



LIGHT BUSINESS PARK HAGERSTOWN, MD

BUILD TO SUIT
2,200 – 17,046 SF

SELECTION OF PERMITTED USES:

- * Medical Practices & Diagnostic Laboratories
- * Research & Development / Laboratories
- * Offices, Business & Professional

PRESENTED BY:

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EXECUTIVE SUMMARY

Hyatt Commercial Real Estate is pleased to present Light Business Park, 9.97 acres of rough graded, pad ready commercial land located in Hagerstown, MD. The 2024 completed bridge and scenic road extension on Professional Court makes this site ideal for Medical, Bio-Tech and Life Science development. The property is minutes from Meritus Medical Center, the School of Osteopathic Medicine, Robinwood Medical and the Hagerstown Community College Campus.

The Seller is willing to entertain a Fee Simple Sale or Build to Suit. Development can begin in as quickly as 90 days. The permit and approval process in Hagerstown is currently 3 months and much of the upfront work is complete including the SWM quantity required for the lots, resulting in greater developable potential. Also, the land has access to natural gas and the storm drain system is already stubbed to the site.

All utilities are stubbed in nine areas in anticipation that there could be up to 9 separately developable lots. The curbs are in place and there is the ability to blacktop from property line to property line should the land be sub-divided. There are no APFO fees (Adequate Public Facilities Ordinance) associated with the purchase and development of the property. With much of the infrastructure in place there are a multitude of development opportunities. The development is part of an association whose purpose is to provide global stormwater management.



PROPERTY DETAILS

Address: North side of Imperial Drive & East side of Dynasty Drive

Tax Map: Washington County Tax Map 50, Parcel 290

Land Size: 0.9 - 9.97 Acres +/-

Tax Parcel: District No. 25, Map 308, Parcel 266

Zoning: POM Professional Office-Mixed

Utilities: Public Water and Sewer, Natural Gas already stubbed, Electric, Internet

Property Taxes

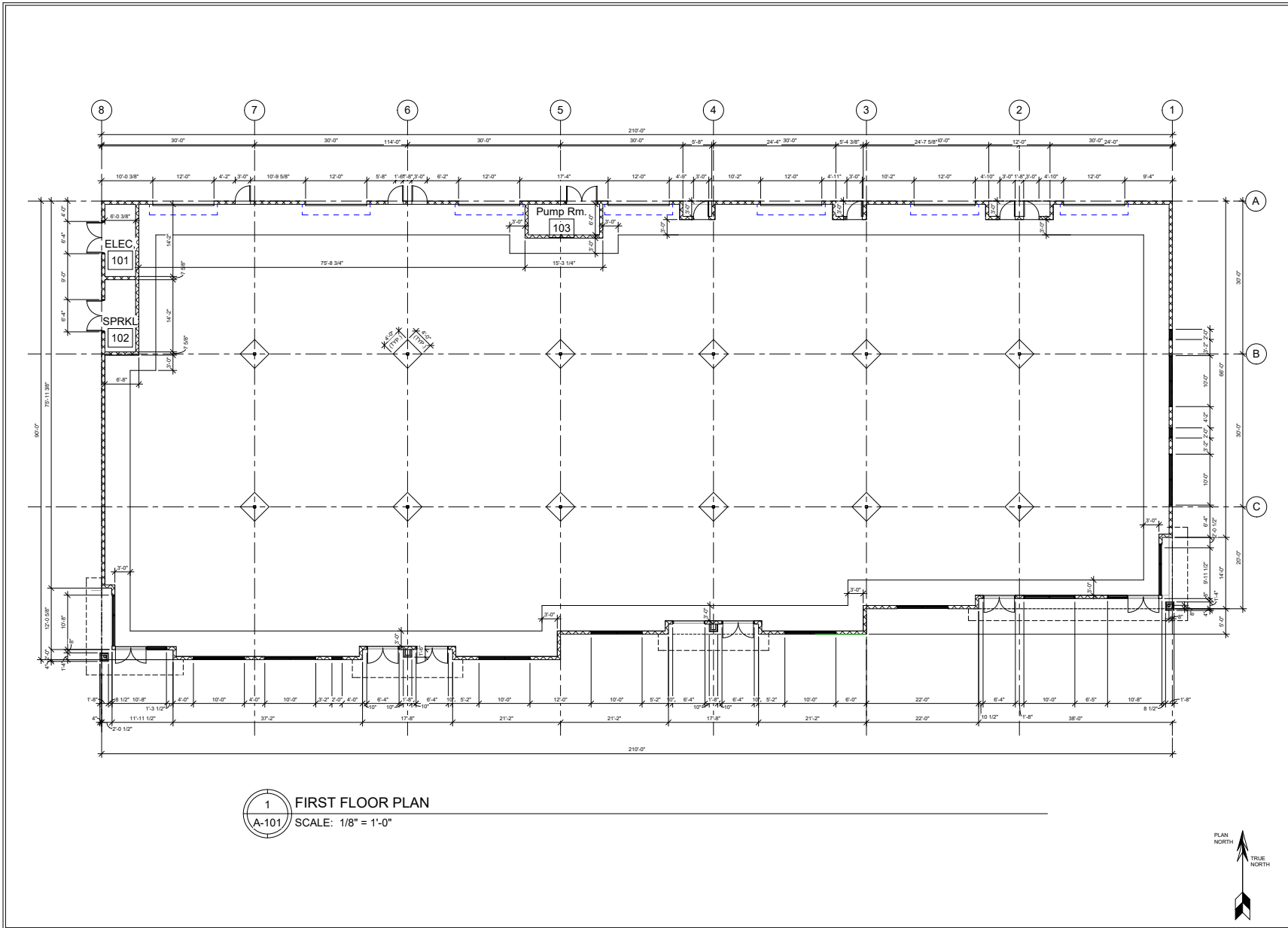
City: \$0.823 per \$100 of Assessed Value

