



Offering Memorandum

**12440 Burkholder Lane
Hagerstown, MD 21740**

**1,000,000 SF
75 Ft Ceiling Height
Ideal For Cold Storage**

DIVERSIFIED LAND DEVELOPMENT

An arm of Diversified Capital's Lakewood Office

Available for Sale or Lease

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Key Benefits

Property Features	
Net Rentable Area (SF)	1,000,000
Land Acres	123
Year Built	Preconstruction
# of Parcels	1
Zoning Type	Industrial
Building Class	A
Number of Buildings	1 Building
Number of Parking Spaces	502
Ceiling Height	75 Feet
Doors	Cross Dock Doors
Trailer Storage	332
Loading Spaces	226
Proposed Trailer Lot	98
Office SF	20,000

Mechanical	
Fire Sprinklers	Private Fire Suppression System
Electrical/Power	Sufficient Power Available
Water	Available - City
Sewer	Available - City

**IDEAL FOR:
Automated Warehousing, Cold
Storage Facility, Data Centers,
eCommerce Distribution**

**At the heart
of the up & coming
Harrisburg-Chambersburg-
Hagerstown industrial hub**

**At the intersection of
the I-81 Interchange
and the I-70**

**Abundance of utilities
for industrial usage**

Property Highlights

123 Acre Property



Proposed Building
1,000,000 SF

502 Parking Spaces
226 Loading Spaces
332 Trailer Storage

Option of
25.8 acres

Access Road

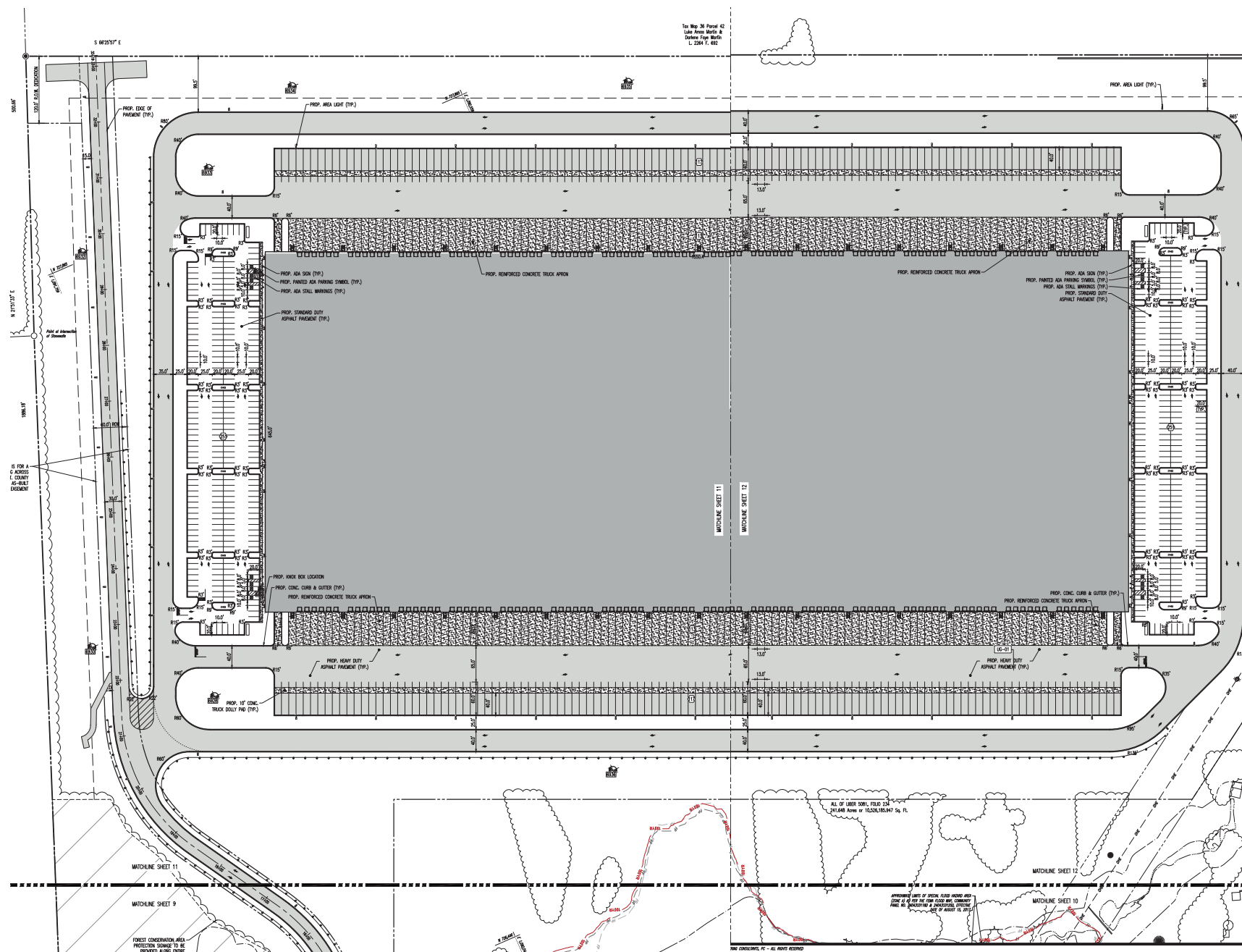
Proposed
Trailer Lot,
98 Trailer Spots

Stanley Black & Decker

1,000,000 SF
Delivered 2023

631,000 SF
Delivered 2023

Site Plan



Industrial Hub



- 1.5 Miles from I-81 Interchange
- 3 Miles from I-70
- UPS, FedEx Ground, and FedEx Freight hubs within 10 miles
- Over 50% of the nation's population accessible by overnight truck
- Proximity to abundant labor pools in Maryland, Pennsylvania, West Virginia and Virginia

