



CONVENIENT LOCATION IN CLEAR BROOK

PROPERTY HIGHLIGHTS

11+ ACRES

UP TO 120,000
SQUARE FEET

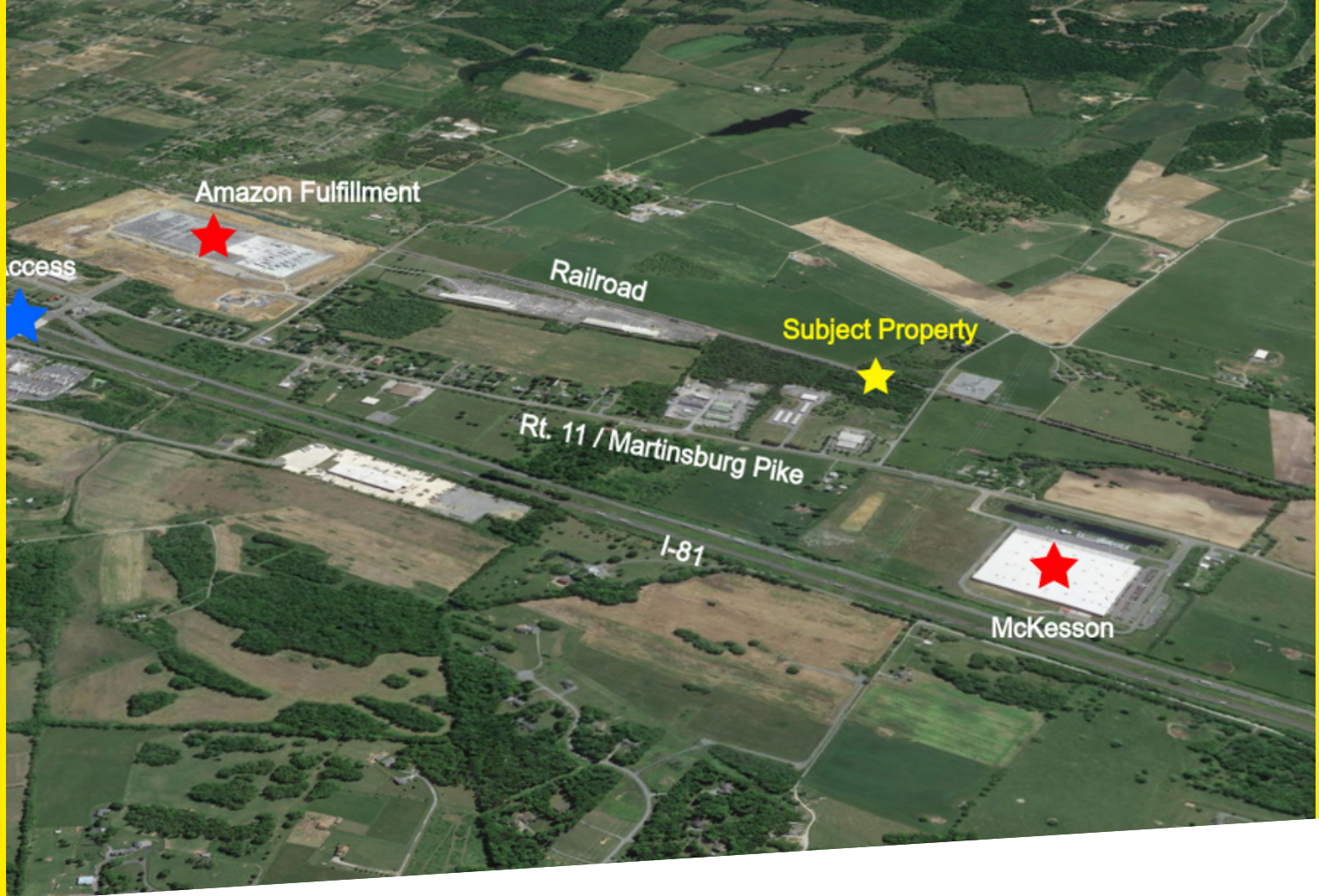
QUICK ACCESS TO RT
11 AND I-81

DIRECT RAIL ACCESS

DELIVERY: SPRING
2023

Opportunity to lease 3,000 to 120,000 square feet of flex/industrial space on 11 acres in Clear Brook, VA. 1MM square foot Amazon fulfillment center less than 1 mile away.

Quick access to Rt 11 / Martinsburg Pike and I-81, as well as direct rail access. Build-to-suit for the right user. Anticipated delivery: Spring 2023.



PROPERTY HIGHLIGHTS

Zoning Information:

- Current Zoning: M1 (Frederick County Industrial)
- Offers a variety of flex / industrial uses

Access / Exposure:

- Quick access from Rt. 11 and I-81
- Located along rail line
- Less than 1 mile from 1M sf Amazon distribution center

Buildings:

- Multiple buildings
- Potential for storage yard
- Mix of loading docks and drive-in bays
- Well/Septic water
- Gas/Electricity separately metered

