



FOR SALE OR LEASE

89,196 SF Industrial/Flex Building on 7.2± Acres

952 Frederick St, Hagerstown, MD 21740



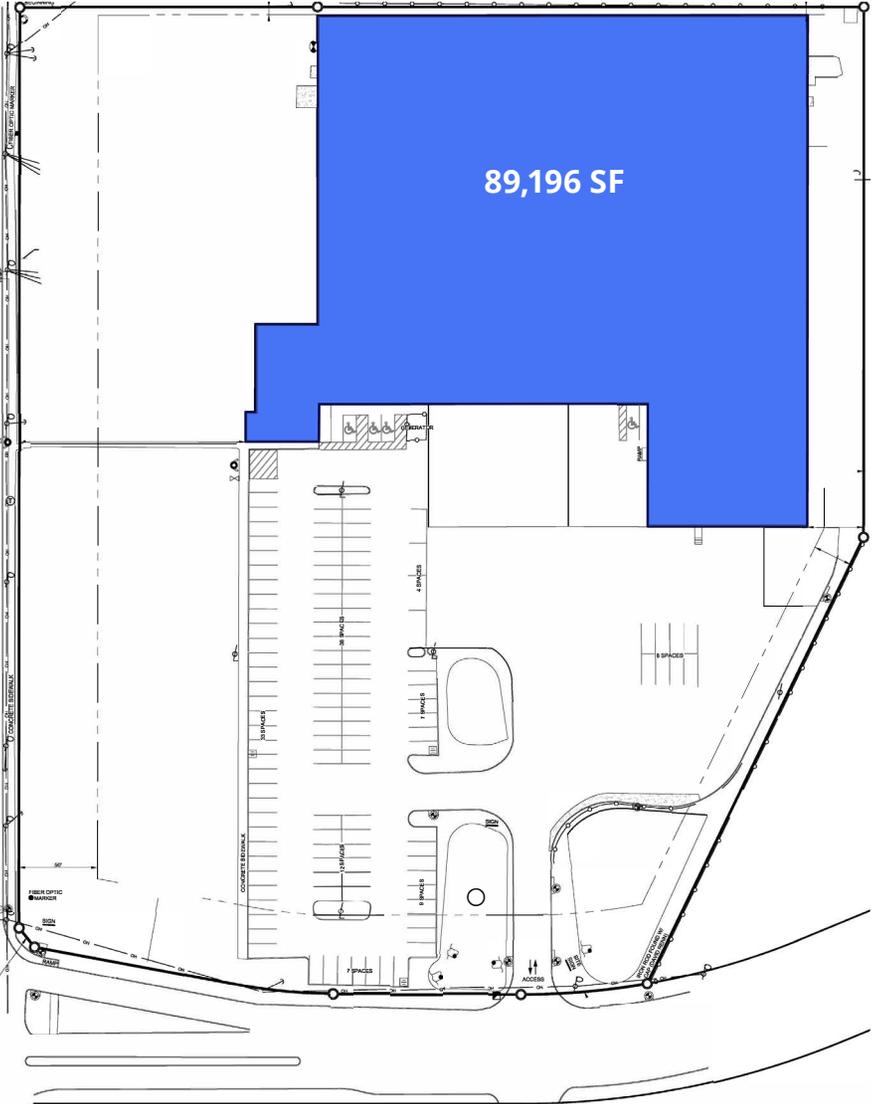
Property Highlights

Building SF	89,196
Office SF	5,000
Land Area	7.2 ± Acres
Zoning	IG (Industrial General)
Year Built	1965
Building Expansions	2000 & 2018
Ceiling Height	11' - 24'9"
Docks	6 Dock Positions
Drive-ins	2 At-Grade Drive-in Doors
Power	3,200 Amps 277/480 Volt Primary Service with Back-up Generator
HVAC	Fully Air Conditioned with Humidity Control in Majority of the Building
Sprinklers	Wet System
Parking	122 spaces