Industrial Hub

Along the I-81

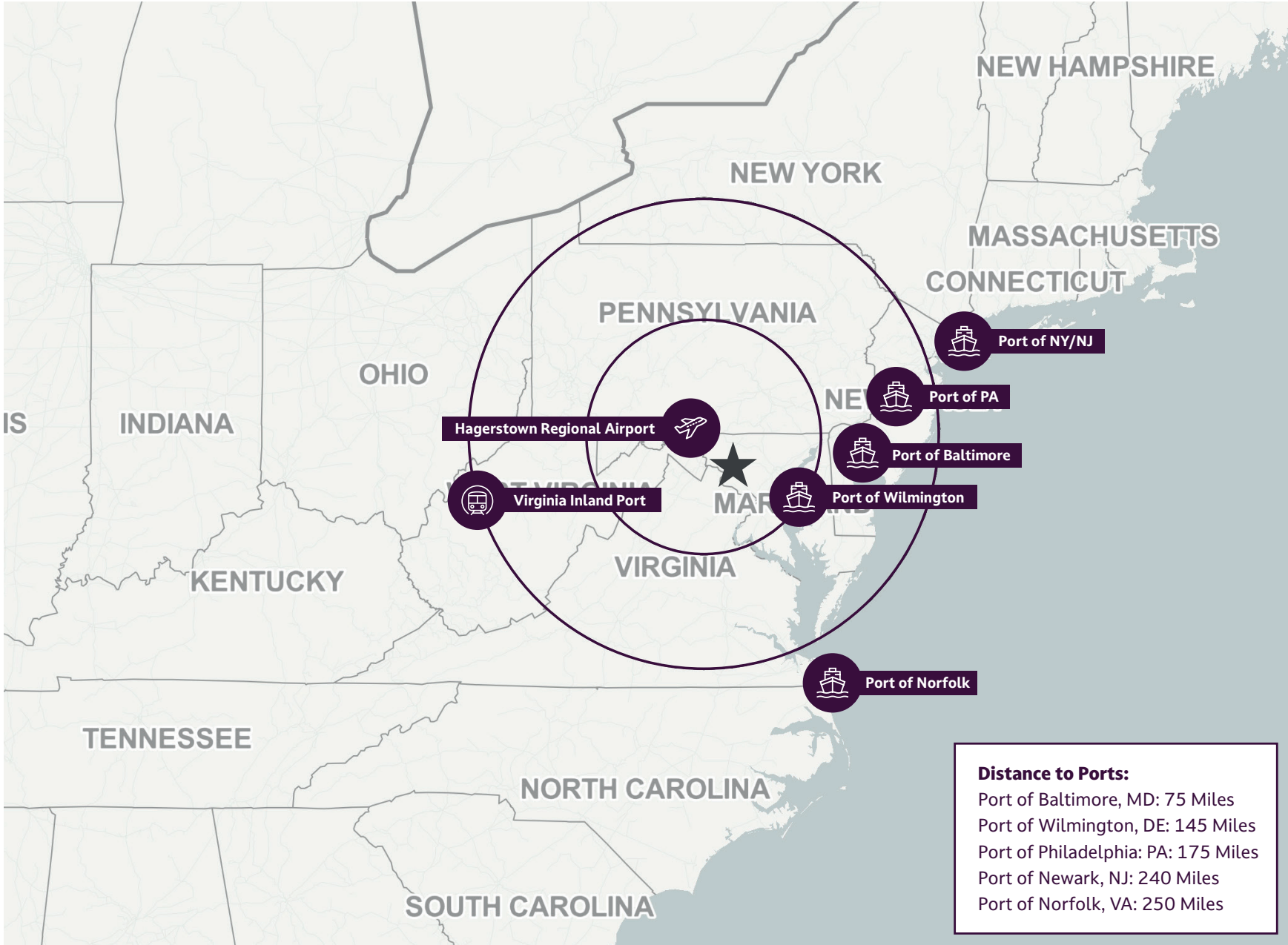


National Intersection

