

**DELIVERED**

**392,880 SF  
CLASS A INDUSTRIAL**

**NOW  
AVAILABLE!**



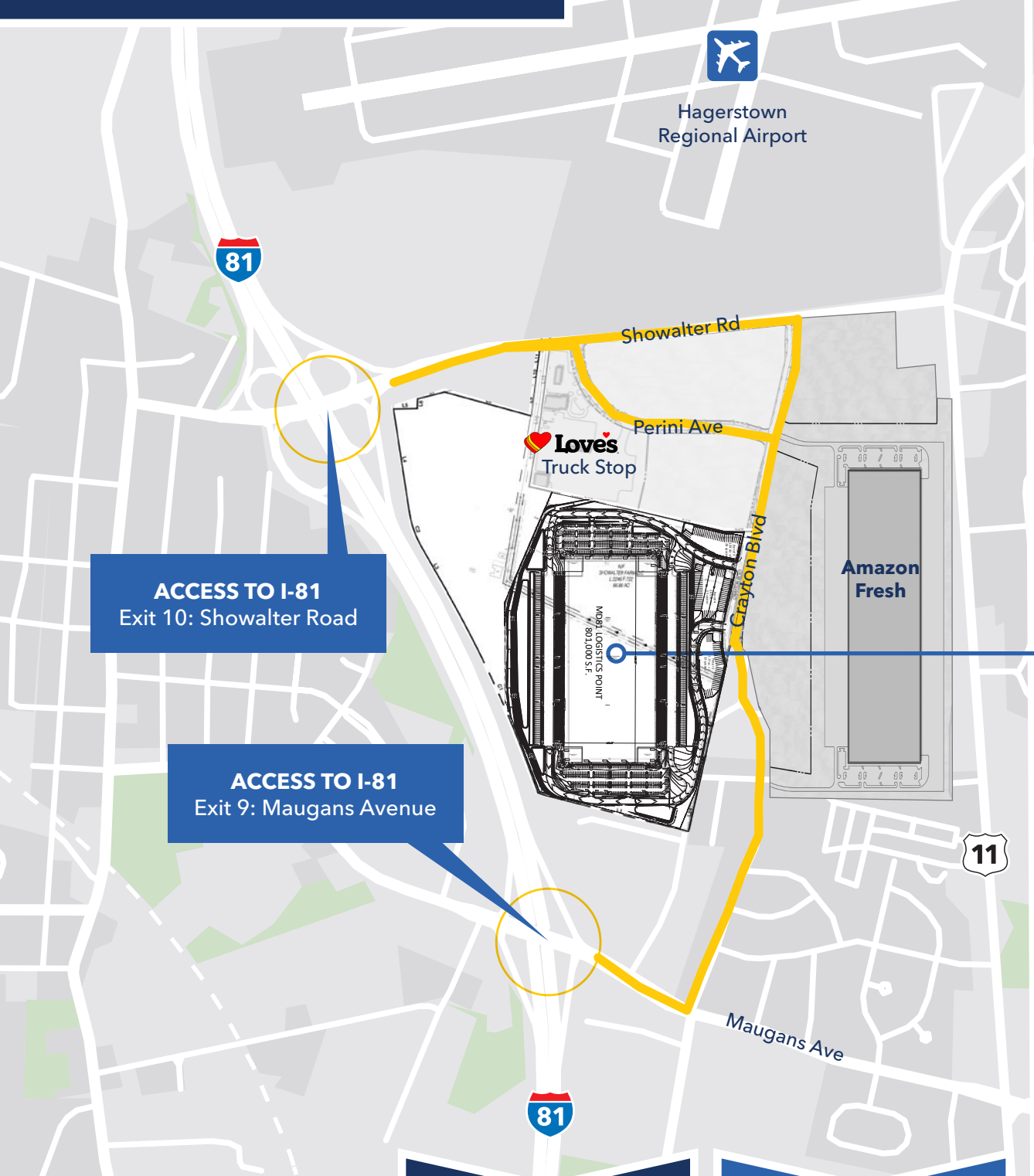
