



**225 MCRAND COURT**  
**HAGERSTOWN, MD 21740**



STARBUCKS

WALMART

HOME DEPOT

PANERA BREAD

EXIT 6A

5,061 VPD (2024)

225 MCRAND COURT

TRISTATE ELECTRIC

RAMPF MOLDS

MEC, INC

COCA-COLA VENDING

LARRY & SONS PLUMBING

PARKER PLASTICS

MERKLE RESPONSE

LOWE'S FLATBED DISTRIBUTION

INTERSTATE  
81

# TABLE OF CONTENTS

---

<b>Property Overview / Specifications</b> Introduction of property and specifications of the building, utilities, access and directions.	<b>02</b>
<b>Location Analysis / Google Map</b> Detailed description, Google Map photo of the location and its proximity to surrounding businesses.	<b>04</b>
<b>Demographics / Key Facts</b> Demographics and key facts pertaining to the property within a three, five and ten mile radius.	<b>06</b>
<b>Floor Plan / Photos</b> Description, floor plan and interior photos of the property.	<b>08</b>
<b>Exterior Photos</b> Exterior photos of the building.	<b>12</b>
<b>Aerial Photos</b> Aerial photos of the property from various heights and angles.	<b>14</b>

240.896.5788

BlackDiamondRealty.net

Crystal Pheulpin, Associate / Salesperson

cpheulpin@blackdiamondrealty.net

M. 301.992.8325



## INDUSTRIAL BUILDING FOR LEASE

**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**

## 225 MCRAND COURT HAGERSTOWN, WV 21740

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.



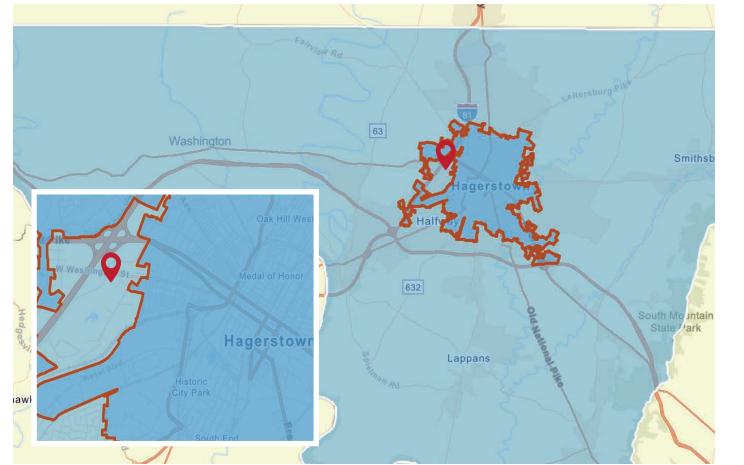
# LOCATION ANALYSIS

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.

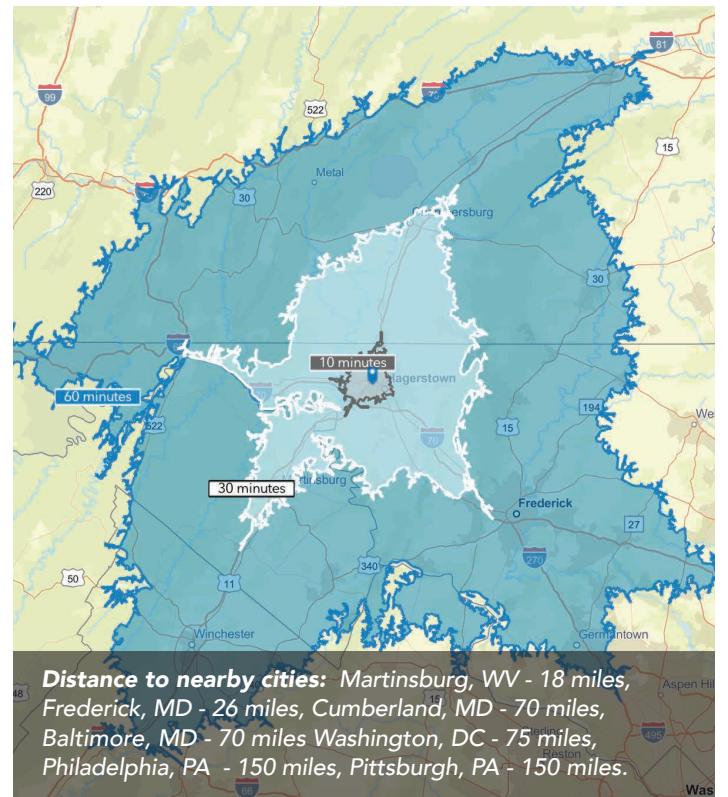
**Washington County** has a total population of 156,955 and a median household income of \$71,869. Total number of businesses is 5,576.