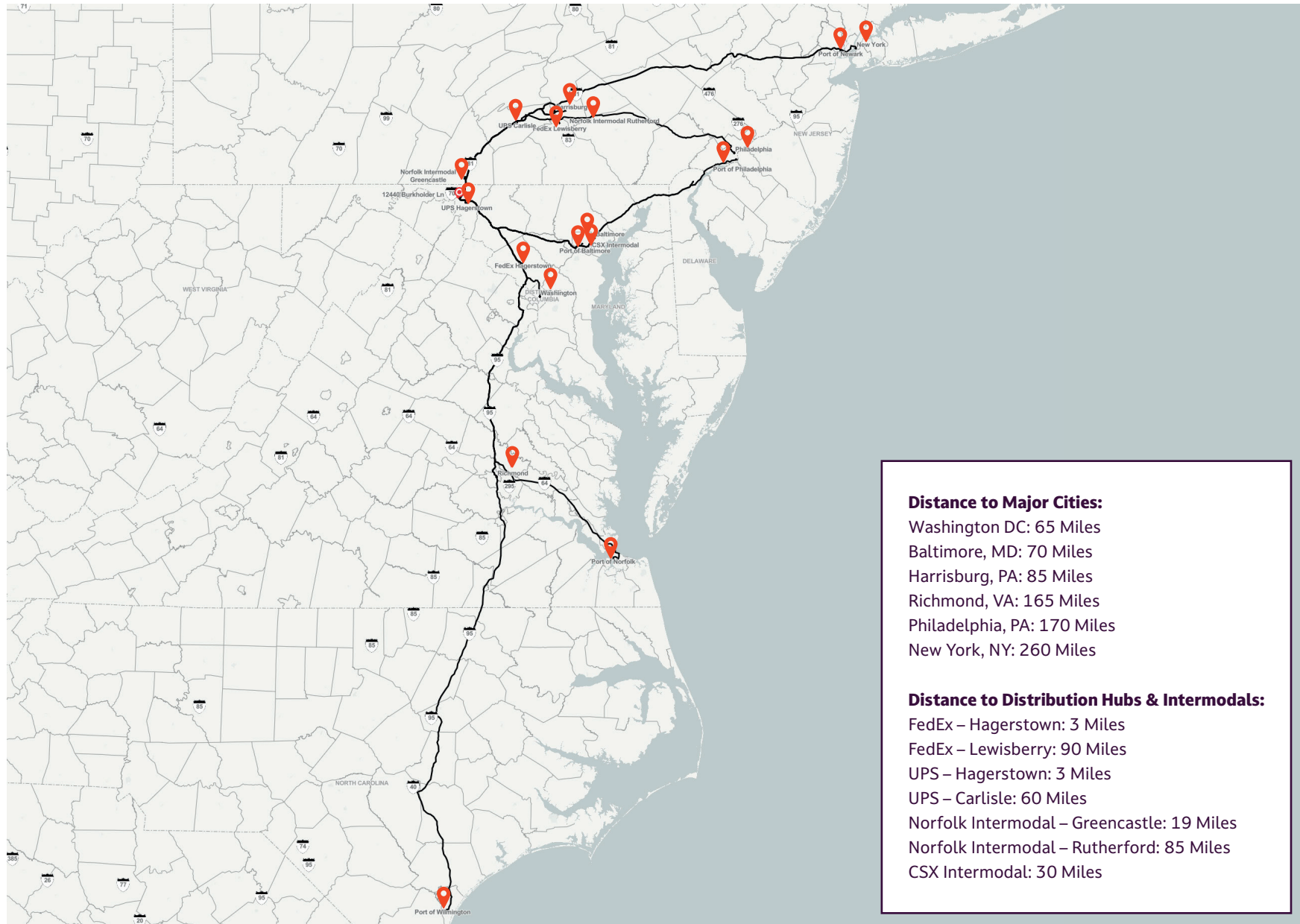
At the crossroads of a major truck route