**MARYLAND**

**81**

**LOGISTICS POINT**



# Easy Access to I-81



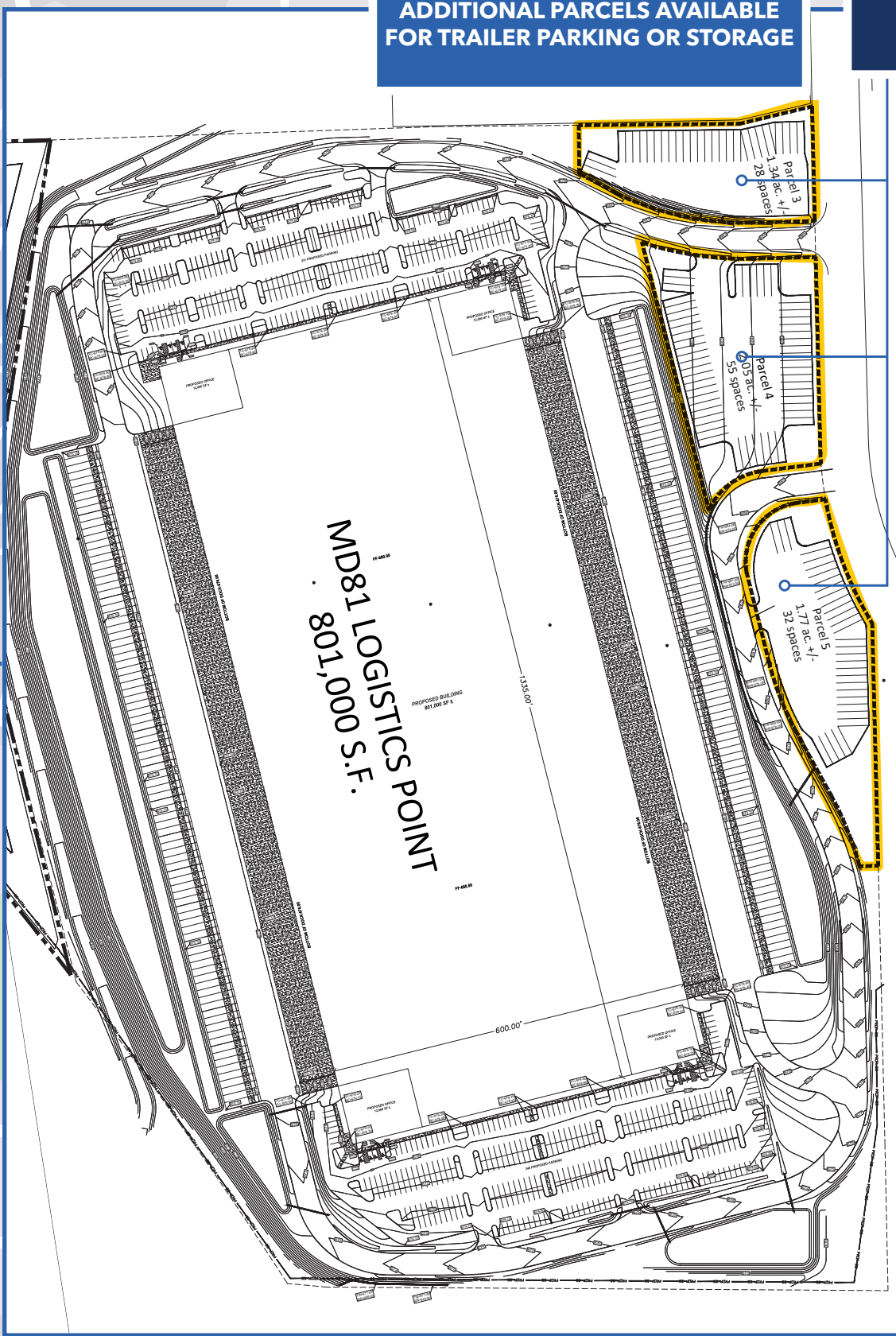
**ACCESS TO I-81**  
Exit 10: Showalter Road

