

Industrial Flex Space

114700 Citicorp Drive Hagerstown, MD 21742

Building #3

Space Available: Up to 85,519 SF

Open Flex Area: 69,402 SF

Demised: 41,366 SF
28,036 SF

Other Industrial Space Available

Expected Delivery: 1st Quarter 2025

30' Clear Ceiling Height

30' x 30' Bays

Ample Parking Available

Flexible Highway Interchange Zoning



HIGHLIGHTS

- Located at I-81 Exit 1, 6 miles from the I-81/I-70 Interchange
- Up to 6 Drive-in Doors (14'x16') & 1 Dock Door (8'x8')
- Ample Power
- Office Buildout or Storage Options on Mezzanine Level
- LED Lighting
- Wet Sprinklers



For leasing information:

Rob Ferree

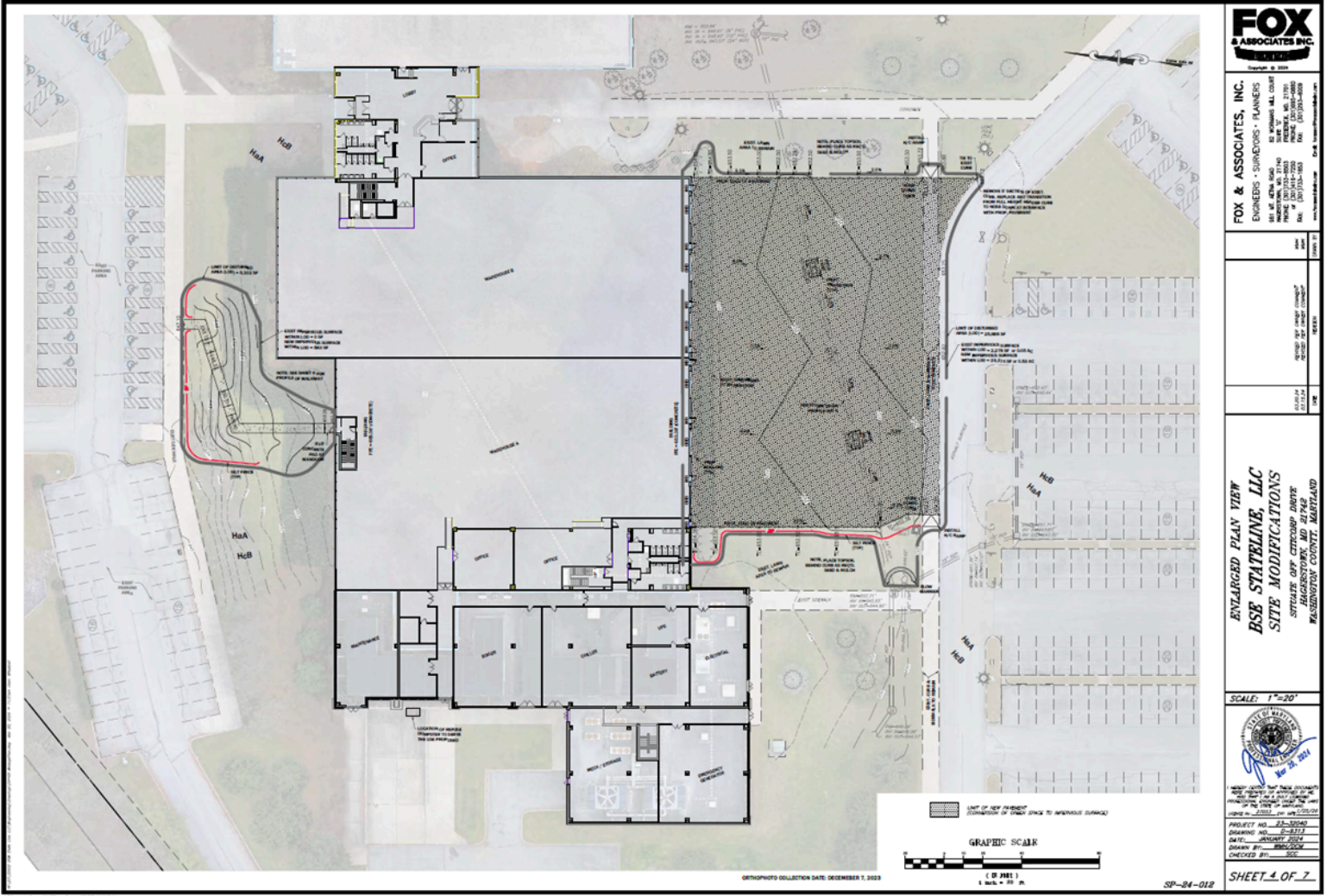
p. 301-223-1090

e. rferree@dmbowman.com

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Building 3 Site Plan



FOX & ASSOCIATES INC.
ENGINEERS • SURVEYORS • PLANNERS
114700 CITICORP DRIVE
HAGERSTOWN, MD 21742
PHONE: (301) 311-0000
FAX: (301) 311-0000
WWW.FOXANDASSOCIATES.COM