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



**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*

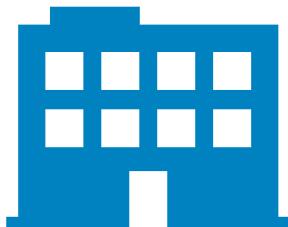
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**58,321**

Total Population



**2,746**

Businesses



**67,805**

Daytime Population



**\$256,127**

Median Home Value



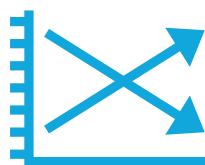
**\$30,195**

Per Capita Income



**\$53,287**

Median Household Income



**0.38%**

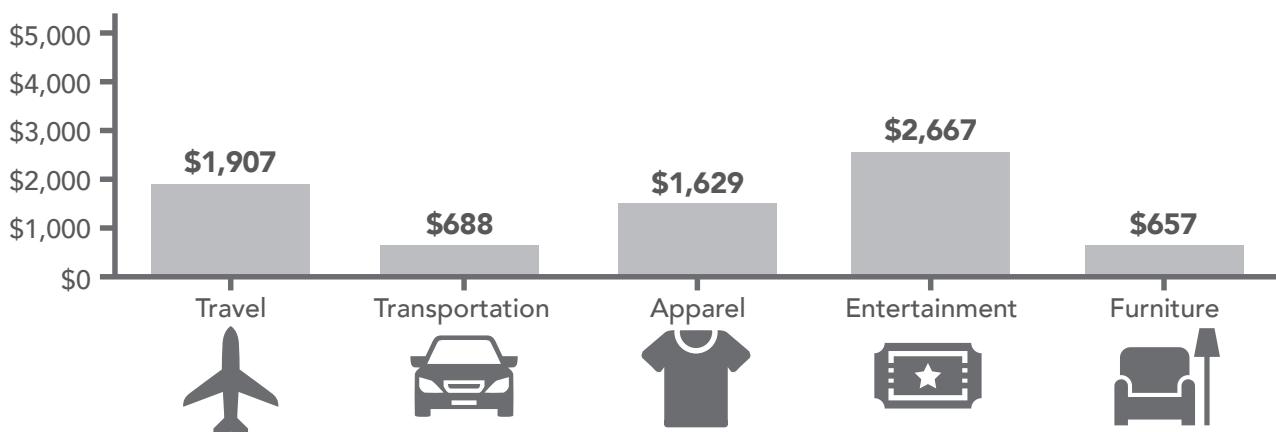
2024-2029 Pop Growth Rate



**25,775**

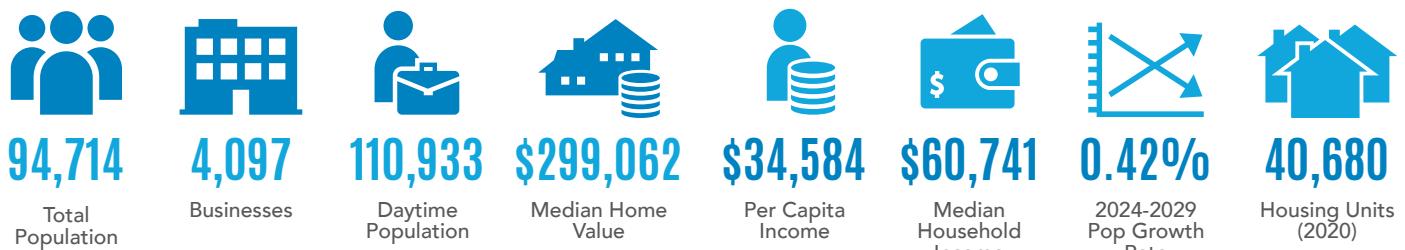
Housing Units (2020)