**ACCESS TO I-81**  
Exit 9: Maugans Avenue











ELIGIBLE  
**ALTERNATIVE  
FRAMEWORK  
FOREIGN  
TRADE ZONE  
(FTZ)**

ELIGIBLE  
**15 YEAR  
REAL PROPERTY  
TAX CREDIT**

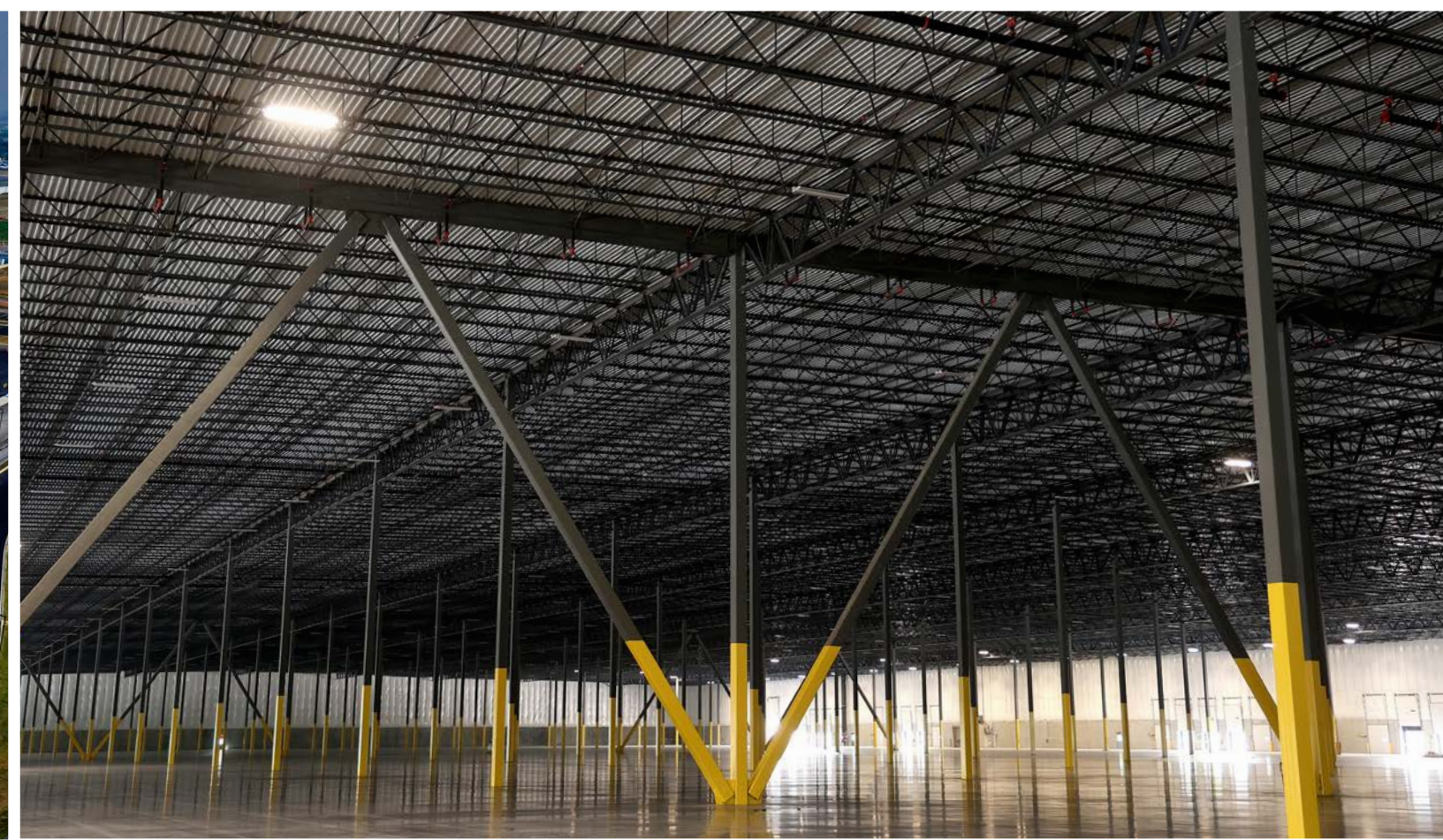
**ADDITIONAL PARCELS AVAILABLE  
FOR TRAILER PARKING OR STORAGE**



# About the Opportunity

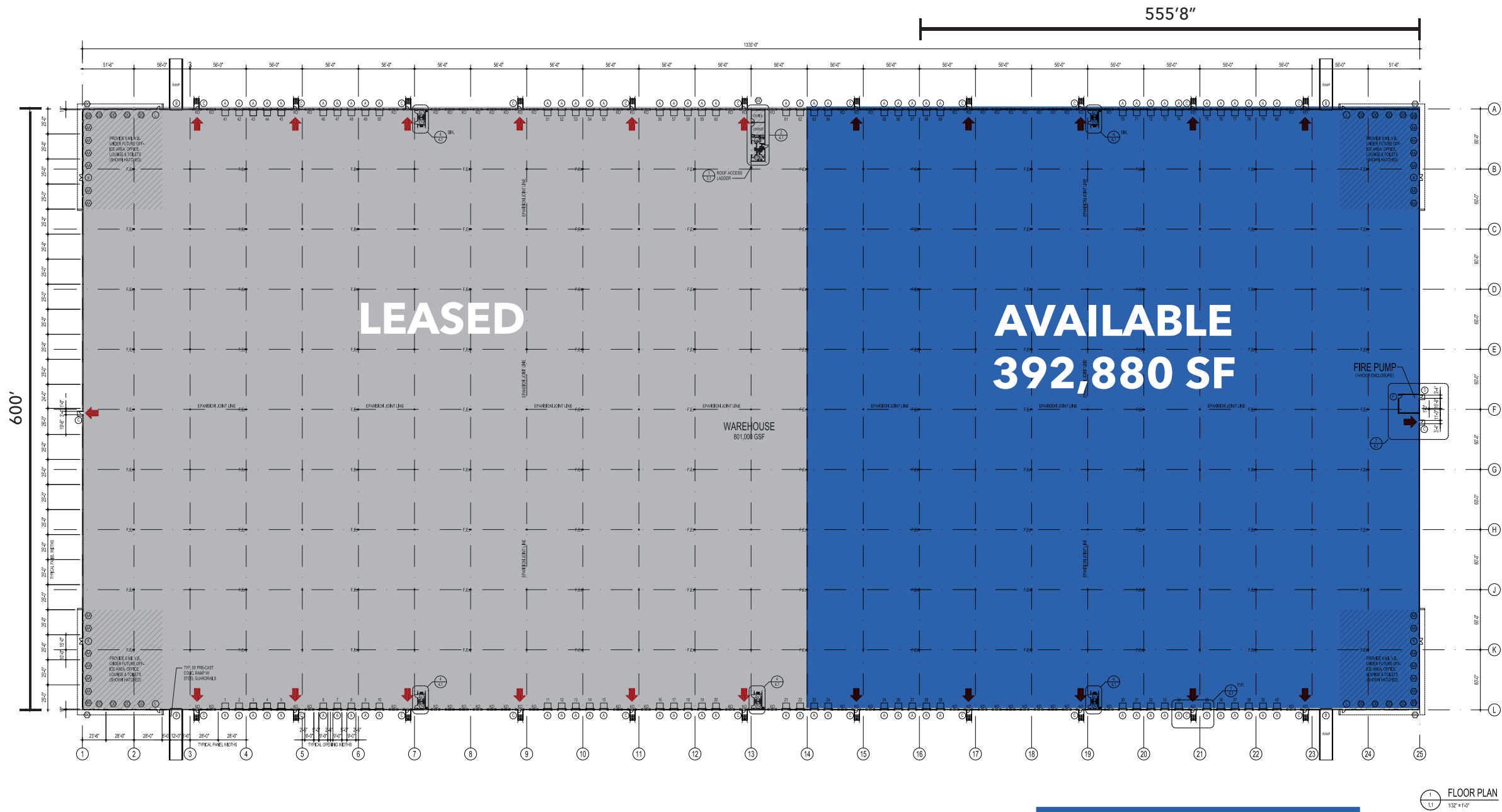
-  Heavy Power: 4000A 277/480v 3ph
-  Building Depth: 600'
-  Zoning: HI
-  Truck Court Depth: 190'
-  Clear Height: 40'
-  Loading Docks: 80  
with potential up to 160
-  Trailer Parking: 182  
Expandable to 297+
-  Car Parking: 644
-  Immediate access to I-81
-  Abundant Labor Pool and  
Low Cost of Living
-  Adjacent 1.96, 1.55 and  
1.37 acres available  
For car or trailer parking