County: \$0.948 per \$100 of Assessed Value

Total: \$1.771 per \$100 of Assessed Value



BUILDING 1 PLAN



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WADE
ARCHITECTURE
HAGERSTOWN, MD. 20636-6538

FLEX OFFICE BUILDING 1
HAGERSTOWN, MD.
FIRST FLOOR PLAN

A-101

SITE RENDERINGS

BUILDING 1



PAVILION



MEDICAL PROVIDERS IN LIGHT BUSINESS PARK

Trilogy PROFESSIONAL CENTER **Trilogy Professional Center 1**
1165 Imperial Drive

CVL Capitol Vein & Laser Centers

TLC PERINATAL, PA **CAPITAL WOMEN'S CARE** "Working Together for Women's Health" **SGF** shady grove fertility

Mercy BALTIMORE, MD *Sponsored by The Sisters of Mercy* **THE HOFFBERGER Breast Center AT MERCY**

1145 Omega Drive

BRIGHT EYES



1150 Omega Drive

Endodontic Associates of Maryland

ALLERGY & ASTHMA CENTER Adult & Pediatric Care





Trilogy PROFESSIONAL CENTER **Trilogy Professional Center 2**
1185 Imperial Drive

PROGRESSIVE RADIOLOGY A Washington Radiology Company

WASHINGTON RADIOLOGY

vitalcare PHARMACY

Antietam Oncology & Hematology Group

Anne Arundel DERMATOLOGY

Future Home

Antietam Oncology & Hematology Group

KIWANIS PARK



1161 Omega Drive

ANTIETAM PEDIATRIC & ADOLESCENT CARE



EASTERN BLVD

PROFESSIONAL BLVD

MEDICAL MAP



RETAILER MAP



Café del Sol
verizon

AMES SHOPPING CENTER

ALDI
Krispy Kreme DOUGHNUTS
Auto Zone
LIDL

LOUISIANA KITCHEN
POPEYES
DUNKIN' DONUTS
LeDogs PIZZA
Jersey Mike's SUBS

HAGERSTOWN COMMONS

TEXAS ROADHOUSE
Bob Evans DOWN ON THE FARM
CHIPOTLE MEXICAN GRILL
MARTIN'S
HAIR CUTTERY

SLOAN school of MUSIC
Safran BAKERY
Little Alex's PIZZERIA
ATOMIC WINGS

SHEETZ
Middletown Valley Bank
A Community Heritage Financial, Inc. Company

CENTRE OF ANTIETAM CREEK

Quiznos
weis
heartypet
T Mobile
DOLLAR TREE

NISSAN
TOYOTA
Fairfield BY MARRIOTT

Denny's
Checkers
Hampton Inn
SONIC
PNC
AT&T

HONDA
KIA
VW
SUBARU

FUTURE TECH PARK

Hagerstown Community College
5-min drive

Hospital

Meritus School of Osteopathic Medicine & Robinwood Medical Campus
5-min drive

TRAFFIC COUNTS

| | |
|--------------------|-------------|
| RT 40/Dual Highway | 36,172 AADT |
| Interstate 70 | 63,711 AADT |
| Eastern Blvd | 21,442 AADT |

DISCLAIMER

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