## KEY SPENDING FACTS

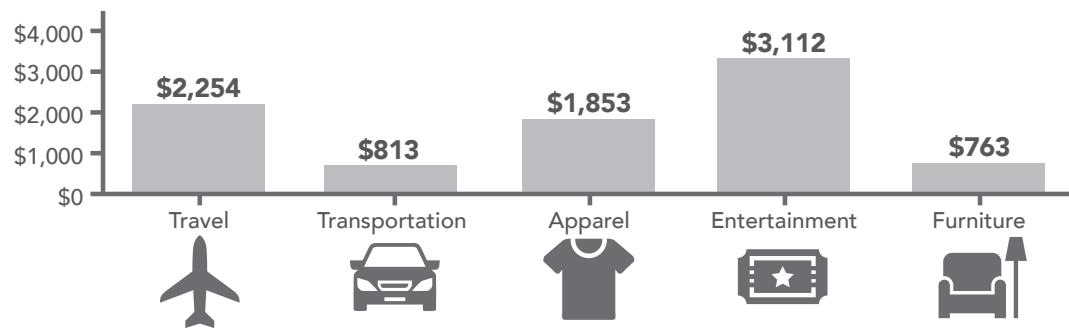


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



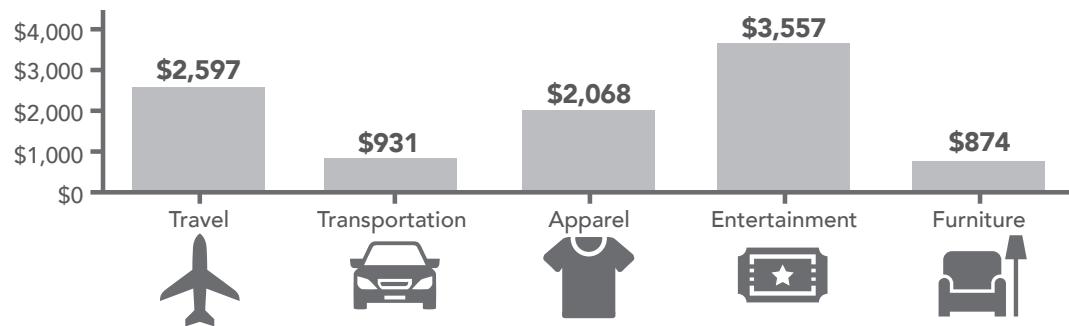
### KEY SPENDING FACTS



## 10 MILE RADIUS



### KEY SPENDING FACTS

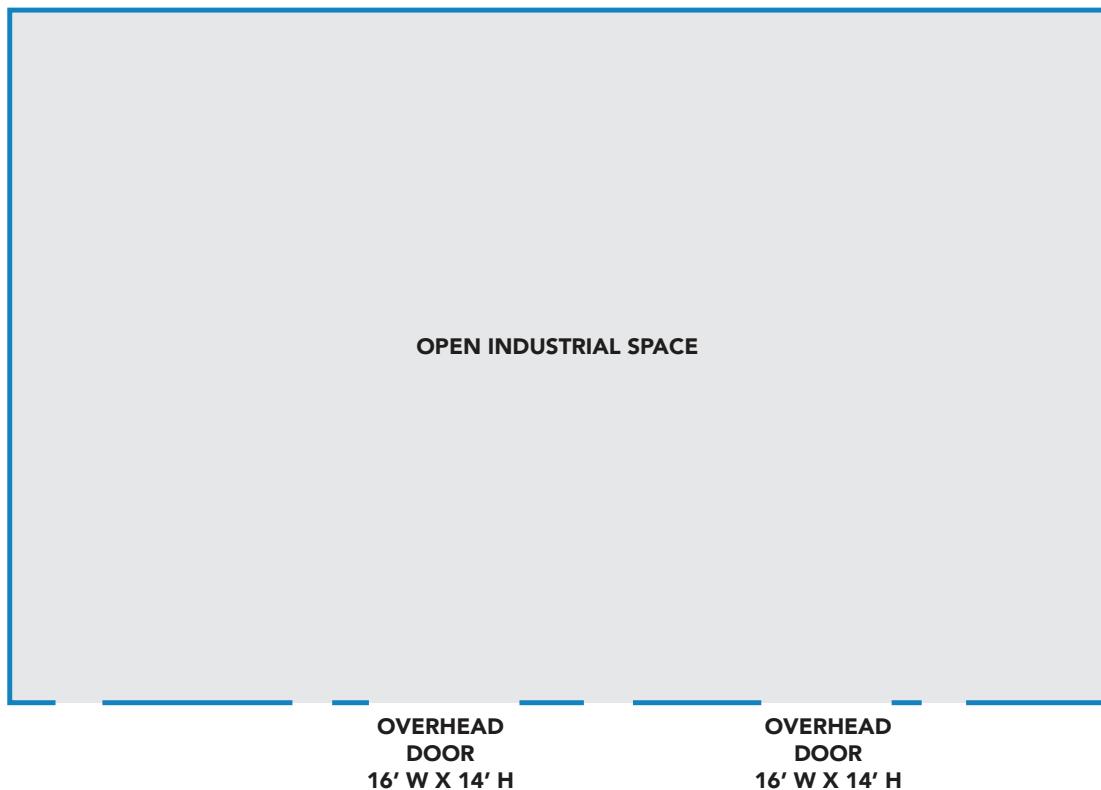


# FLOOR PLAN

## 24,000 (+/-) SQUARE FEET

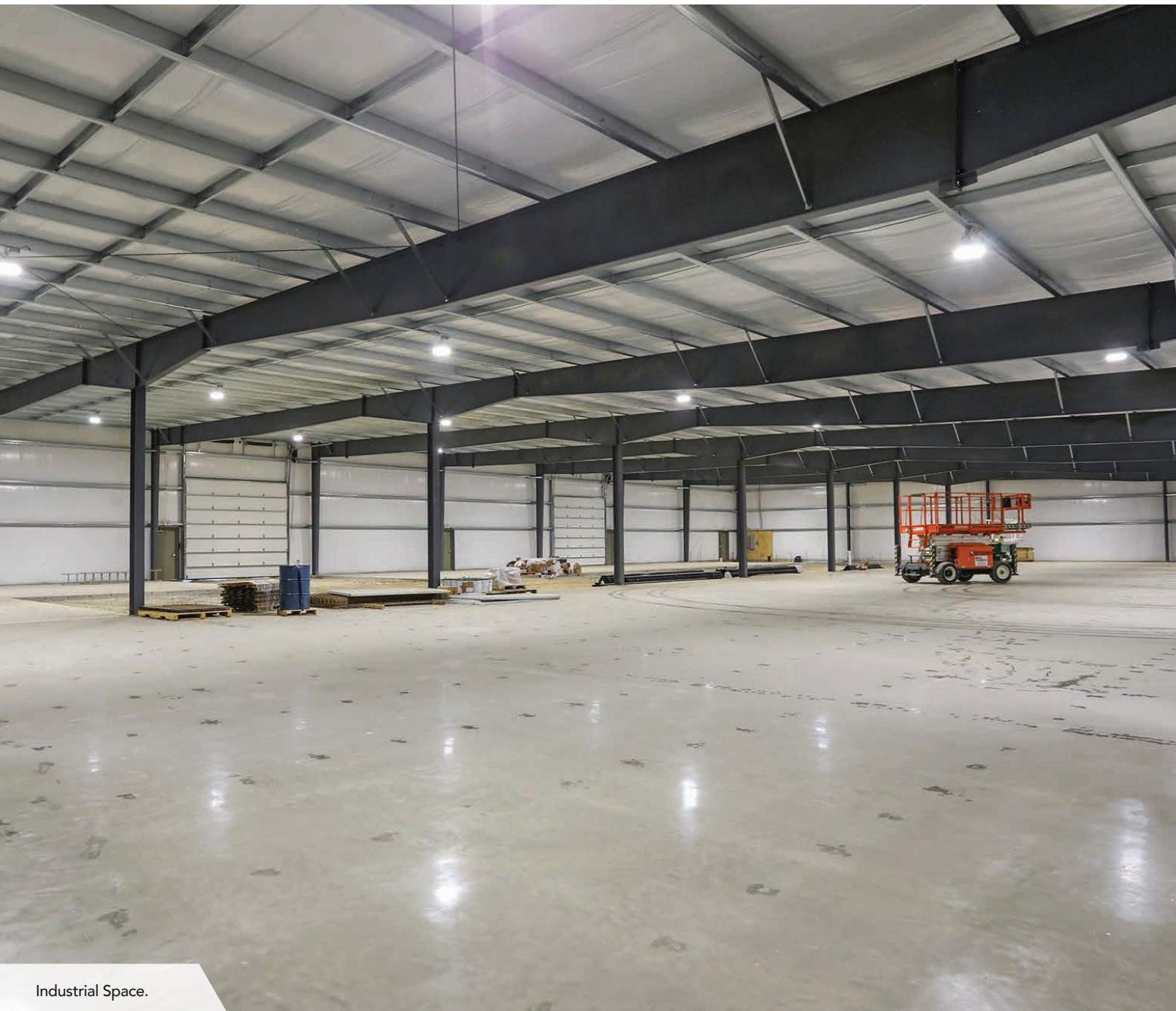
225 McRand Court is comprised of 24,000 (+/-) square feet of open industrial space. This building can be subdivided into two suites of 12,000 (+/-) square feet to meet tenant needs. There are currently two 16' W x 14' H grade overhead doors and four man doors along the front of the building. Finishes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