# Site Photography



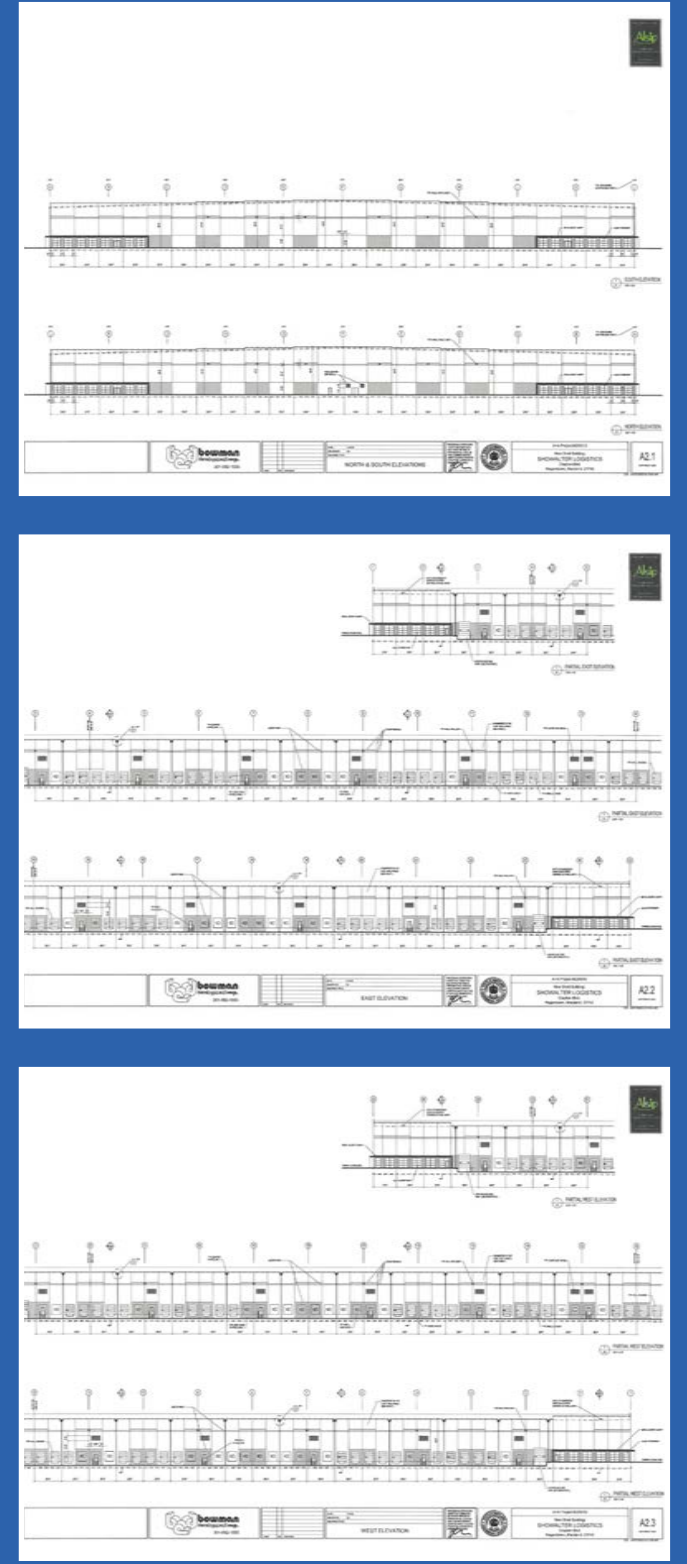
# Floor Plan

# Elevations

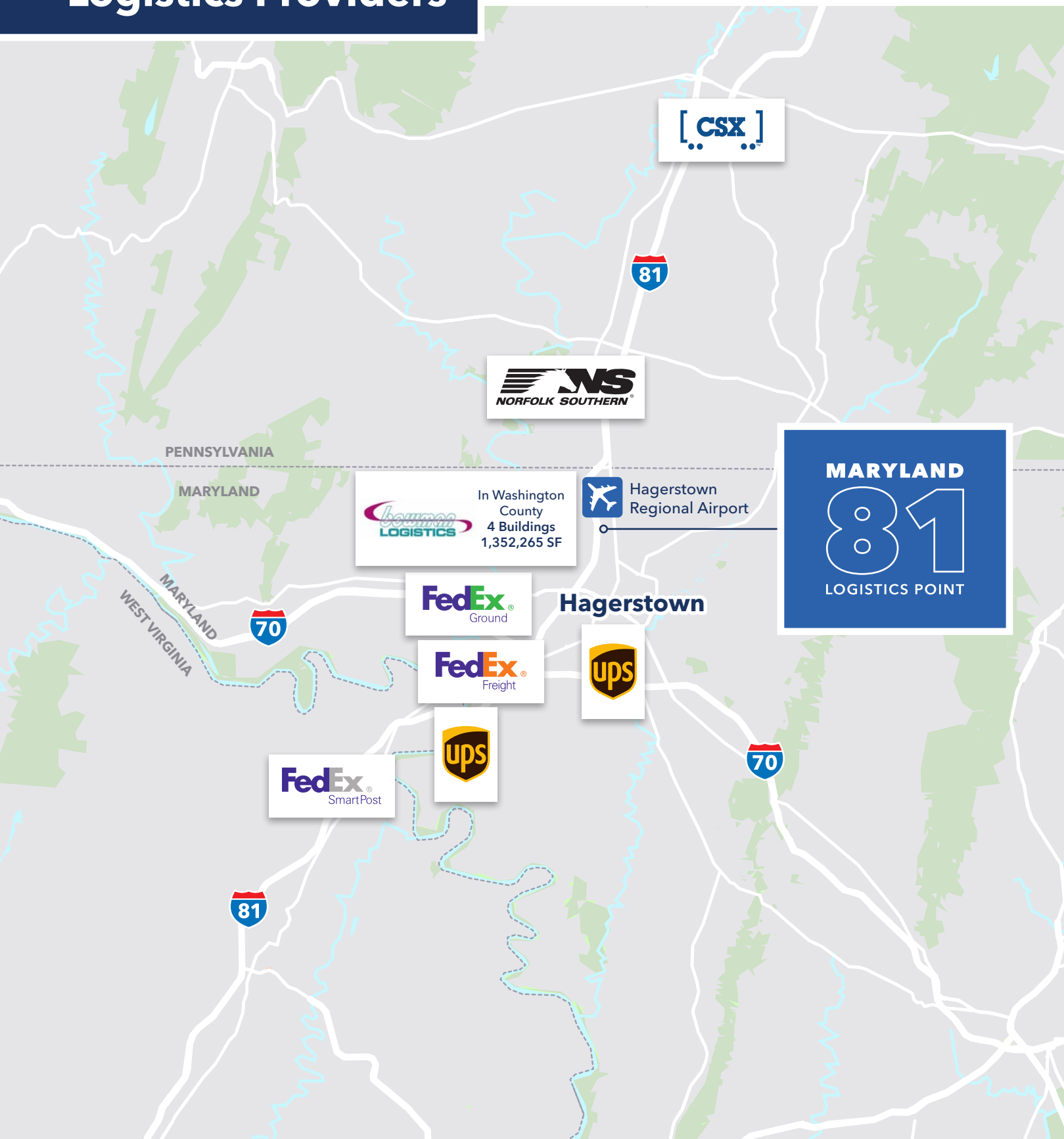


- General Specs:**
- Now Available 392,880 SF
  - Columns (typical) - 56' x 60'
  - 40' Clear Ceiling Heights
  - 32 Overhead Doors
  - 22 Trailer Drops
  - 2 Drive-in Doors
  - 4 Single Restrooms
  - ESFR sprinkler system

