



242 BREAKER DRIVE
HAGERSTOWN, MD

FOR SALE

FINISHED INDUSTRIAL PAD SITE | ALLOWS FOR 272KSF± INDUSTRIAL DEVELOPMENT

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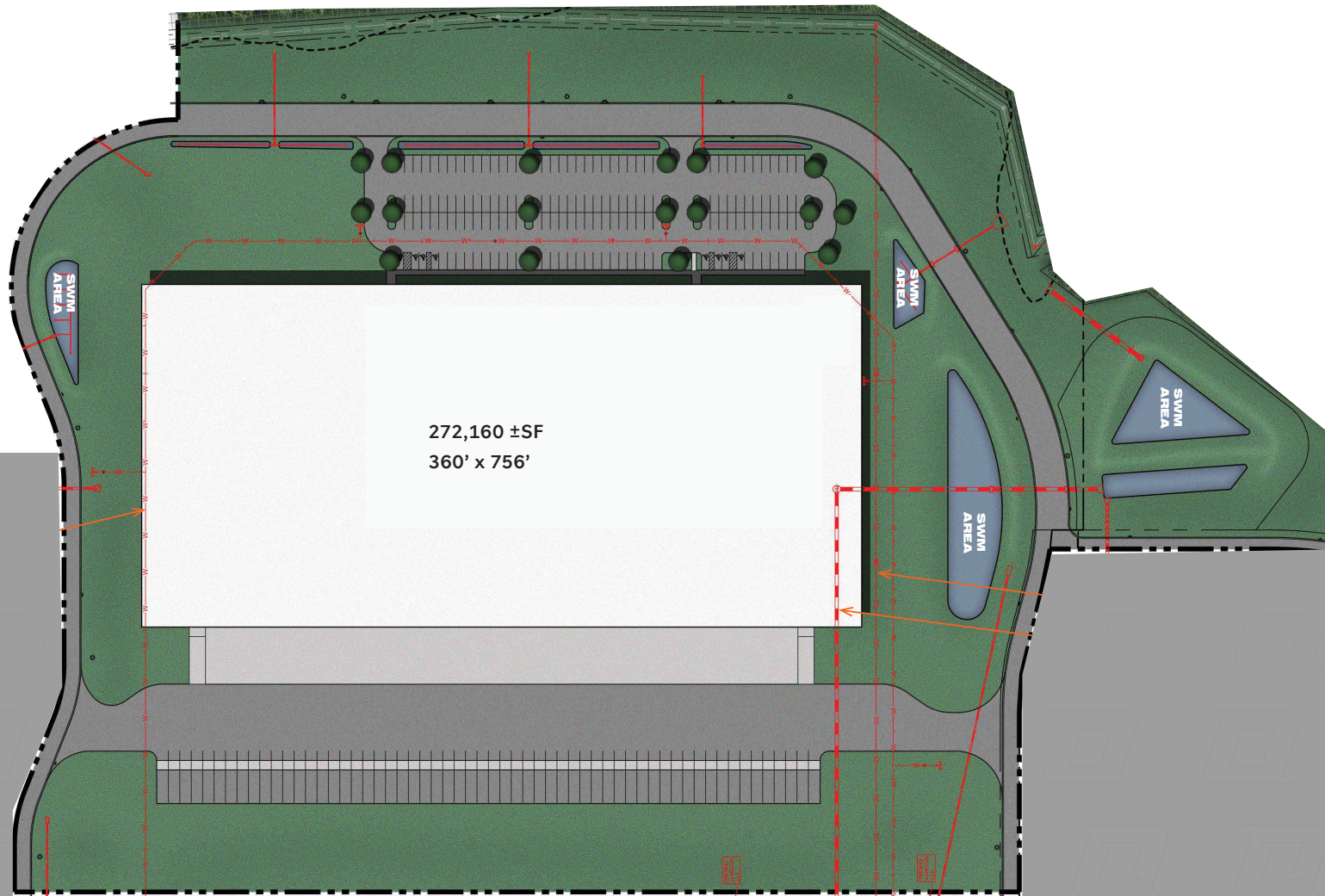
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20± ACRES



PROPOSED PLAN

Building size	Up to 272,160 ±SF (concept only)
Dimensions	360' x 756'
Configuration	Front Park, Rear-Load
Acerage	44.6 acres (18 usable and pad ready within the ring road)
Sewer	An existing 8" sanitary sewer line crosses the Lot
Zoning	I-MU

Natural Gas	Available at Howell Road through Columbia Gas
Electric	34.5 kVA primary electric service within the Park with service provided by Potomac Edison
Water	Seller to install a water meter/vault, and to extend a domestic water line and fire line from Howell Road that is capped at 5' beyond the ring road curb on the Lot.
Condition	Approx. 18 acres of the Lot within the ring road have been mass graded. Some utilities and stormwater management facilities on the Lot are in place. Forest Conservation requirements have been satisfied on the Lot