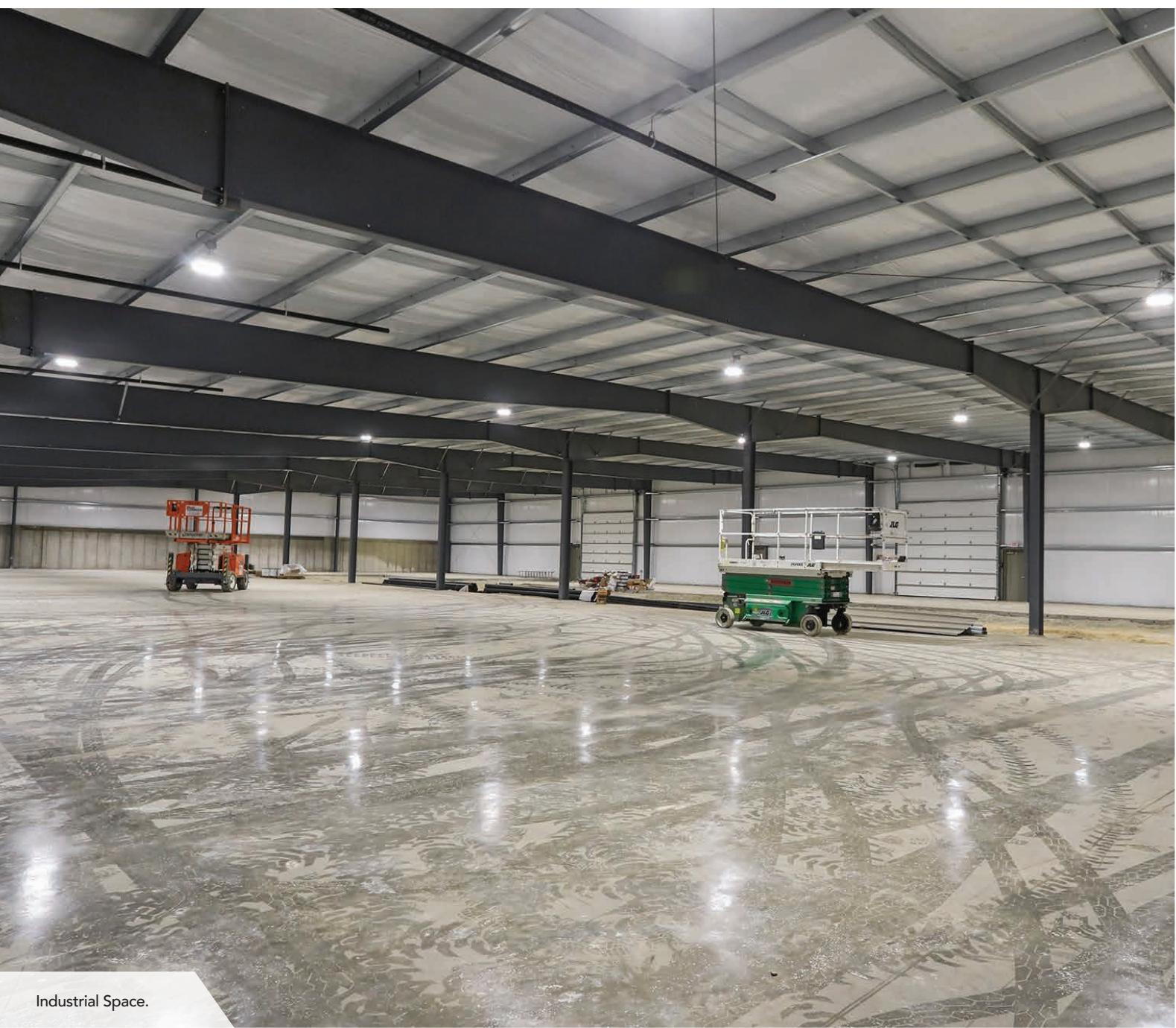
**FOR LEASE**  
**INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A**  
**225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING**

