

EXCLUSIVE OPPORTUNITY

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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PROPERTY ATTRIBUTES

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CATEGORY	SPECIFICS	NOTES
POWER	3 Phase, 277-480 Volts, 1,500 Amps	
CLEAR HEIGHT	28 Ft. Clear, 34 Ft. Full Deck Height	Open-Web Truss below Steel deck
ROOF	EPDM Rubber (2023 Installation)	Low Pitch Roofing System with EPDM Rubber Cover, Red Shield Roofing System by Elevate, Red Shield (20 Year Warranty)
GAS	2" Gas Line	Enters at Northeast corner of building
PROPANE	3 Tank Farm	Placed to the west side of the property
COLUMN WIDTH	25' W x 25' D	The entire footprint is 25 Foot (Square)
DOCK DOORS	9	(7) 53' Trailer Doors, (2) for Roll Off Dumpsters
DOCKS	11	(7) 53' Trailer Doors, (2) for Roll Off Dumpsters, (1) Double Wide Dock at the Grade Drive In Door that leads into the crane way
DRIVE INS	2	(1) Southwest Corner of Building, (1) Double Wide Southeast Corner of the Building
LEVELERS	8	(7) 53' Trailer Dock Doors, (1) Located on the Double Wide Interior Dock
CRANE	15 Ton	A 50'x36' crane way along the East interior wall, in good working order, but has not been used since 2015
FIRE SUPPRESSION	ESFR	The entire building is wet-sprinklered with the pump room being in the Northwestern corner of the building
WASH DOWN BAYS	2	Located adjacent to West Side Drive In Door
FLOOR	Concrete Slab	Poured concrete slab foundation
MAN DOORS	8	(2) West side, (1) South side with stairs, (2) East side, (2) North side
OFFICE AREA	10.7%, Approximately 7,190 SF	Approximately 7,190 SF, (5) Private Offices, Office Supply Room, Conference Room, Training Room, Secure Welcome Area, Carpet Squares, Ceramic or Vinyl Floor Coverings, Drywall Walls, and Drop Celotex Ceilings with recessed Fluorescent Lighting, Shop Area Office at Dock Doors
CAFETERIA	1	Located adjacent to Office Space and Training Room, Full Kitchen and Seating Area
RESTROOMS	4	(1) Men's and (1) Women's Restroom Located in the Office Area, (1) Men's and (1) Women's Restroom Located at the Dock Doors
HVAC	RTUs (Roof Top Units)	Heated by (4) Roof Mounted Propane-fired Furnaces, Office space is heated & cooled by propane-fired heat pumps, which were recently replaced (2023). All units are reported to be in good working order.
EXTERIOR	7.61 AC Total, 6.07 AC Open Space Approx.	Two Paved entrances, Perimeter Chain Link Fence, Chain Link Rolling Gate, Concrete Pad and Fenced Shipping and Receiving yard (240' x 115' Approximately), Concrete and Fenced Storage Yard (120' x 35' Approximately), Exterior pole lighting, Concrete sidewalks, Flag Pole, Signage, Propane Tank Farm, Minimal Landscaping, and Open Lawn Area.
PARKING SPACES	165 Approximately	Approximately 90 Located in the front, Approximately 75 available inside the Fenced Area, mostly currently utilized for trailer and semi-truck parking
INTERIOR LIGHTING	Fluorescent Lighting	Office and Warehouse Space
EXTERIOR LIGHTING	Exterior Pole Lighting	Located around the perimeter of the property
TV & INTERNET	Verizon	
FIRE DEPT. CONNECTION	FDC	Located at Northeast corner of the property

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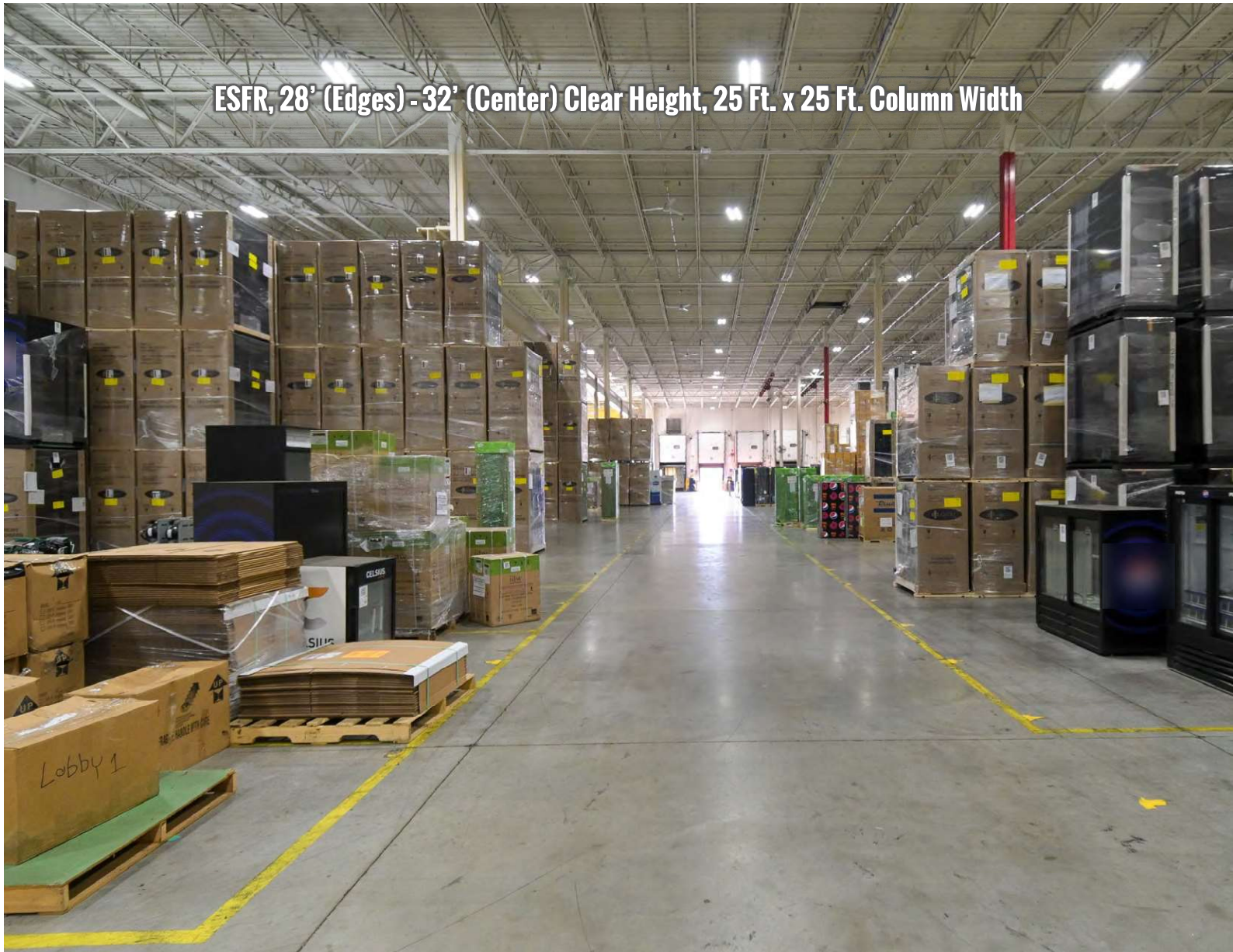
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ESFR, 28' (Edges) - 32' (Center) Clear Height, 25 Ft. x 25 Ft. Column Width



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Training Area



Open Office Area



Cafeteria



Conference Room



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