



FOR SALE OR LEASE

91,668 SF Industrial/Flex Building on 7.2± Acres

952 Frederick St, Hagerstown, MD 21740





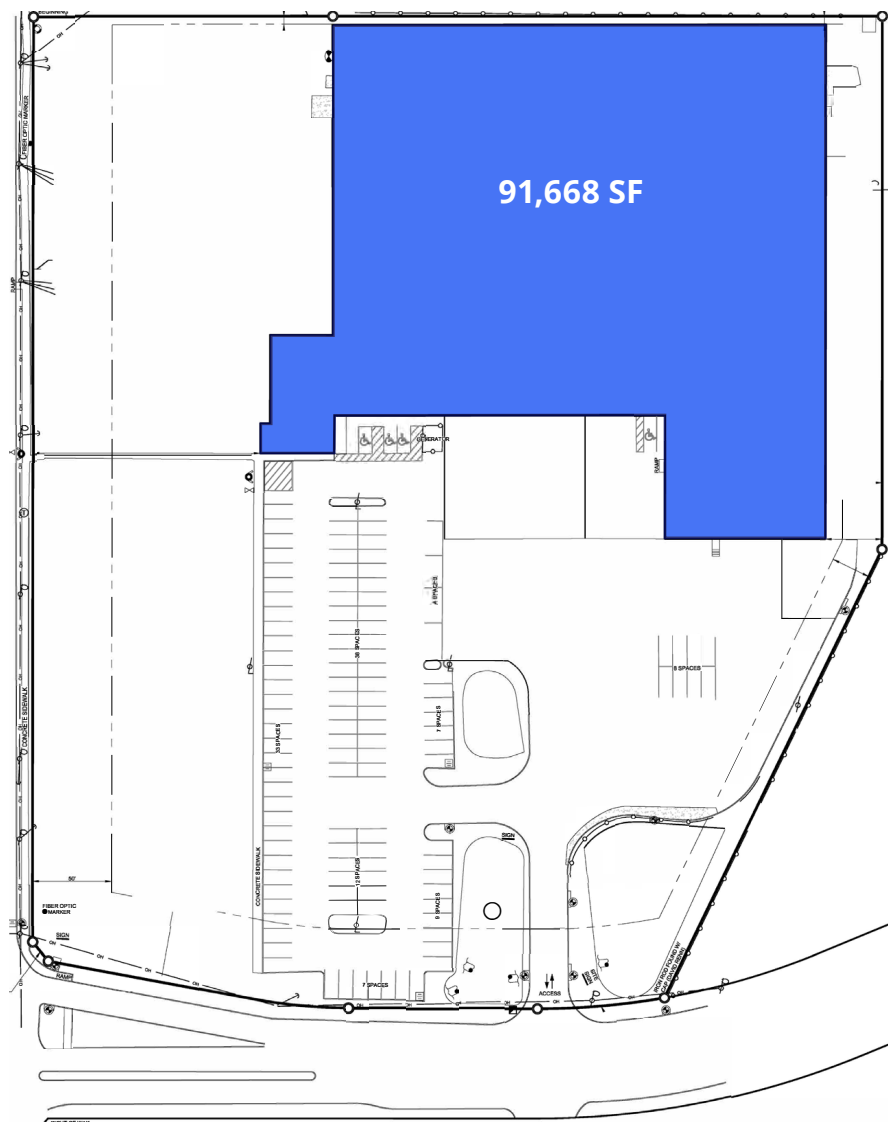
# Property Highlights

Building SF	91,668
Office SF	3,500
Land Area	7.2 ± Acres
Zoning	IG (Industrial General)
Year Built	1965
Renovated	2000 & 2018
Ceiling Height	18' - 23'
Docks	6 Dock Positions
Drive-ins	2 Drive-in Doors
Power	1,600 Amps 277/480 Volt Service
Sprinklers	Wet System
Parking	125 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.