# INTERIOR PHOTOS



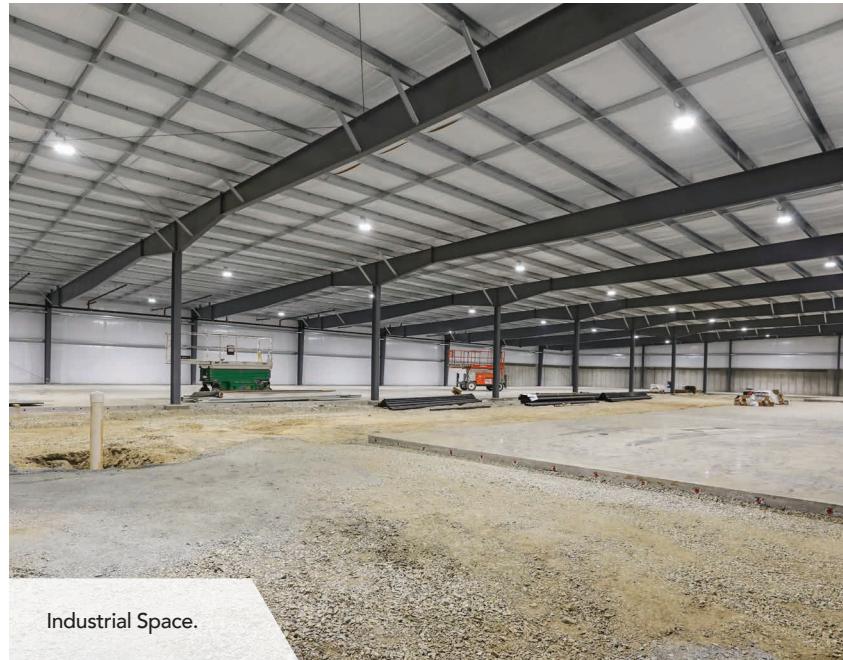
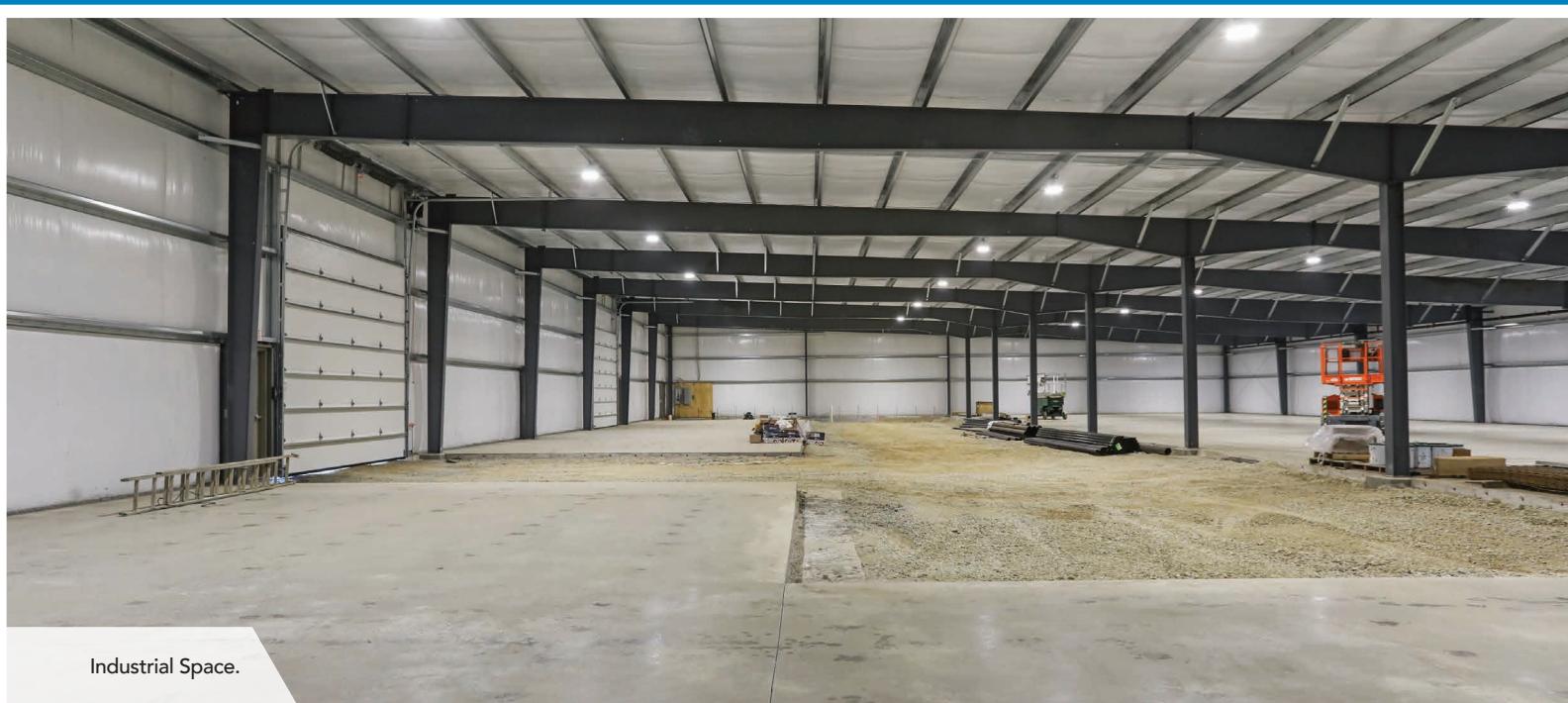
Industrial Space.