ENLARGED PLAN VIEW
BSE STATELINE, LLC
SITE MODIFICATIONS
SUBJECT: 00P CITICORP DRIVE
HAGERSTOWN, MD 21742
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'

PROFESSIONAL SEAL
FOX & ASSOCIATES INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 21,201

PROJECT NO. SP-04-012
DRAWING NO. 0-0117
DATE: JANUARY 2024
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SHEET 4 OF 7



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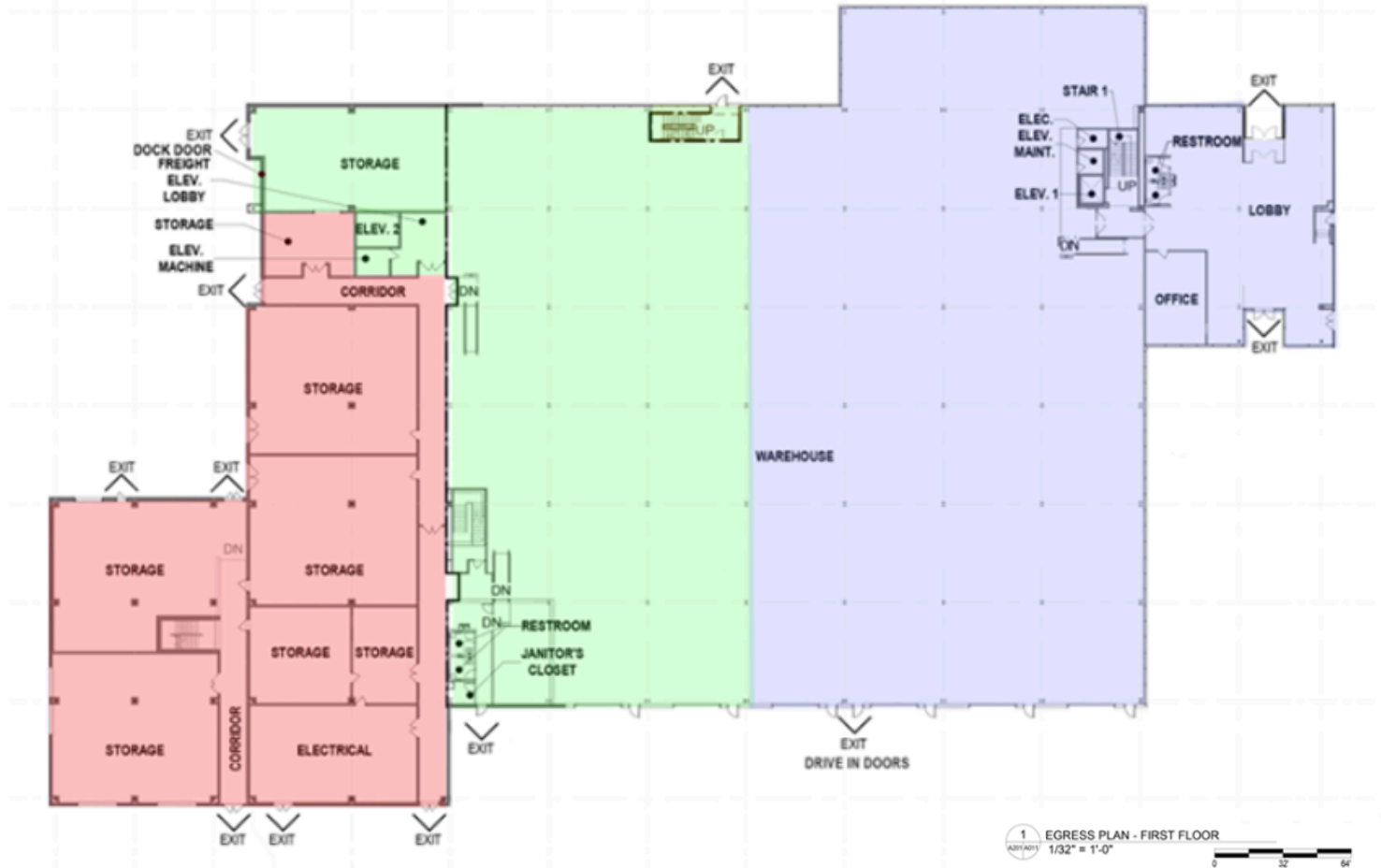
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114700 Citicorp Drive Hagerstown, MD 21742

