

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)

Kyle Malin Associate

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West Virginia Broker of Record 300 Wharton Circle, 2nd Floor Triadelphia, WV 26059 D: 216.264.2060 WV: WVB250301068



EXCLUSIVE OPPORTUNITY

Marcus & Millichap

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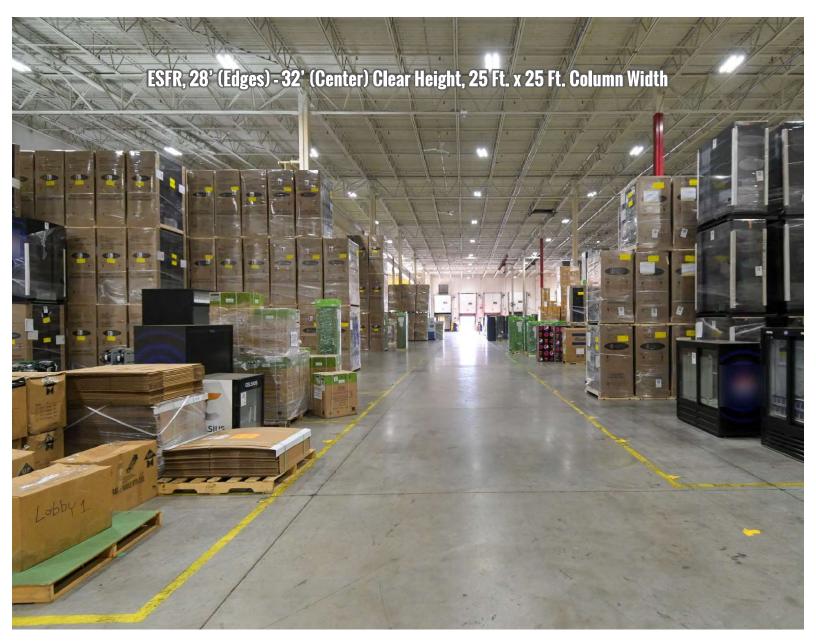
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