# INTERIOR PHOTOS



Industrial Space.

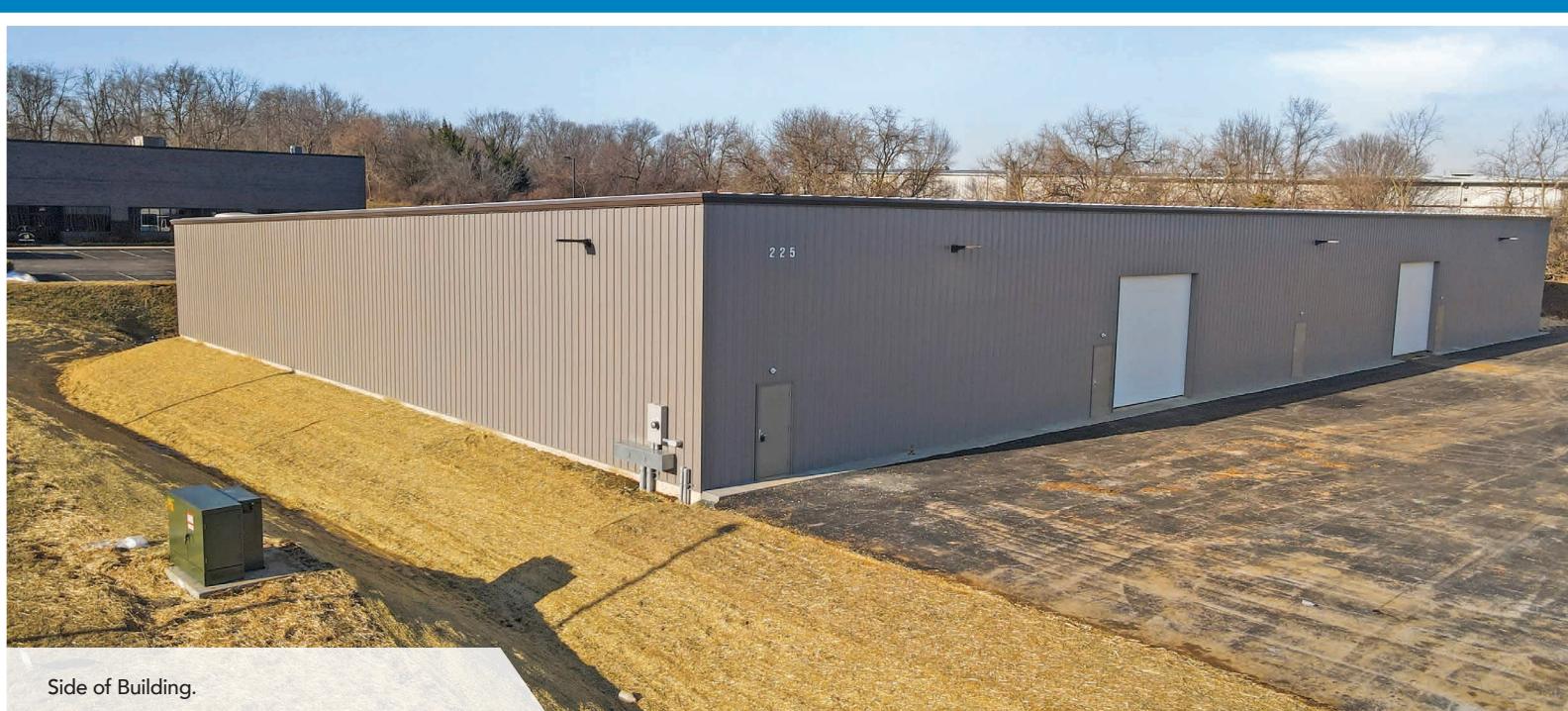
**FOR LEASE**  
**INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A**  
**225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING**



