

# PAD SITE

# Hagerstown, MD

11943 Greencastle Pike, Hagerstown, MD

## Coming 1st Quarter 2026

### **For Lease**

- Up to 72,000 sf of Commercial Flex Space

### **Pad Sites**

- Available with utilities and access

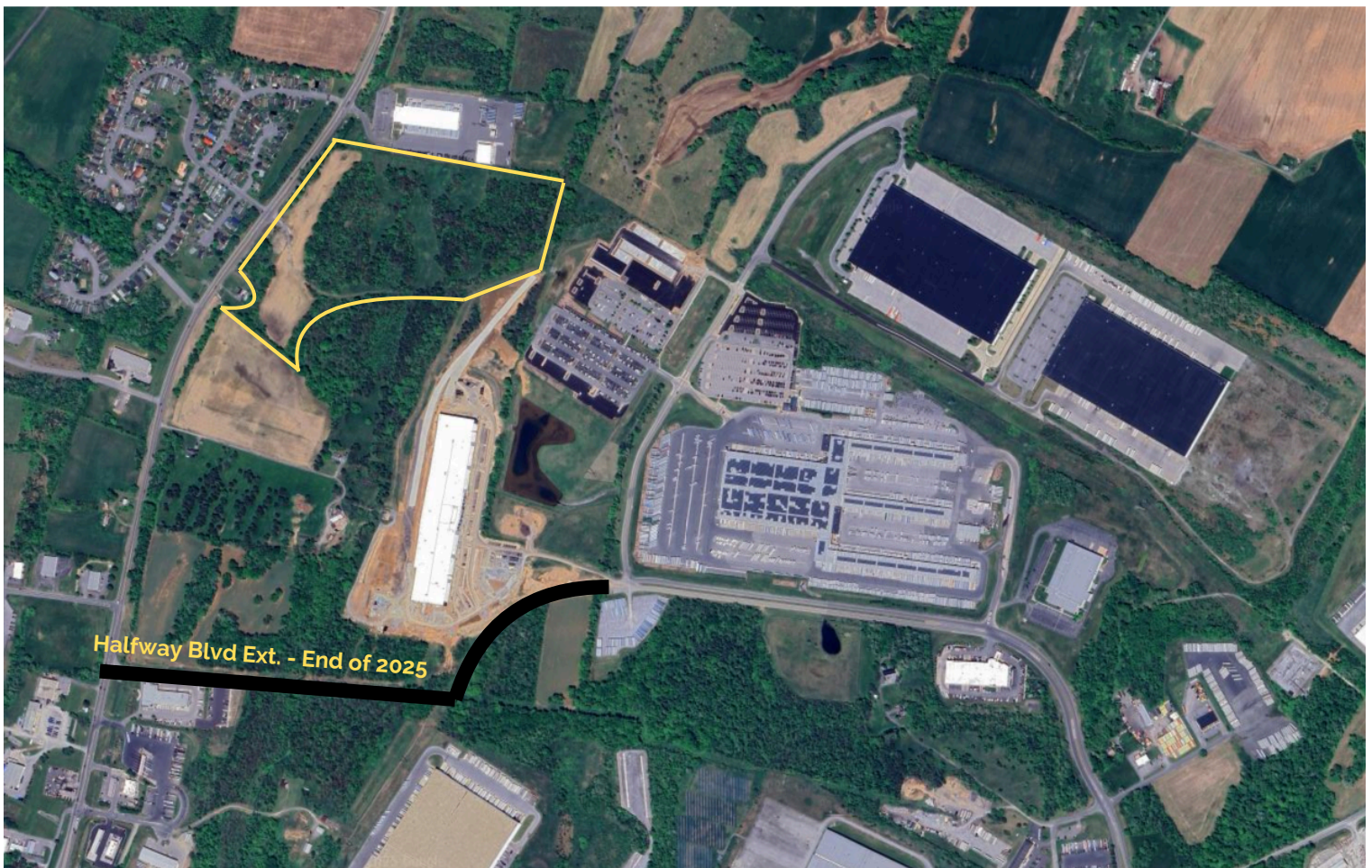
## For Lease

### **45,000 sf and 27,000 sf buildings**

- 3,000 sf bays (30' x 100')
- 18 ft clear ceilings
- Dock and drive-in

### **Pad Sites**

- 2.6 acre to 27 acres



## HIGHLIGHTS

- Located 1 mile from Exit 24 on I-70 and 3 miles from the I-81/I-70 Interchange
- Located just west of the expanded FedEx Ground Regional Distribution Center and northeast of the new FedEx freight facility
- Direct access to Exit 5 on I-81 will be available by the end of 2025 from Halfway Blvd Extended

