

Not pictured in the Google Map above:
 FedEx Ground Distribution Center, Staples Distribution Center, Kellogg's Manufacturing Plant, Procter & Gamble Distribution Center, FedEx Freight Service Center, Hub Labels Inc., Dot Foods Distribution Center, Ritchie Revival LLC, Bowman Logistics, Foltz Manufacturing, Industrial Warehousing, GXO and Conair Distribution Center, Newgate Distribution Complex

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



58,321

Total
Population



2,746

Businesses



67,805

Daytime
Population



\$256,127

Median Home
Value



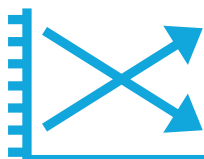
\$30,195

Per Capita
Income



\$53,287

Median Household
Income



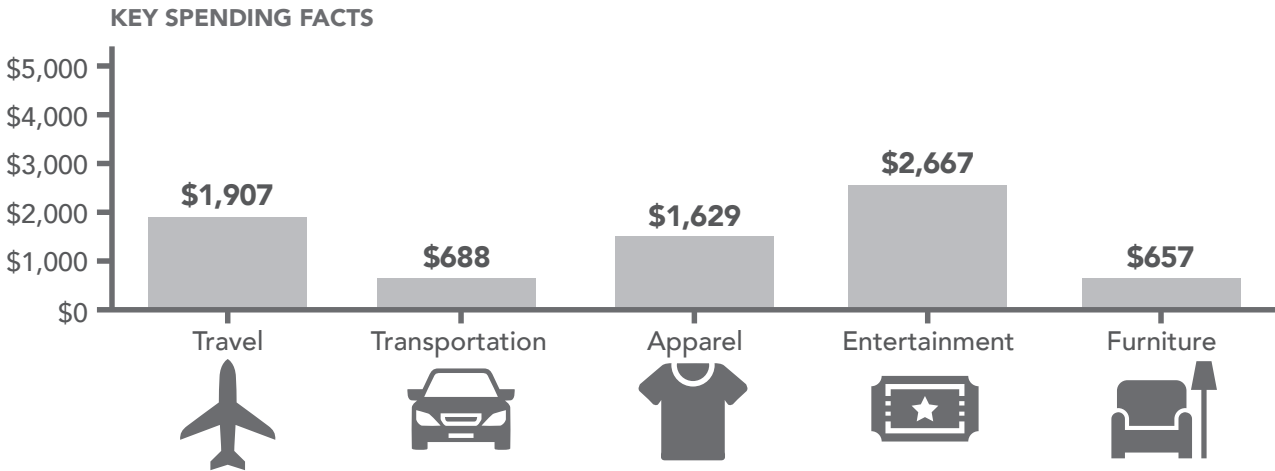
0.38%

2024-2029
Pop Growth Rate



25,775

Housing Units
(2020)