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Site Plan



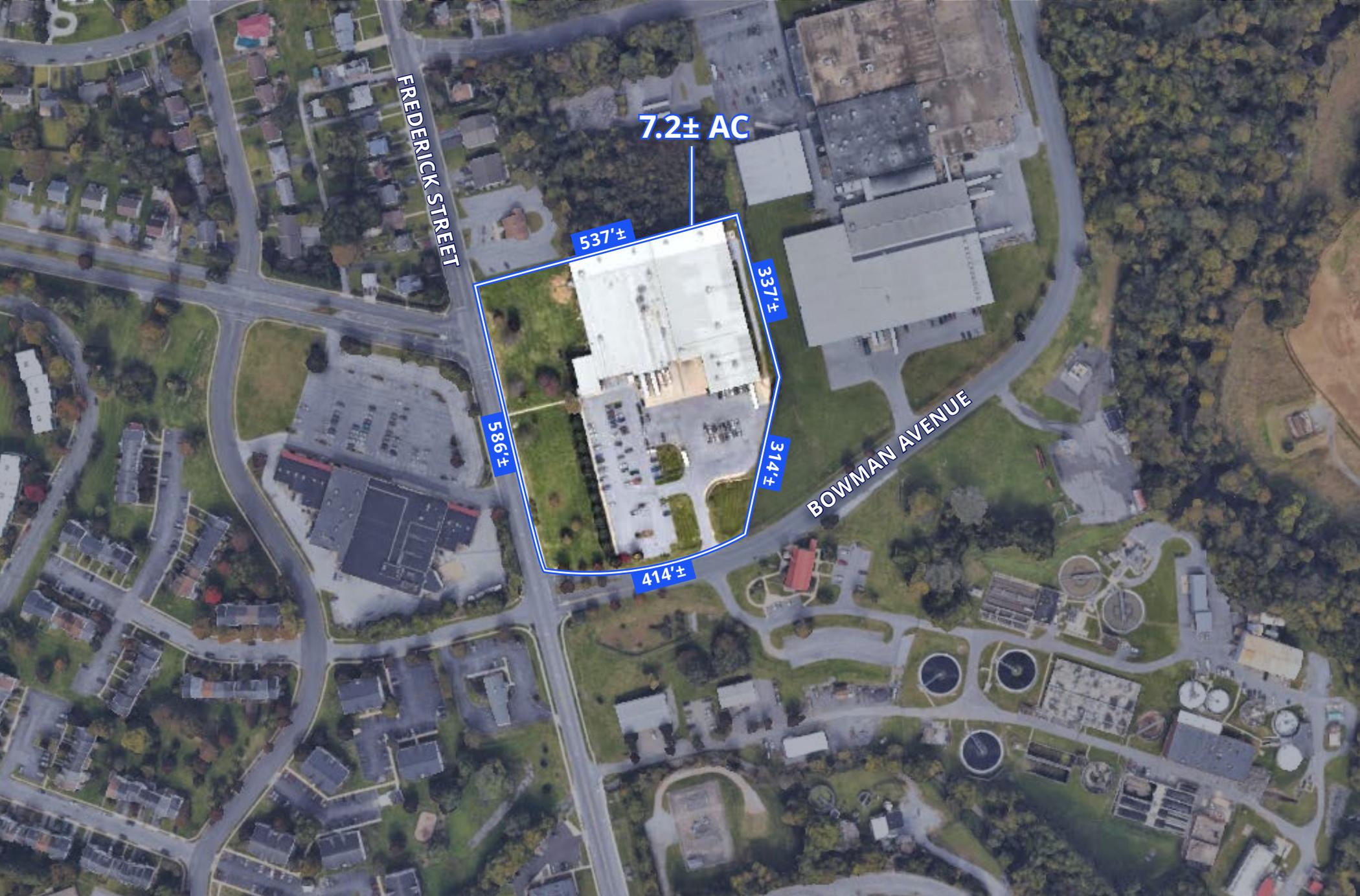
Door Type	Quantity	Size	Access	Notes
Shared truck-height dock doors	3	8'-10'	Loading dock platform	Serves 5 dock slots
Freestanding truck dock	1	8'x10'	Truck-height	Has weather barrier & leveler
Grade-level doors	2	10'x10'	Drive-in (up ramp)	At high bay addition
Freestanding corner truck docks	2	TBD	Truck-height	Independent weather barriers

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Parcel Overview



GOOGLE STREET VIEW



Location

Hagerstown

Hagerstown delivers top-tier connectivity (highways, rail, ports, airport), cost-efficient real estate, robust state/county incentives, significant tenant interest, and a strong labor/economic base—all within a rapidly growing logistics market. Its ideal balance of service access, affordability, and strategic expansion support make it a standout location for industrial and warehouse operations.

