



**CUSHMAN &  
WAKEFIELD**

# The Dickerson Site

**SECURE WAREHOUSE & OUTDOOR STORAGE/  
LAYDOWN YARDS SPACE FOR LEASE**

**MOVE-IN READY**

**300 Acre Development Opportunity  
21200 Martinsburg Rd, Dickerson, MD 20842**



# STRATEGIC EAST COAST LOCATION

Situated along the eastern edge of the Potomac River and MD-VA border, the Dickerson Site is ideally located along an existing CSX rail line with abundant rail infrastructure. Formerly the home of a coal-fired power generating facility that was recently decommissioned, the property has significant infrastructure improvements, including connectivity to an adjacent PEPCO switchyard that could be repurposed for alternate industrial uses.

The site is well suited as large warehouse space, opening up opportunities for storage and distribution companies. The property's strategic location near both Washington and Baltimore and 15 miles from I-270 gives the property easy access to the region.



# VERSATILE STORAGE FACILITY

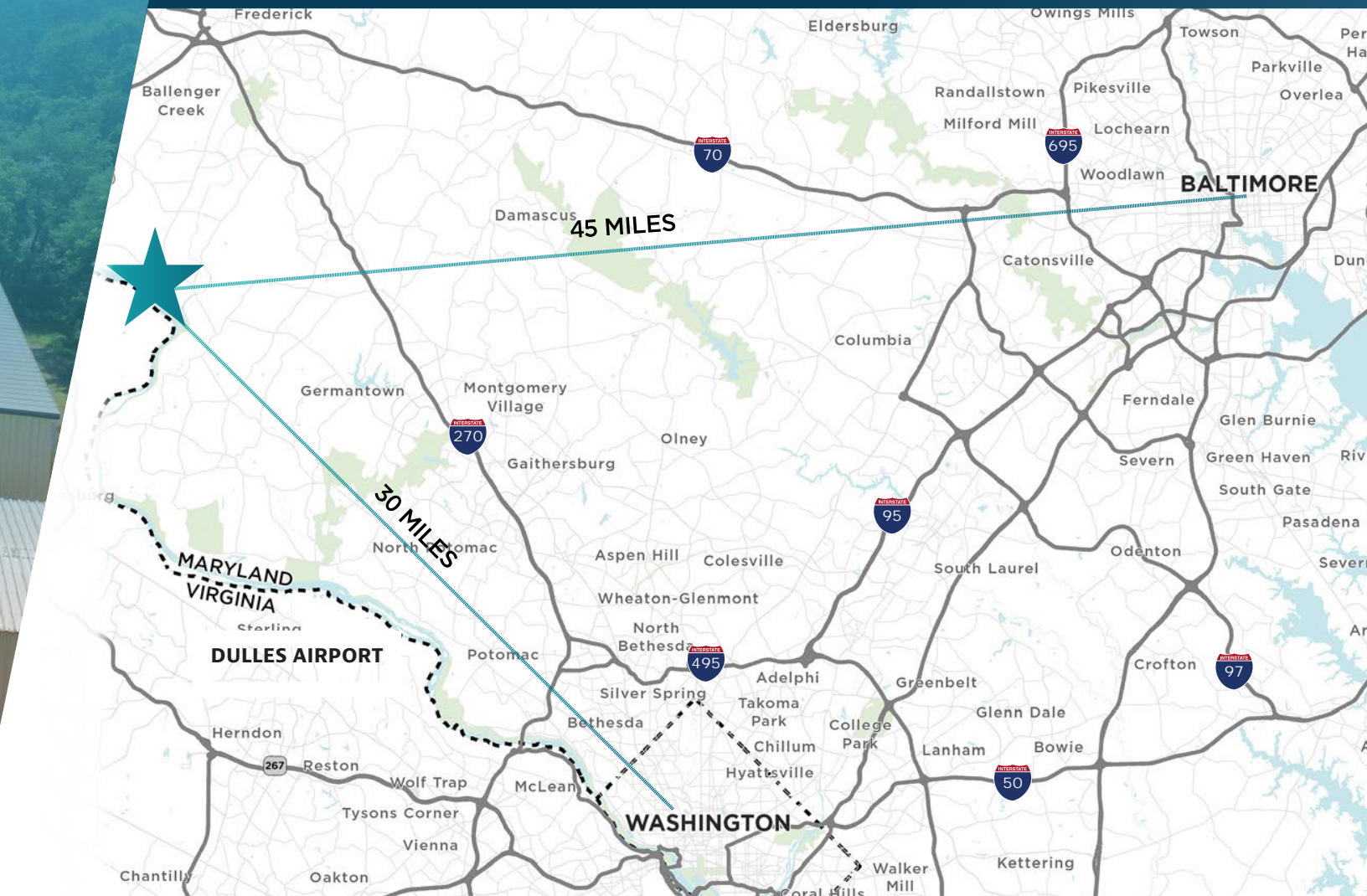
## MULTI-USE OPPORTUNITIES AVAILABLE

### METRO AREA PROXIMITY

Uniquely positioned near two of the largest... Washington, D.C. and Baltimore, MD. largest MSA in terms of GDP as of 2020.

### KEY TRANSPORTATION ACCESS

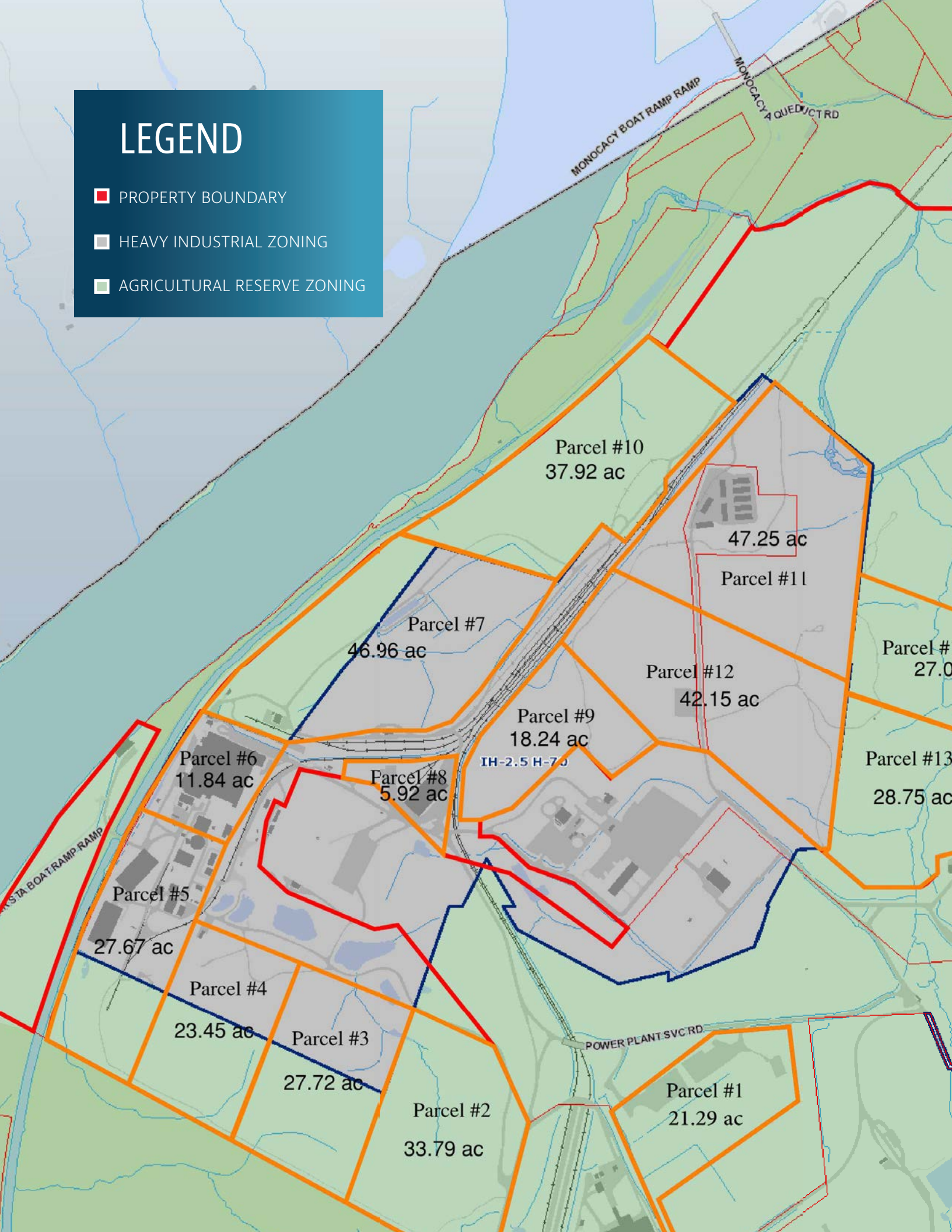
- Served by an existing CSX rail line – ties into the northern edge of the property connecting Washington D.C. with Weverton, MD.
- Proximate to Rt. 15 (4 miles west) – primary trucking route between Pennsylvania's Northern Tier through Harrisburg, PA and Eastern VA.
- Proximate to I-270 (9 miles east) – main north/south interstate highway in Western MD running directly between Frederick, MD and Washington, D.C.
- 16 miles north of Washington Dulles International Airport (IAD) – the region's international air hub.