# EXTERIOR PHOTOS



**FOR LEASE**  
**INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A**  
**225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING**



Side of Building.

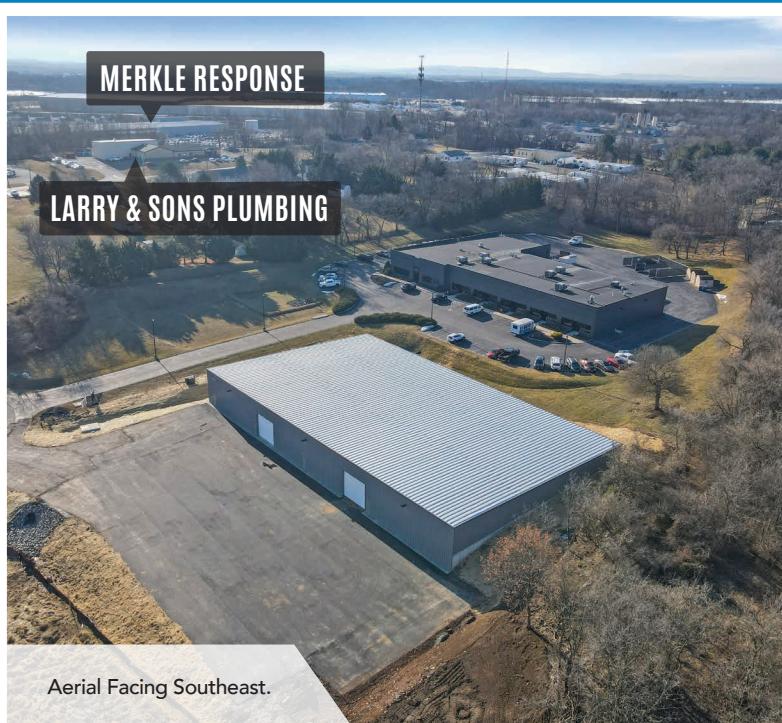


Side of the Building.

# AERIAL PHOTOS



**FOR LEASE**  
**INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A**  
**225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING**



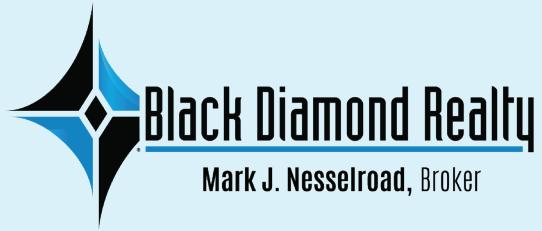
# AERIAL PHOTOS



**FOR LEASE**  
**INDUSTRIAL BUILDING - LOCATED 1.7 MILES FROM I-81, EXIT 6A**  
**225 MCRAND COURT · HAGERSTOWN, MD 21740 · 24,000 (+/-) SQ FT BUILDING**



Aerial Facing South.



# CONTACT

## BLACK DIAMOND REALTY

38 S. Potomac Street, Suite 205

Hagerstown, MD 21740

**P.** 240.896.5788

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Crystal Pheulpin**, Associate / Salesperson

**M.** 301.992.8325

[cpheulpin@blackdiamondrealty.net](mailto:cpheulpin@blackdiamondrealty.net)

### SECONDARY CONTACTS

**Aaron Poling**, Associate / Salesperson

**M.** 304.283.0214

[apoling@blackdiamondrealty.net](mailto:apoling@blackdiamondrealty.net)