

EXCLUSIVE OPPORTUNITY

Marcus & Millichap

FOR LEASE

67,200 SF  
7.61 ACs  
28'-32' CLEAR



## 5158 WILLIAMSPORT PIKE MARTINSBURG, WV 25404

### Highlights:

- 67,200 SF Industrial Building on 7.61 Acres, with grassy open space on the West
- Clear Height of 28'-32' & Full Deck Height of 34'
- Equipped with 7 Trailer Dock Doors and a Double Wide Drive-in and Double Wide Dock
- 2 Trash Removal Dock Doors
- 9 Levelers
- 15-Ton interior Gantry Crane above Double Wide Dock
- Powered by 3-Phase, 277-480 Volts, 1,500 Amps
- Located Approximately 15 Minutes to Hagerstown, MD, less than 80 miles to the Washington, D.C. MSA
- Less than 3-Minutes from Interstate I-81
- Recently installed EPDM Rubber Roof (2023) with a 20-year Warranty & Roof Top Unit (RTU) for the office space (2023)

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ESFR, 28' (Edges) - 32' (Center) Clear Height, 25 Ft. x 25 Ft. Column Width



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Training Area



Open Office Area



Cafeteria



Conference Room



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