**ADDITIONAL PARCELS AVAILABLE FOR TRAILER PARKING OR STORAGE**



# Logistics Providers



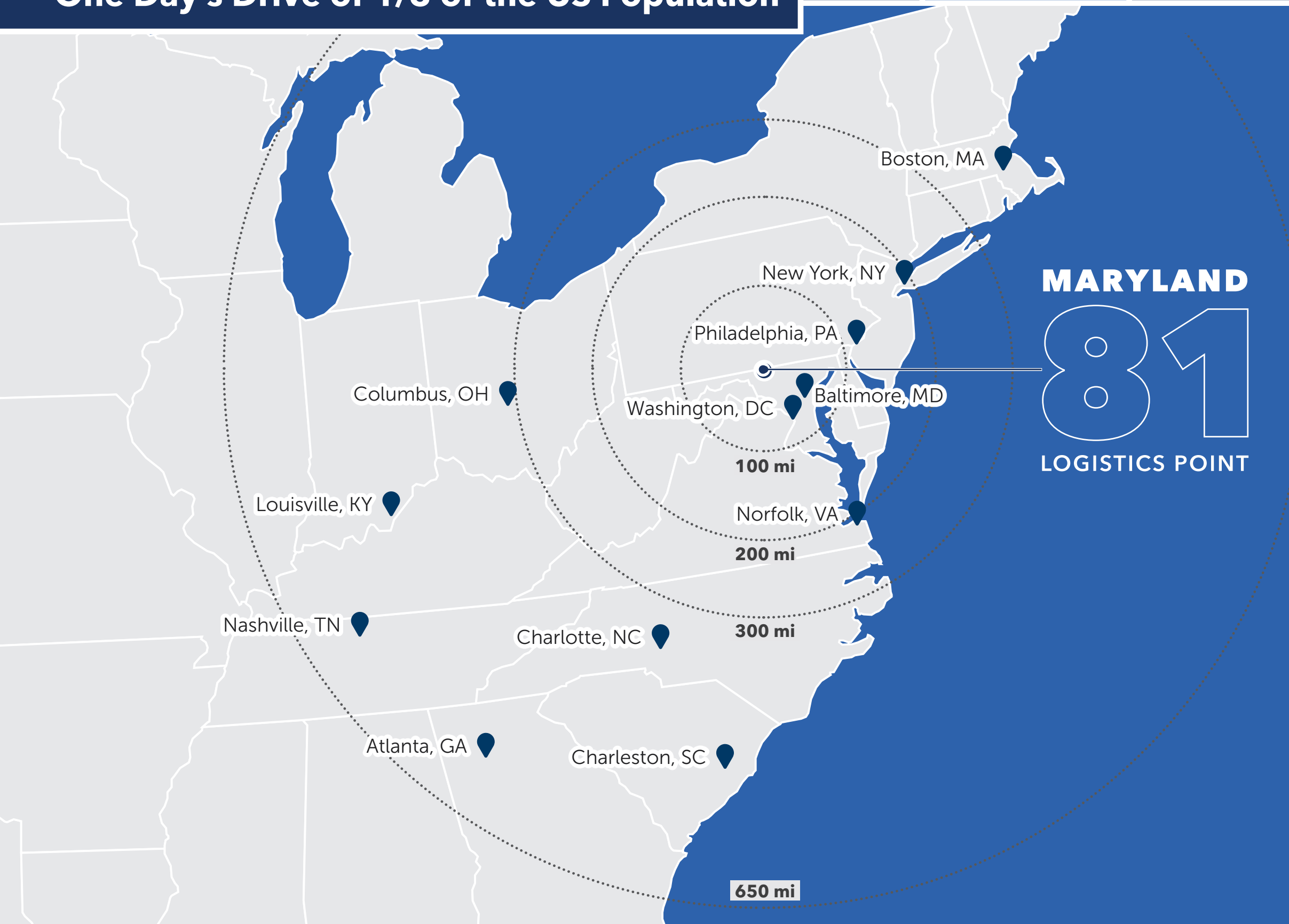
# Corporate Neighbors



Company	SF Occupied
1. A. Duie Pyle	149,863
2. Amazon	241,800
3. Amazon	798,309
4. Amazon	1,004,194
5. Amazon	1,190,700
6. Armada	400,000
7. Blind Industries & Services of MD	287,300
8. Boral America	432,000
9. Bowman Logistics	230,000
10. Bowman Logistics	1,352,265
11. Certainteed	130,000
12. Chep Palletts	150,000
13. Corningware Corelle & More	1,033,458
14. Fedex Ground	340,708
15. Fives Group	104,500
16. Food Lion	1,200,000
17. Herbalife	177,673
18. Home Depot	156,288
19. Home Depot	321,700
20. Home Depot	824,298
21. IKO Roofing	218,000
22. IKO Roofing	336,000
23. JLG Industries, Inc.	110,000
24. Knauf	215,460
25. Lowe's Flatbed Distribution Center	220,000
26. Maryland Ribbon Co.	284,000
27. Riviana Foods	714,598
28. Rowman & Littlefield Pubg Group	150,019
29. Staples	950,142
30. Staples, Inc.	1,022,145
31. Tempur Sealy International	831,060
32. Tractor Supply Co.	481,934
33. U.S. Department of State	400,140
34. Volvo	1,400,000

# One Day's Drive of 1/3 of the US Population

# Distance to Major Cities



**81** miles  
TO WASHINGTON, DC

**83** miles  
TO BALTIMORE, MD

**175** miles  
TO PHILADELPHIA, PA

**238** miles  
TO NEW YORK, NY

**248** miles  
TO PORT OF NY/NJ

**335** miles  
TO COLUMBUS, OH

**457** miles  
TO BOSTON, MA

# 392,880 SF CLASS A INDUSTRIAL

## FOR MORE INFORMATION CONTACT:

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## MARYLAND

# 81

## LOGISTICS POINT

