

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

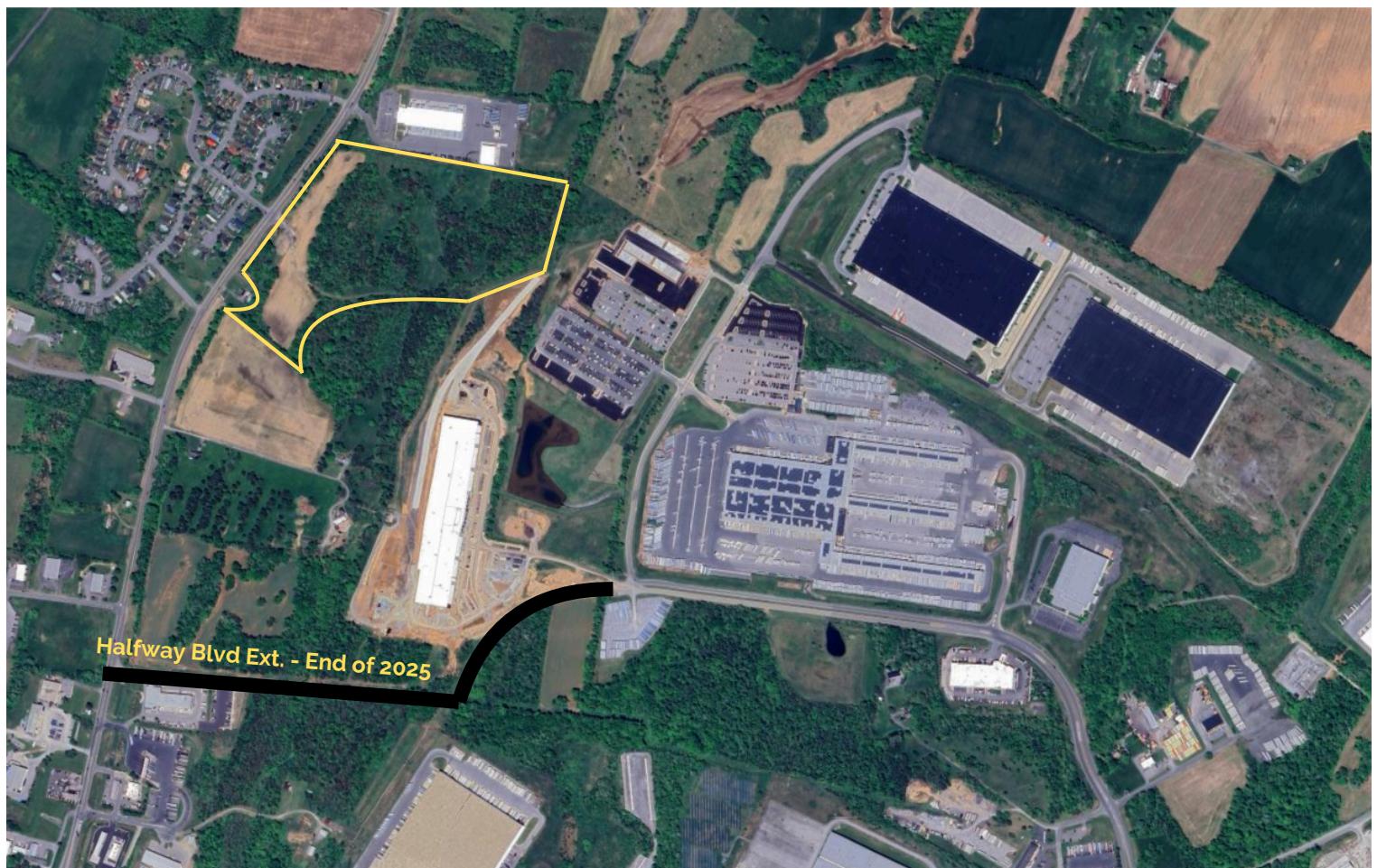
For Lease

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

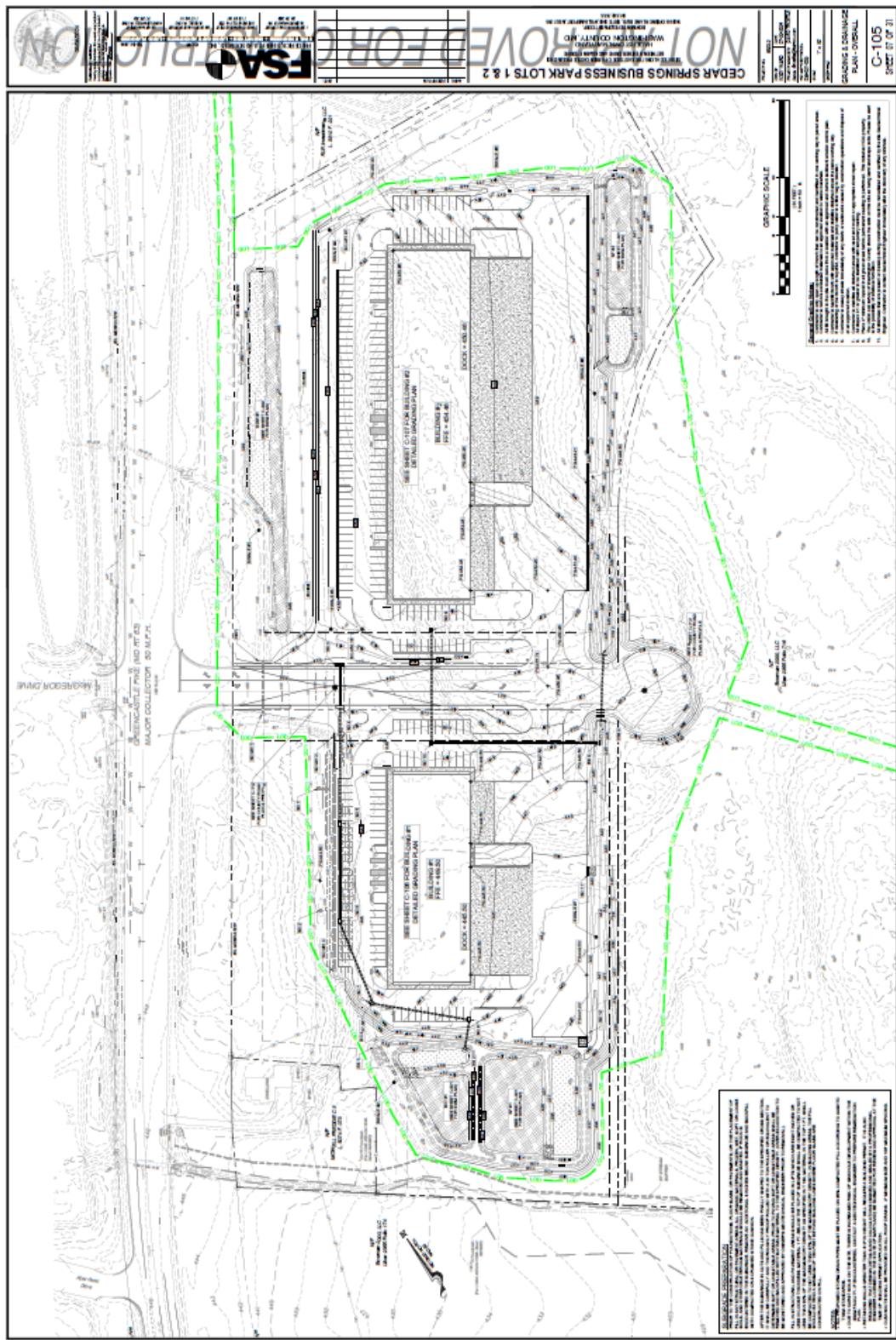
- Located 1 mile from Exit 24 on I-70 and 3 miles from the I-81/I-70 Interchange
- Located just west of the expanded FedEx Ground Regional Distribution Center and northeast of the new FedEx freight facility
- Direct access to Exit 5 on I-81 will be available by the end of 2025 from Halfway Blvd Extended

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Cedar Springs Industrial Park