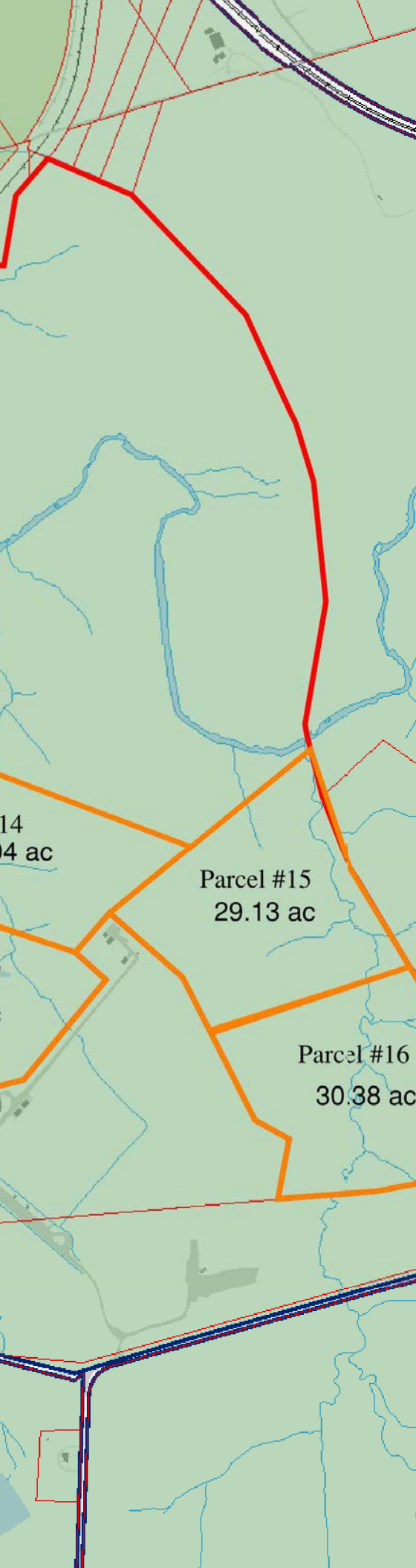


# LEGEND

- PROPERTY BOUNDARY
- HEAVY INDUSTRIAL ZONING
- AGRICULTURAL RESERVE ZONING







PARCEL	DATA CENTER	BATTERY	SOLAR	MANUFACTURING	CONTRACTOR STORAGE	WAREHOUSING	AGRICULTURAL PROCESSING	EQUIPMENT SALES AND REPAIR	LANDSCAPING CONTRACTOR
1	✓	✓	✓				✓		✓
2	✓	✓	✓				✓		✓
3	✓	✓	✓				✓		✓
4	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	✓	✓	✓				✓		✓
12	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	✓	✓	✓				✓		✓
15	✓	✓	✓				✓		✓
16	✓	✓	✓				✓		✓





# 710 ACRE DEVELOPMENT OPPORTUNITY

\*Heavy industrial laydown yards and warehouses available for immediate occupancy