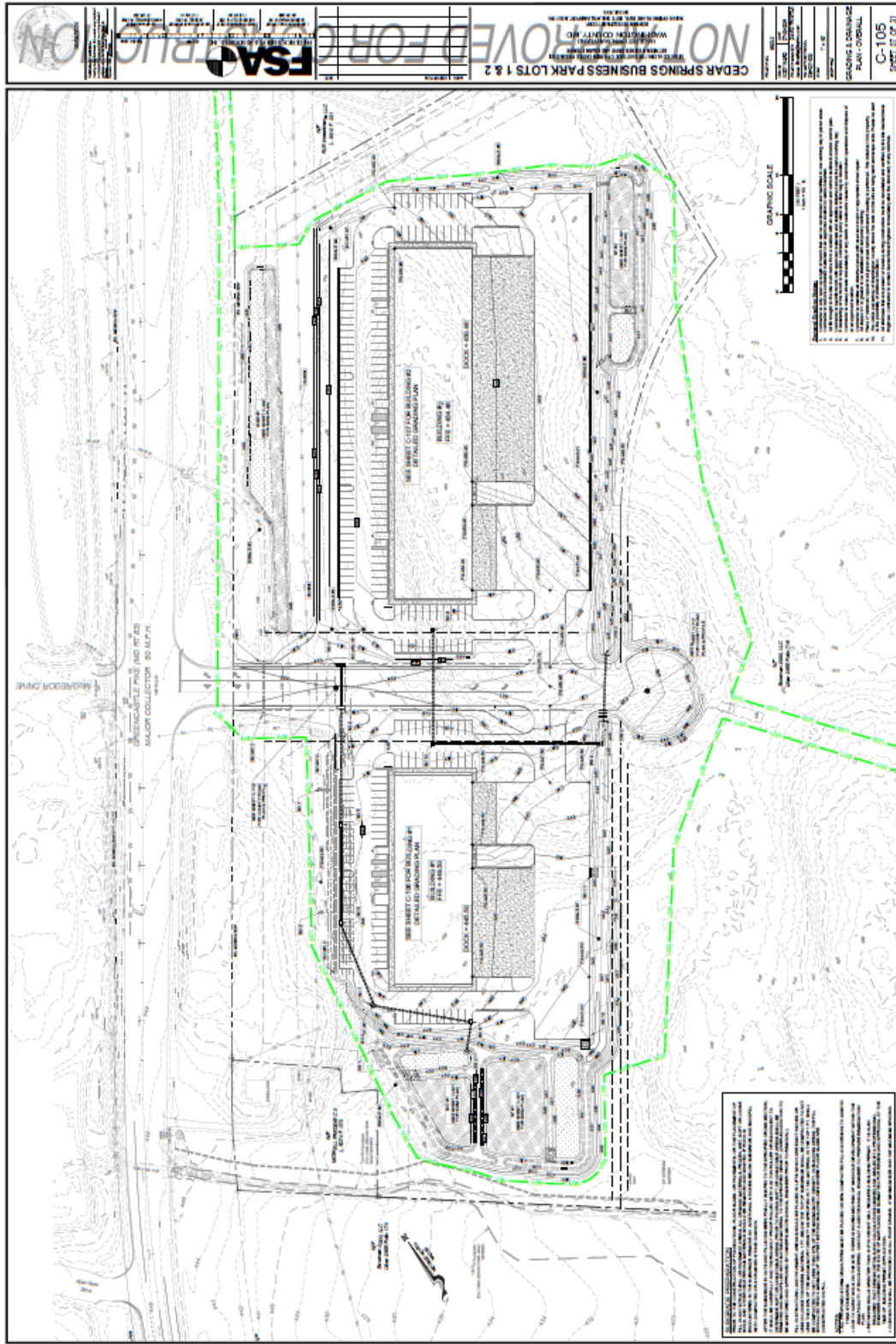


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## Cedar Springs Industrial Park

