



QUALIFIED BID DEADLINE NOVEMBER 10 ::::::::::::::

East Coast Industrial Portfolio

506,000± SF Across Three Buildings

 Berwick, PA – Hagerstown, MD – Batesburg-Leesville, SC

All Properties Sold Individually or in Any Combination

Former IG Design Group Americas, Inc Portfolio Consisting of Three Industrial & Flex Space Properties

**Sites Offer a Diverse Geographic Footprint Across
Three Strategic Markets Along the East Coast**

Strong Highway Access to Major Regional Corridors
(I-80, I-81, I-70, I-20)

Strategic Locations in Growth-Oriented Logistics &
Manufacturing Hubs

Berwick, PA Facility Located Near Recently Announced
\$20B Amazon Development

**Immediate Functionality – Investment Potential –
Portfolio or Individual Sale Structure**

U.S. Bankruptcy Court Southern District of Texas (Houston),
Petition No. 9:25-bk-90165 | *In re: IG Design Group Americas, Inc.*

Jordan Schack
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Joel Schneider
847.418.2723
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1

2015 W. Front St., Berwick, PA

Turnkey Showroom/Office Facility

Building Size: 67,845± SF
Lot Size: 8.88± AC
Zoning: C-4 (Highway Commercial District)
Taxes (2024): \$82,000
Tax ID#: 06-01-007030000

- Considerable surface parking
- Convenient highway access to Pennsylvania & Northeast markets
- Infrastructure ready for production, storage or operations
- Outlot along Front St. allows for potential commercial development



2

857 Willow Cir., Hagerstown, MD

Well-Located Industrial Facility

Building Size: 283,450± SF
Lot Size: 15.00± AC (across two parcels)
Zoning: Industrial General
Power: 7,200 KW
Taxes (2024): \$85,000
Tax ID#: 17-009346, 17-026003

- Direct access to I-81 & I-70 logistics corridor
- Strategic Mid-Atlantic hub near Amazon & FedEx facilities
- 16 dock-high doors & four drive-in doors
- Located in Foreign Trade Zone & Enterprise Zone



3

832 Summerland Ave., Batesburg-Leesville, SC

Strategically Located Industrial Facility

Building Size: 154,719± SF
Total Acreage: 49.96± AC
Main Parcel: 20.86± AC
Adjoining Parcel: 29.10± AC
Zoning: Industrial
Taxes: (2024): \$68,000
Tax ID#: 00590006002, 00590006001

- Strategic Columbia MSA location with connectivity to US-1, US-178, & I-20
- Adjacent 29.10± AC vacant parcel
- Flexible industrial zoning allowing a wide range of uses
- Located within an Opportunity Zone
- Facility includes additional 76,480± SF basement