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



94,714

Total
Population



4,097

Businesses



110,933

Daytime
Population



\$299,062

Median Home
Value



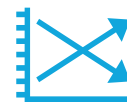
\$34,584

Per Capita
Income



\$60,741

Median
Household
Income



0.42%

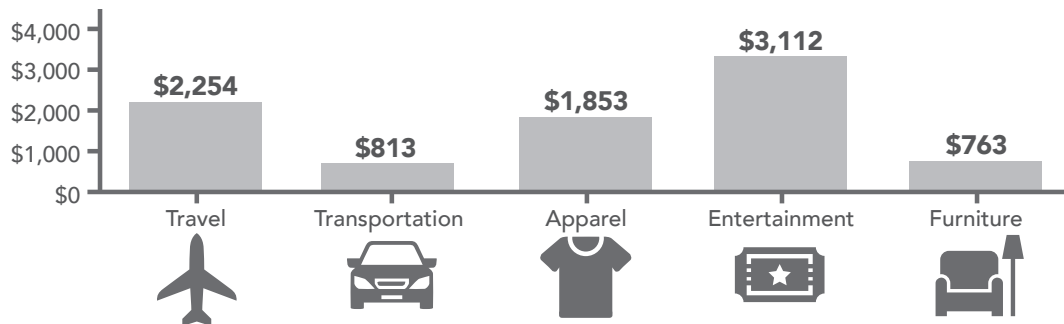
2024-2029
Pop Growth
Rate



40,680

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



159,135

Total
Population



5,487

Businesses



155,532

Daytime
Population



\$325,012

Median Home
Value



\$37,466

Per Capita
Income



\$72,911

Median
Household
Income



0.58%

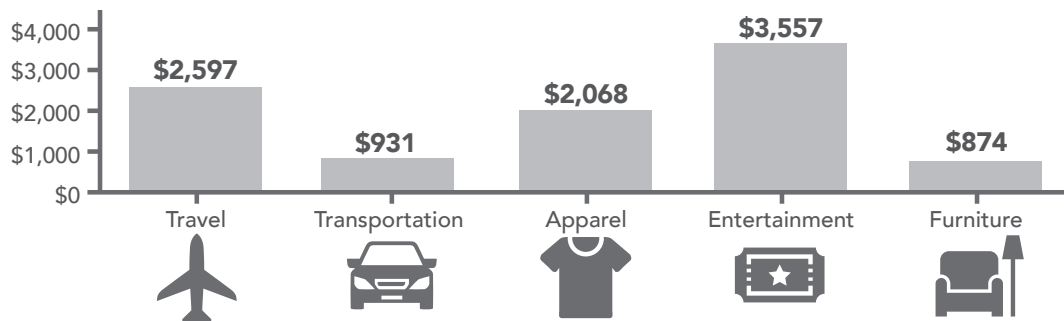
2024-2029
Pop Growth
Rate



63,501

Housing Units
(2020)