- AREA 7
- AREA 8
- AREA 9
- AREA 11
- AREA 12



- AVAILABLE FOR IMMEDIATE LAYDOWN YARDS

- POSSIBLE FUTURE WAREHOUSE EXPANSION

AREA 11

SPACE TO STORE 150 RAIL CARS

AREA 7

AREA 9

AREA 12

AREA 8

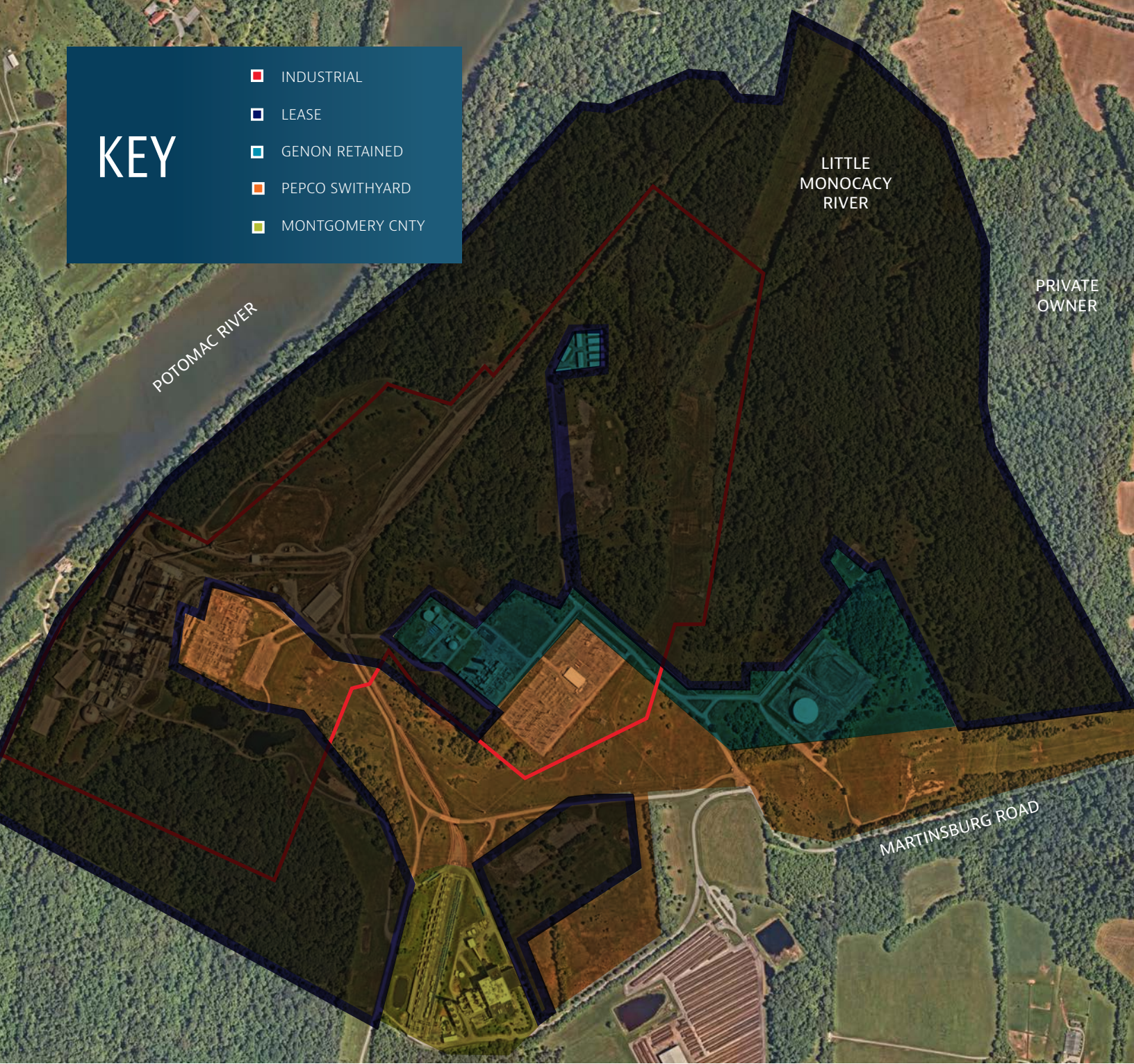
- AVAILABLE FOR IMMEDIATE LAYDOWN YARDS

- APPROX. 43,000 SF
- DRIVE-INS AND LOADING DOCKS
- SHIPPING AND RECEIVING BUILDING
- 24' CLEARANCE



# KEY

- INDUSTRIAL
- LEASE
- GENON RETAINED
- PEPCO SWITHYARD
- MONTGOMERY CNTY





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## WAREHOUSE & OUTDOOR STORAGE SPACE FOR LEASE

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