



For Lease

Building Size:

369,000
Square Feet

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Mid-Atlantic I-81 Logistics Park, Development Drive, Martinsburg, WV (Phase IV)

Class A Warehouse/Distribution Space Available for Lease & Prelease

- Divisible 100,000 - 369,000 SF
- 32' clear ceiling height
- 50' x 50' column spacing
- 49 loading docks
- 180' loading dock court
- 62 trailer parking spaces
- 148 vehicle parking spaces
- ESFR sprinkler system
- LED lighting



Accelerating success.

Colliers International
1753 Pinnacle Drive, 12th Floor
McLean, VA 22102
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Overview

Mid-Atlantic I-81 Logistics Park is centrally located along the I-81 Distribution Corridor. The site is accessed from the Tabler Station Road interchange (Exit 8) and is just 90 miles from Washington, D.C., 90 miles from Baltimore, and 250 miles from Virginia's marine terminals at Norfolk. The property is also less than a day's drive to Philadelphia, Columbus, Richmond, Charlotte, New York and Boston.

- Development of up to 1,917,700 square feet of warehouse distribution or manufacturing space
- 150-acre site with visibility and access from Exit 8 of I-81
- New direct access road completed in 2016
- Cross-docked facilities with an abundance of car and truck parking
- 30 miles to Virginia Inland Port in Front Royal, VA
- Build-to-suit lease opportunity with an experienced, well-capitalized developer
- Industrial-grade utilities to site (sewer, water, electric, and natural gas)
- Rail-served site (Winchester & Western RR) with direct access to Norfolk Southern and CSX in the region



Drone Photos

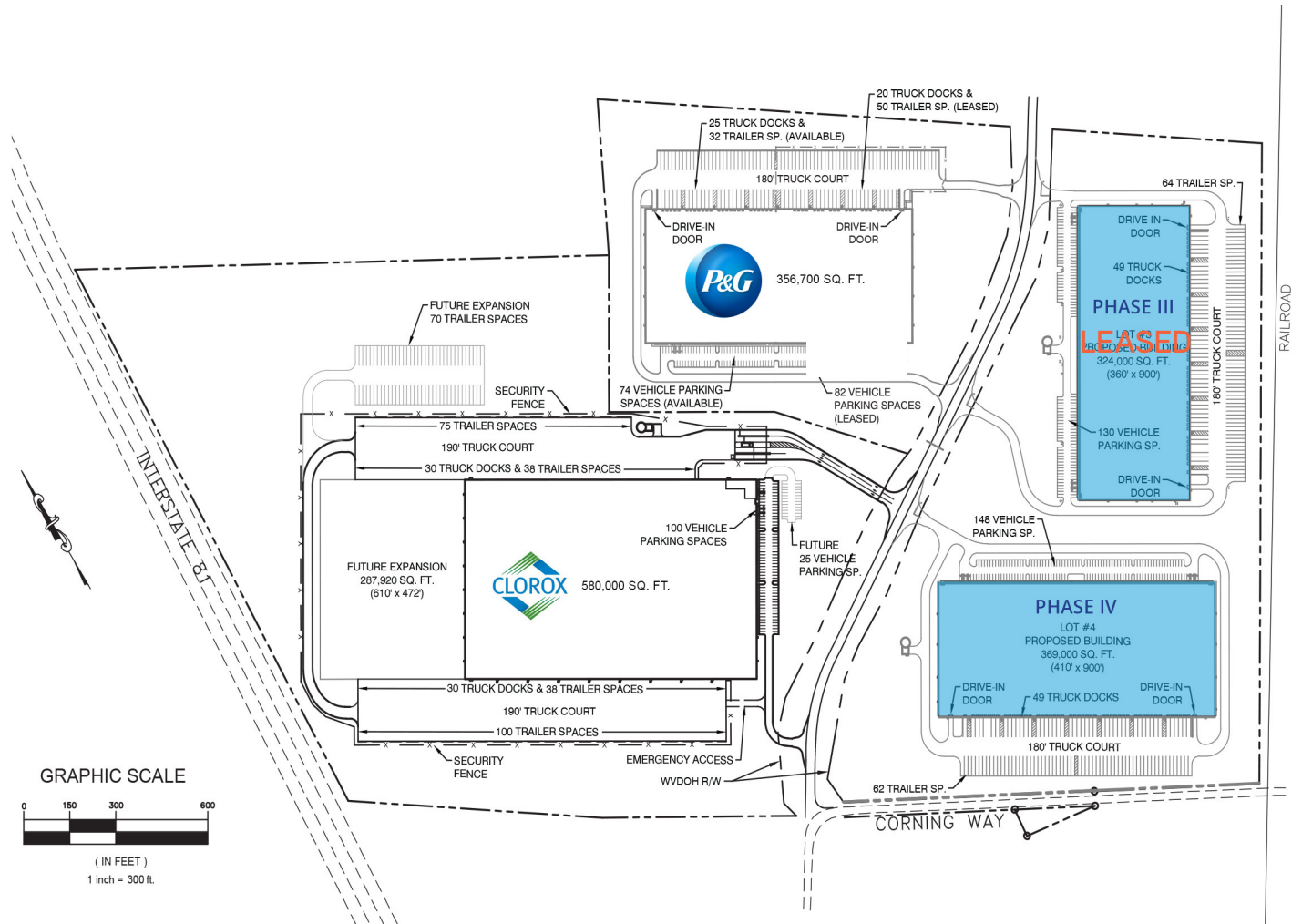


Location

1. FedEx
2. Kellogg's
3. Tempur Sealy
4. Tractor Supply
5. Lowe's
6. Chevron Phillips
7. Rust-Oleum
8. Staples
9. NFI
10. Macy's
11. FedEx
12. Quad Graphics
13. Rubbermaid
14. P&G
15. Orgill
16. Knauf Insulation
17. Ecolab
18. Clorox
19. McKesson
20. Kraft
21. Geodis
22. Home Depot
23. Ferguson
24. Geodis
25. Trex
26. Rubbermaid
27. Ford
28. Home Depot
29. Sysco
30. Ferguson
31. Norse Dairy Systems
32. Virginia Inland Port
33. Mercury Paper
34. Rockwool
35. TeMa North America
36. DALB



Site Plan



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