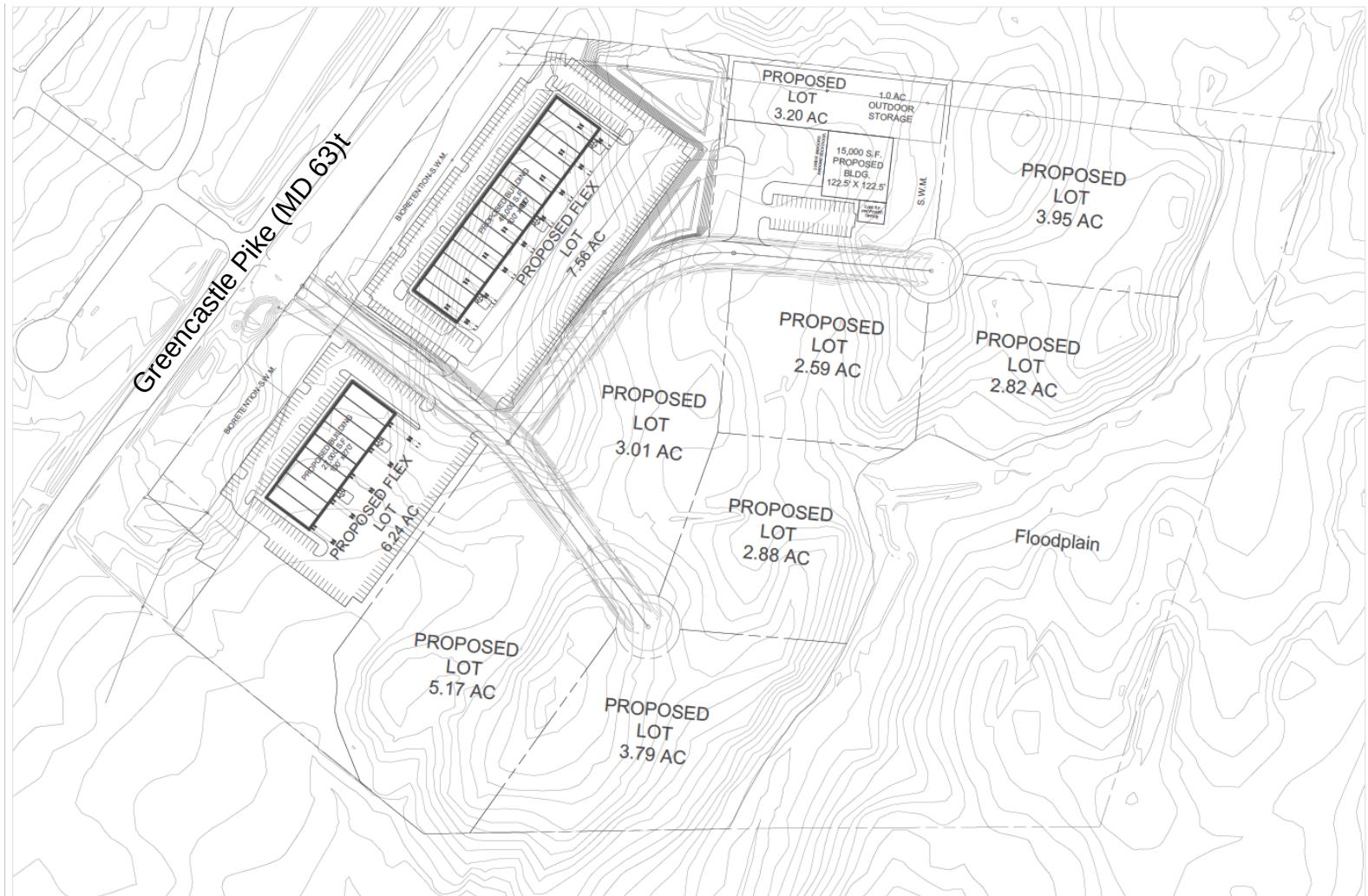


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Pad Sites



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CURRENT TRAFFIC COUNTS

I-81 - 77,341 VPD

I-70 - 40,701 VPD

Halfway Blvd - 7,800 VPD

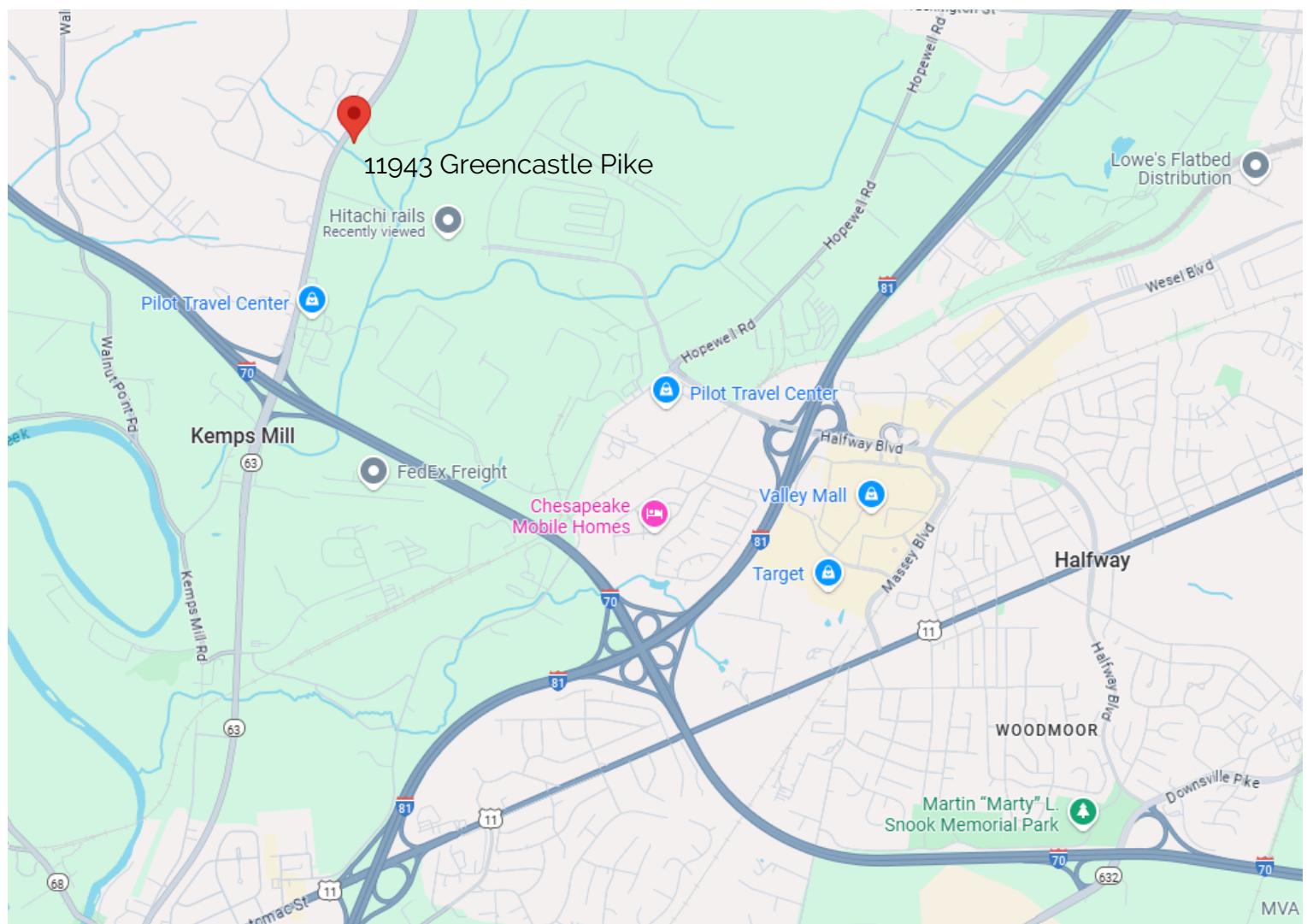
MD-63 - 10,065 VPD

PROJECTED TRAFFIC COUNTS

upon completion of Halfway Blvd

Halfway Blvd - 10,960 VPD

MD-63 - 21,010 VPD



DEMOGRAPHICS

Population

Avg. HH Income

3 miles

18,488

\$64,928

5 miles

63,123

\$59,763

TRADE AREA

261,486

\$55,142