Interstate Access

I-81 **2 miles**

I-70 **3.5 miles**

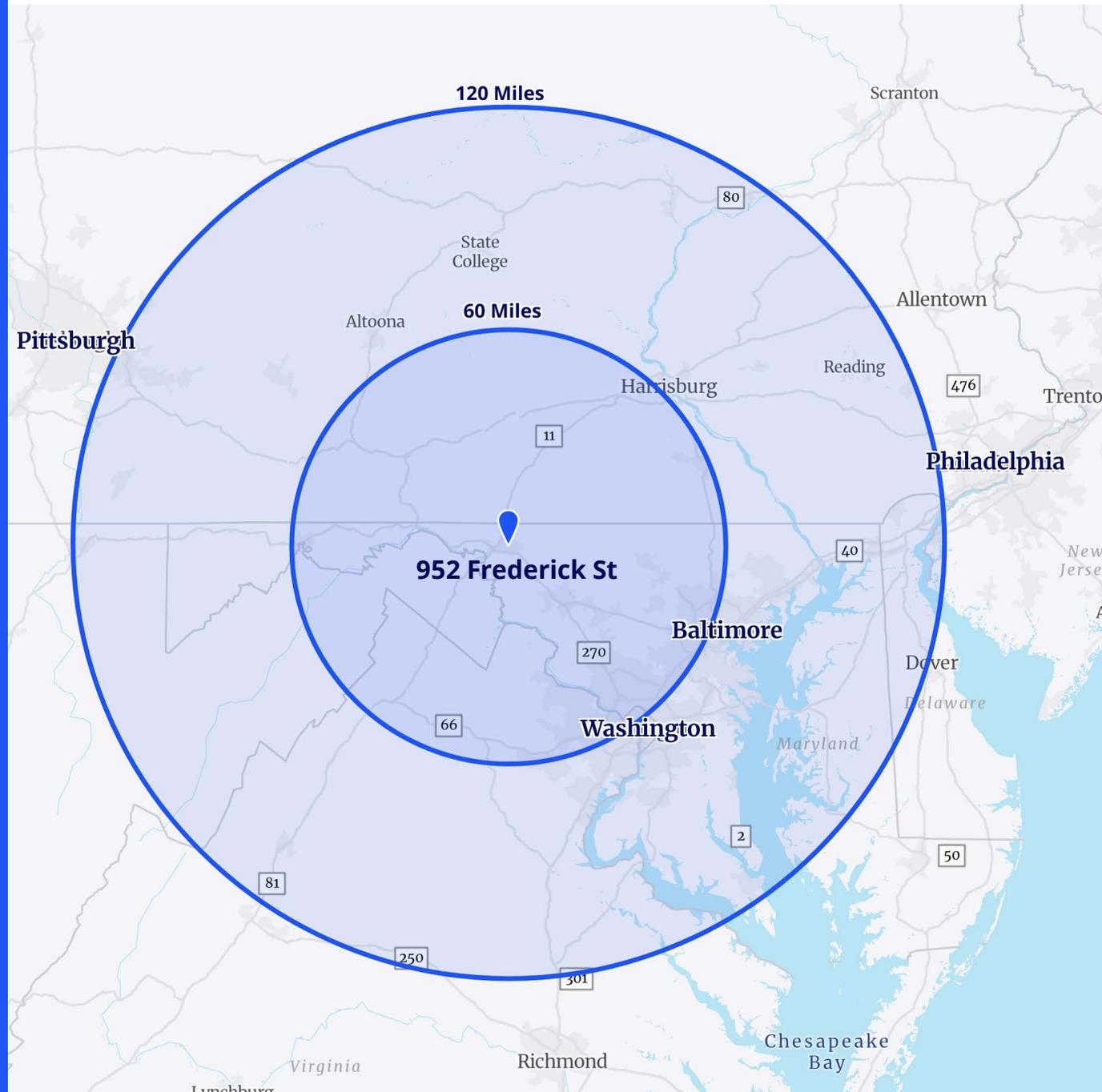
Nearby Hubs

Washington, DC **68 miles**

Baltimore, MD **74 miles**

Philadelphia, PA **176 miles**

Pittsburgh, PA **176 miles**



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Tom Gentner

Executive Vice President
+1 410 319 2407
tom.gentner@colliers.com

Brian Siegel, SIOR

Executive Vice President
+1 410 319 2410
brian.siegel@colliers.com

Jason Sullivan, SIOR

Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Colliers

7001 Columbia Gateway Dr, Suite 220
Columbia, MD 21046
+1 410 319 2411



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