KEY SPENDING FACTS

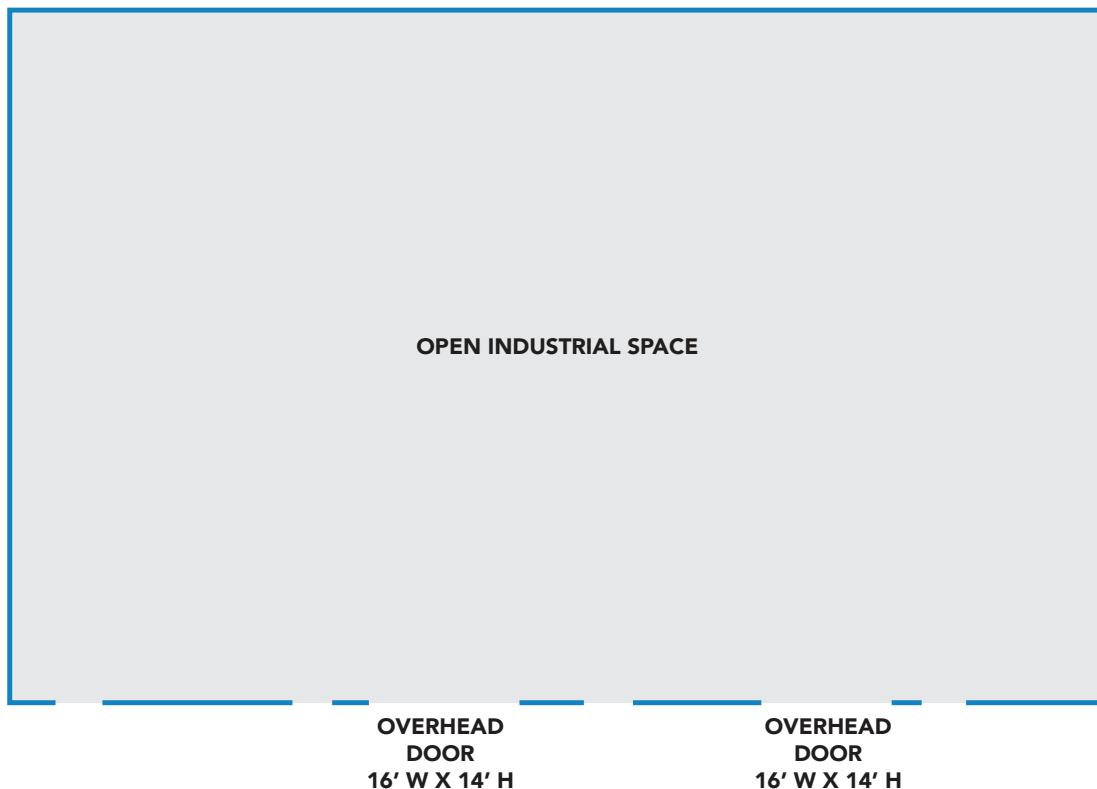


FLOOR PLAN

24,000 (+/-) SQUARE FEET

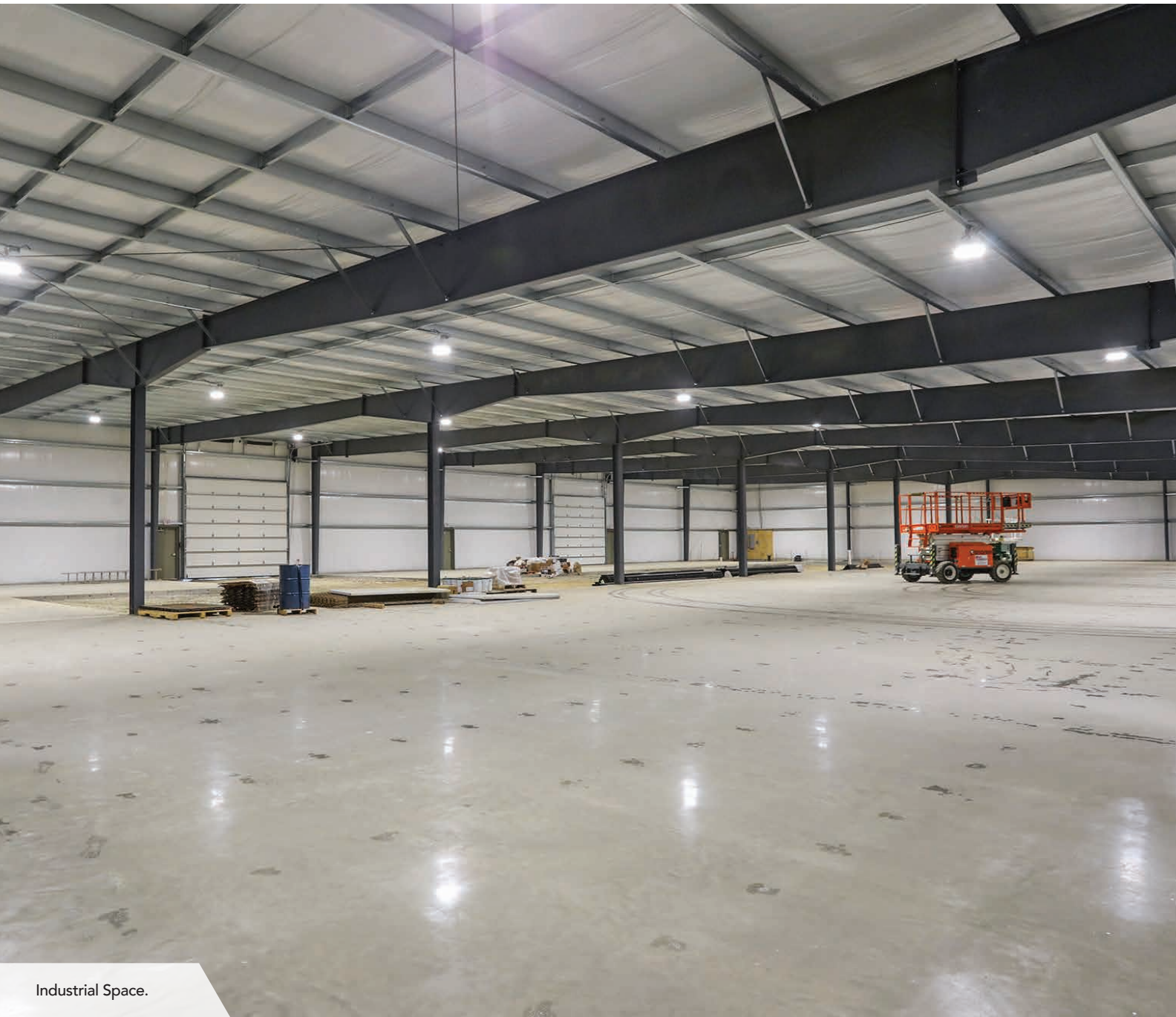
225 McRand Court is comprised of 24,000 (+/-) square feet of open industrial space. This building can be subdivided into two suites of 12,000 (+/-) square feet to meet tenant needs. There are currently two 16' W x 14' H grade overhead doors and four man doors along the front of the building. Finishes include concrete flooring, metal liner panel walls and LED lighting.

The owner is also open to adding additional overhead doors, storefront glass, windows, and other customizations to accommodate tenant preferences. The interior build-out will be completed by Myers Management, unless otherwise negotiated, ensuring quality and efficiency. The property is serviced by three phase, 400 amp electrical service.



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INTERIOR PHOTOS



Industrial Space.

INTERIOR PHOTOS



Industrial Space.

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Industrial Space.



Industrial Space.



Industrial Space.

EXTERIOR PHOTOS



Front of the Building.



Back of the Building.

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Side of Building.



Side of the Building.

AERIAL PHOTOS



Aerial Facing West.

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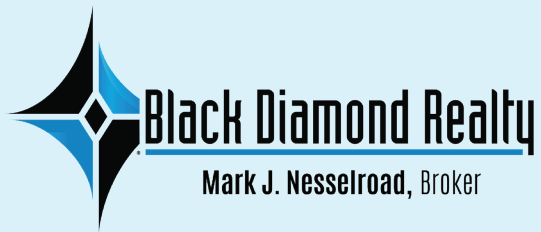
AERIAL PHOTOS



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Aerial Facing South.



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