Location Access



Local Distances



Demographic Information

Population	3 Mile	5 Mile	10 Mile
2000 Population	23,346	68,884	124,516
2010 Population	25,179	76,330	141,209
2023 Population	28,088	83,517	141,209
2028 Population	28,231	83,883	156,180
2023 African American	4,227	11,435	19,042
2023 African Indian	93	288	441
2023 Asian	590	1,793	3,408
2023 Hispanic	2,864	7,588	11,300
2023 Other Race	1,358	3,430	5,102
2023 White	19,098	58,929	114,203
2023 Multiracial	2,709	7,598	11,898
2023-2028: Population: Growth Rate	0.50%	0.45%	1.30%

2023 Household Income	3 Mile	5 Mile	10 Mile
less than \$15,000	1,578	5,122	6,646
\$15,000-\$24,999	1,038	2,974	4,295
\$25,000-\$34,999	848	3,079	4,449
\$35,000-\$49,999	1,340	4,083	6,756
\$50,000-\$74,999	2,016	5,907	10,382
\$75,000-\$99,999	1,527	4,288	7,999
\$100,000-\$149,999	1,624	4,947	10,047
\$150,000-\$199,999	550	1,982	4,191
\$200,000 or greater	225	1,328	3,851
Median HH Income	\$55,175	\$54,990	\$65,146
Average HH Income	\$71,337	\$76,715	\$90,901

Diversified Land Development

Diversified Land Development is an arm of Diversified Capital, a highly focused commercial real estate investment and management company with headquarters in Lakewood, New Jersey. Founded in 1999, the company owns and manages properties in New Jersey, Connecticut, Pennsylvania, Virginia and Texas. Diversified specializes in acquiring and turning around troubled properties. The company's property acquisition and management strategy provides the firm with a competitive advantage - velocity.

Aggressively pursuing value-added acquisitions, the company is able to identify and quickly capitalize on opportunities in the marketplace. After closing, Diversified repositions these acquisitions as stabilized, income-producing assets within its long-term portfolio. Operationally, the company's management strategy is very tenant oriented. Our professionals take a "hands on" approach to providing the highest levels of tenant satisfaction. The company listens to its tenants and shapes solutions to meet their needs, quickly, intelligently and creatively.

For more information, please contact:

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