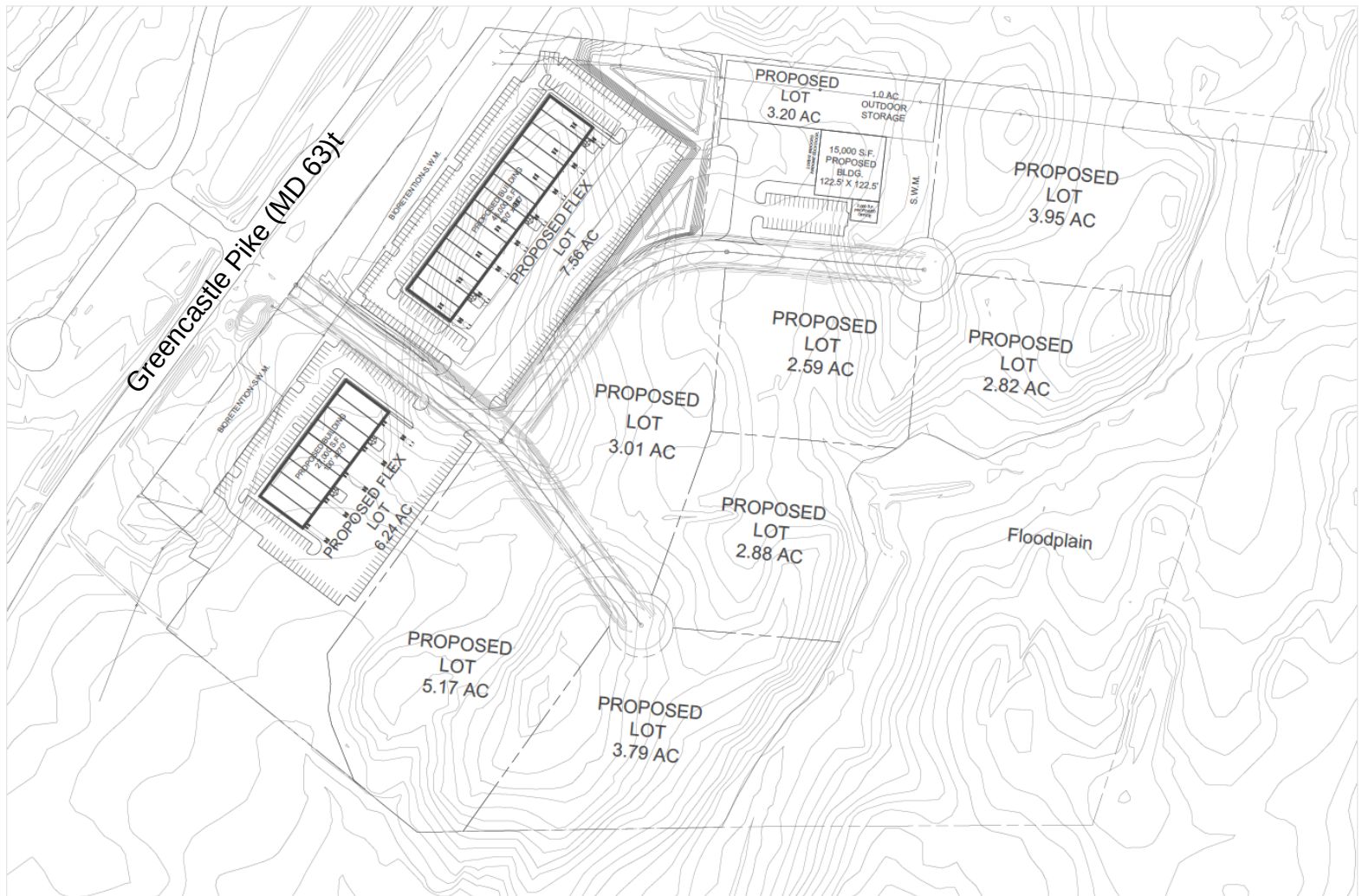


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## Pad Sites



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## CURRENT TRAFFIC COUNTS

I-81 - 77,341 VPD

I-70 - 40,701 VPD

Halfway Blvd - 7,800 VPD

MD-63 - 10,065 VPD

## PROJECTED TRAFFIC COUNTS

upon completion of Halfway Blvd

Halfway Blvd - 10,960 VPD

MD-63 - 21,010 VPD



DEMOGRAPHICS	3 miles	5 miles	TRADE AREA
Population	18,488	63,123	261,486
Avg, HH Income	\$64,928	\$59,763	\$55,142



For leasing information:

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