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## Interstate Access

**I-81 2 miles**

**I-70 3.5 miles**

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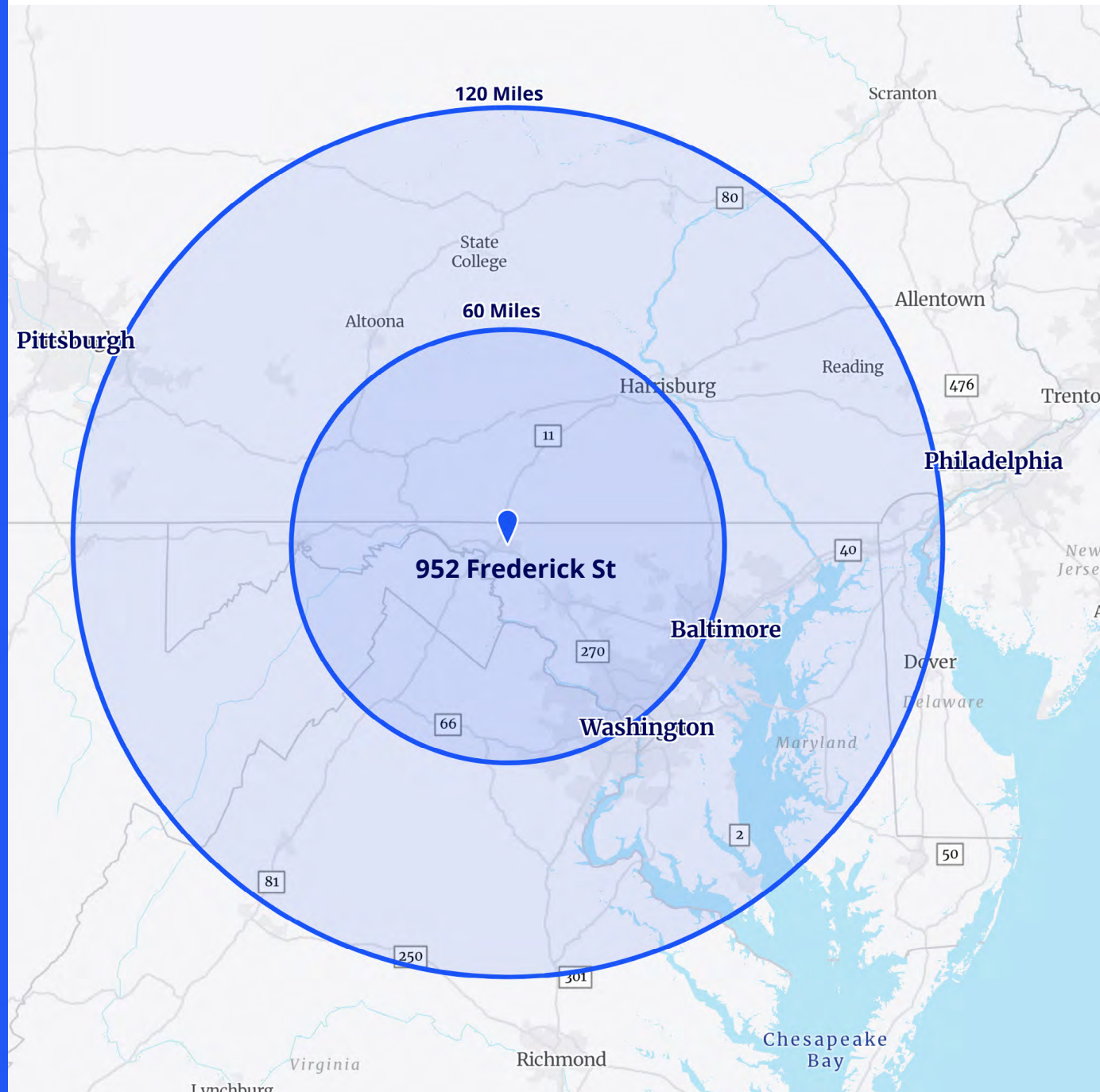
## Nearby Hubs

**Washington, DC 68 miles**

**Baltimore, MD 74 miles**

**Philadelphia, PA 176 miles**

**Pittsburgh, PA 176 miles**





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952 Frederick St, Hagerstown, MD 21740

## 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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