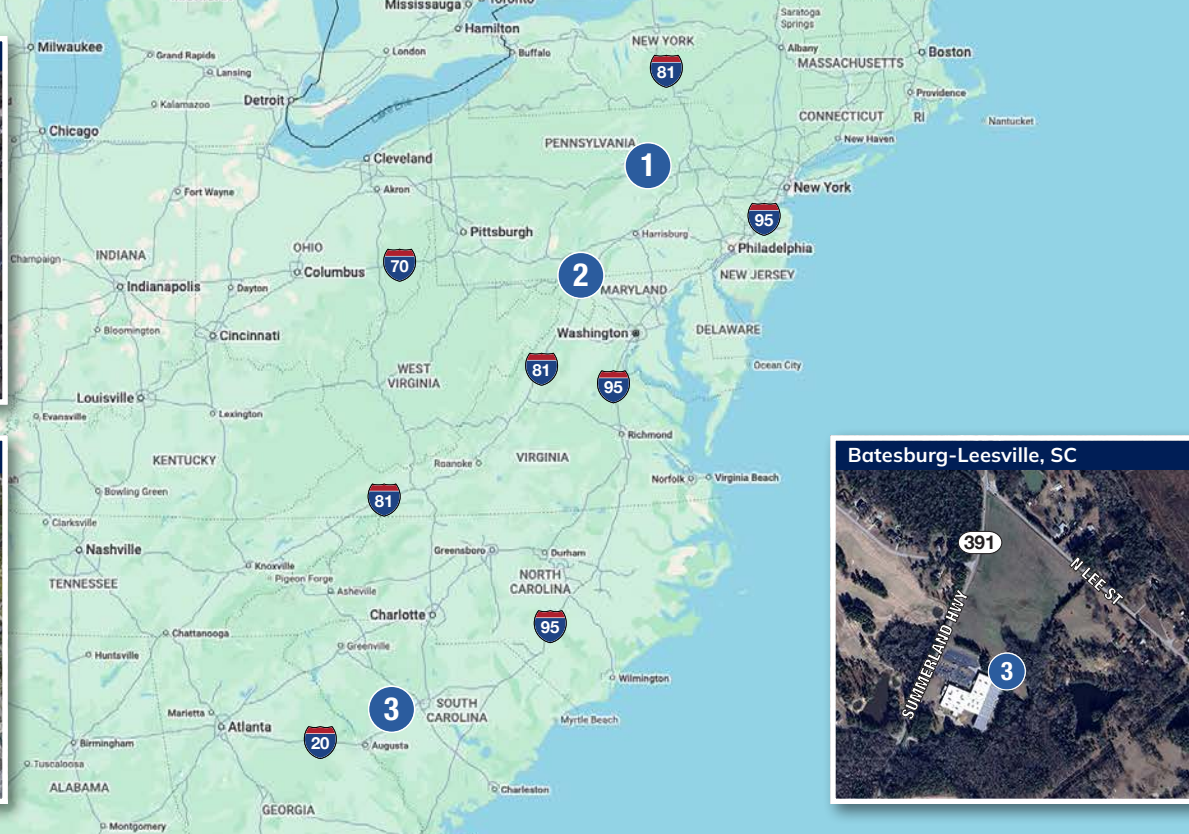
Berwick, PA



Hagerstown, MD



Batesburg-Leesville, SC



- 1 2015 W. Front St., Berwick, PA
- 2 857 Willow Cir., Hagerstown, MD
- 3 832 Summerland Ave., Batesburg-Leesville, SC

LOCATION INFORMATION

This three-property portfolio totals 506,000± SF of industrial and flex space strategically positioned across Pennsylvania, Maryland and South Carolina. Each asset benefits from strong regional connectivity to interstate highways and major distribution corridors, access to established labor pools and competitive operating costs (especially electric power) within their respective submarkets.

Collectively, the portfolio offers investors a rare opportunity to secure scale and diversification in three growing East Coast industrial markets. With proximity to top-tier logistics hubs and ports, including Charleston, Savannah, Baltimore, Philadelphia and New York/New Jersey, this portfolio is positioned within one of the nation's most important freight corridors, where goods move seamlessly along I-95 and inland to key fulfillment centers serving tens of millions of consumers.



Subject to approval by the U.S. Bankruptcy Court Southern District of Texas (Houston), Petition No. 9:25-bk-90165m | In re: IG Design Group Americas, Inc. Hilco Global in cooperation with Thomas R. Ligon, South Carolina Lic. #17640, The Ligon Company, Lic. #14259 and Fernando Palacios, Pennsylvania Lic. #RB003848 and Maryland Lic. #534177. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global.

SALE INFORMATION

ON-SITE INSPECTIONS

Berwick, PA: October 7 & 21

Hagerstown, MD: October 8 & 22

Batesburg-Leesville, SC: October 9 & 23

By Appointment Only

QUALIFIED BID DEADLINE

November 10 by 5:00 p.m. (ET)

BID SUBMISSION

All bids must be made on the Asset Purchase Agreement (APA) available on the HRE website. Bids must be submitted to Jordan Schack at jschack@hilcoglobal.com and Joel Schneider at jschneider@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties. To gain access to these documents, bidders will need to register at HRE's website and sign an NDA.

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