CITI-INDUSTRIAL/FLEX BUILDING #3 1ST FLOOR



Complete Building = 85,519 SF

Total Opened Industrial/Warehouse Space (Blue/Green Areas) = 69,402 SF

Demised Opened Industrial/Warehouse Space (Blue Area) = 41,366 SF

Demised Opened Industrial/Warehouse Space (Green Area) = 28,036 SF



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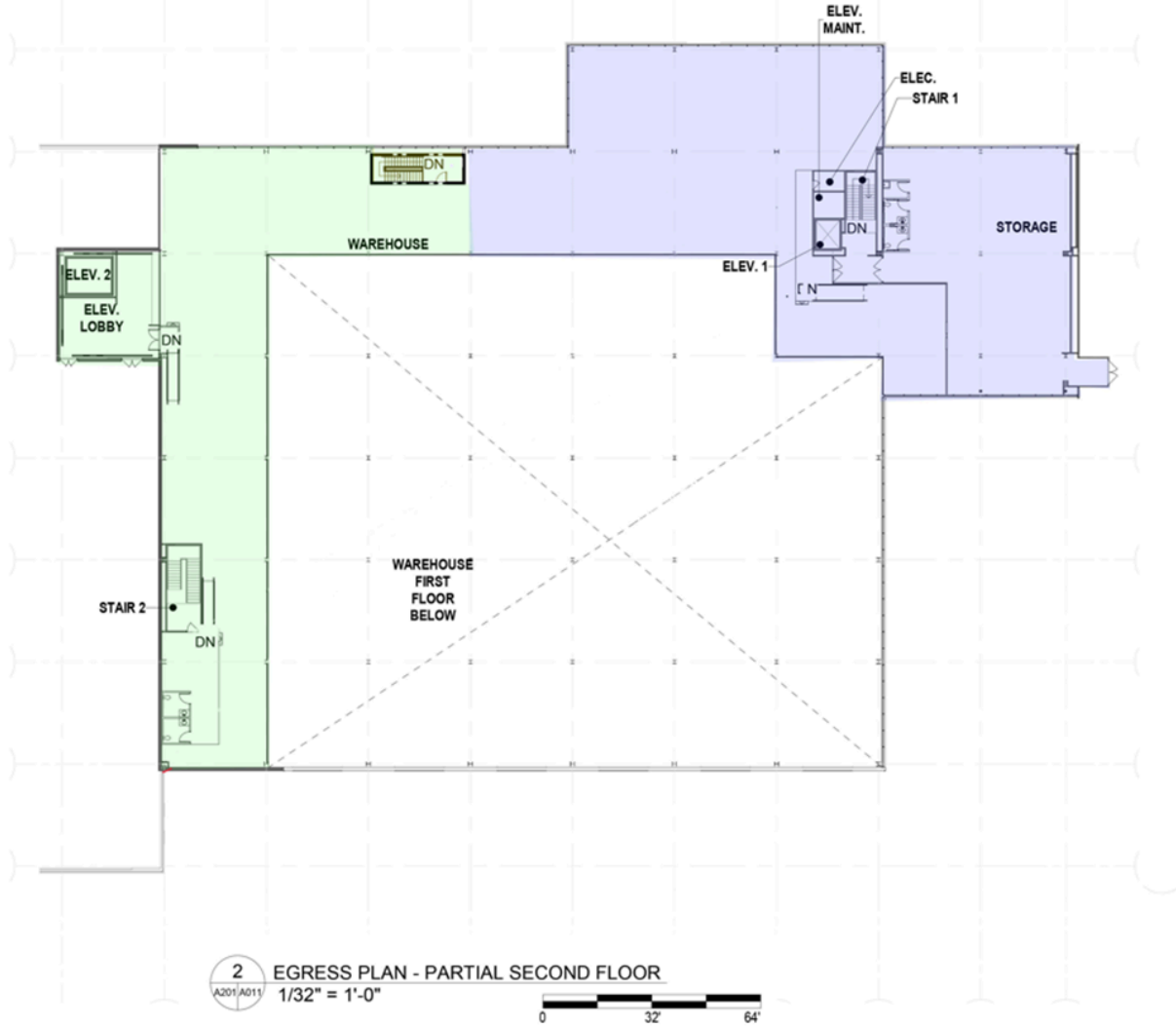
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CITI-INDUSTRIAL/FLEX BUILDING #3 MEZZANINE AREA



Complete Building = 85,519 SF

Total Opened Industrial/Warehouse Space (Blue/Green Areas) = 69,402 SF

Demised Opened Industrial/Warehouse Space (Blue Area) = 41,366 SF

Demised Opened Industrial/Warehouse Space (Green Area) = 28,036 SF



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