

WAREHOUSE *Williamsport, MD*

16114 Elliott Parkway, Williamsport, MD 21795

144,428 SF Warehouse/Office Space
located less than a mile away from
Interstate 70

133,128 SF of Industrial/Warehouse
Space and 11,300 SF of Office
Space



HIGHLIGHTS

- 25' - 26' Clear Ceiling Height, 50' x 50' & 40' x 50' Column Spacing
- 13 Dock Doors with Levelers, Dock Lights and Canopy (8' x 10' & 12' x 14')
- 1 Drive in Door
- 48+/- Trailer Parking Spaces, 130+/- Car Parking Spaces
- Heated Warehouse Space and Water Fire Suppression System throughout Facility
- 1800 AMP - 420/277 Volt - 3 Phase



For leasing information:

Rob Ferree

p. 301-223-1090

e. rferree@dmbowman.com

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DEMOGRAPHICS

	1 mile	5 miles	10 miles
Population	3,713	78,329	184,087
Avg, HH Income	\$97,493	\$90,925	\$104,571

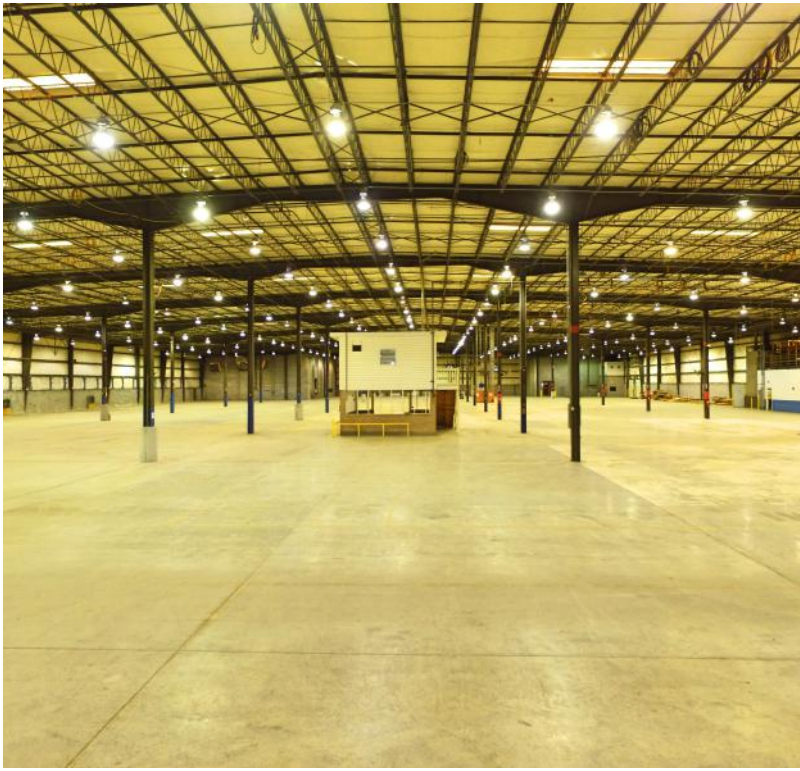


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Parcel Exhibit

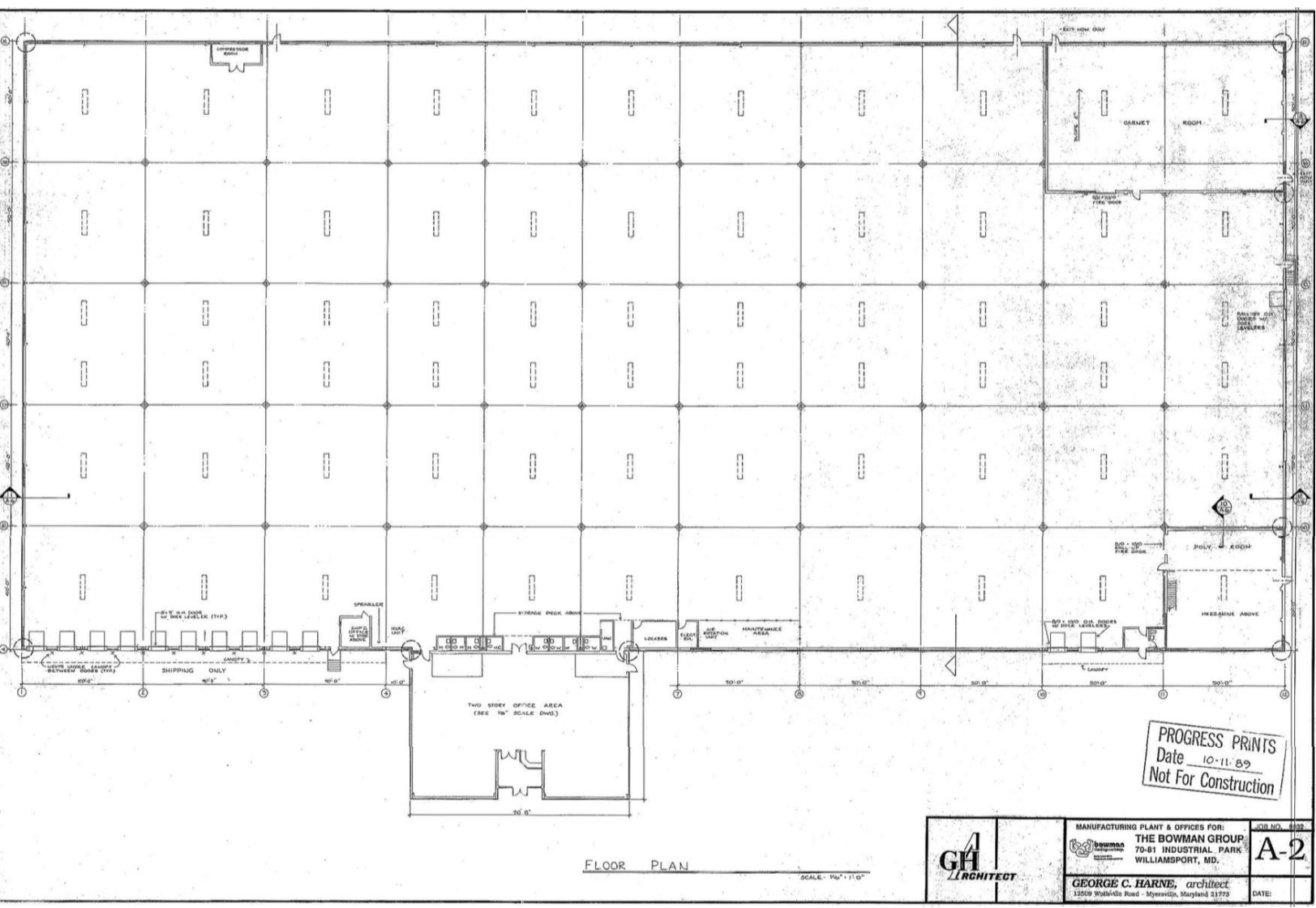


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Building Floor Plan

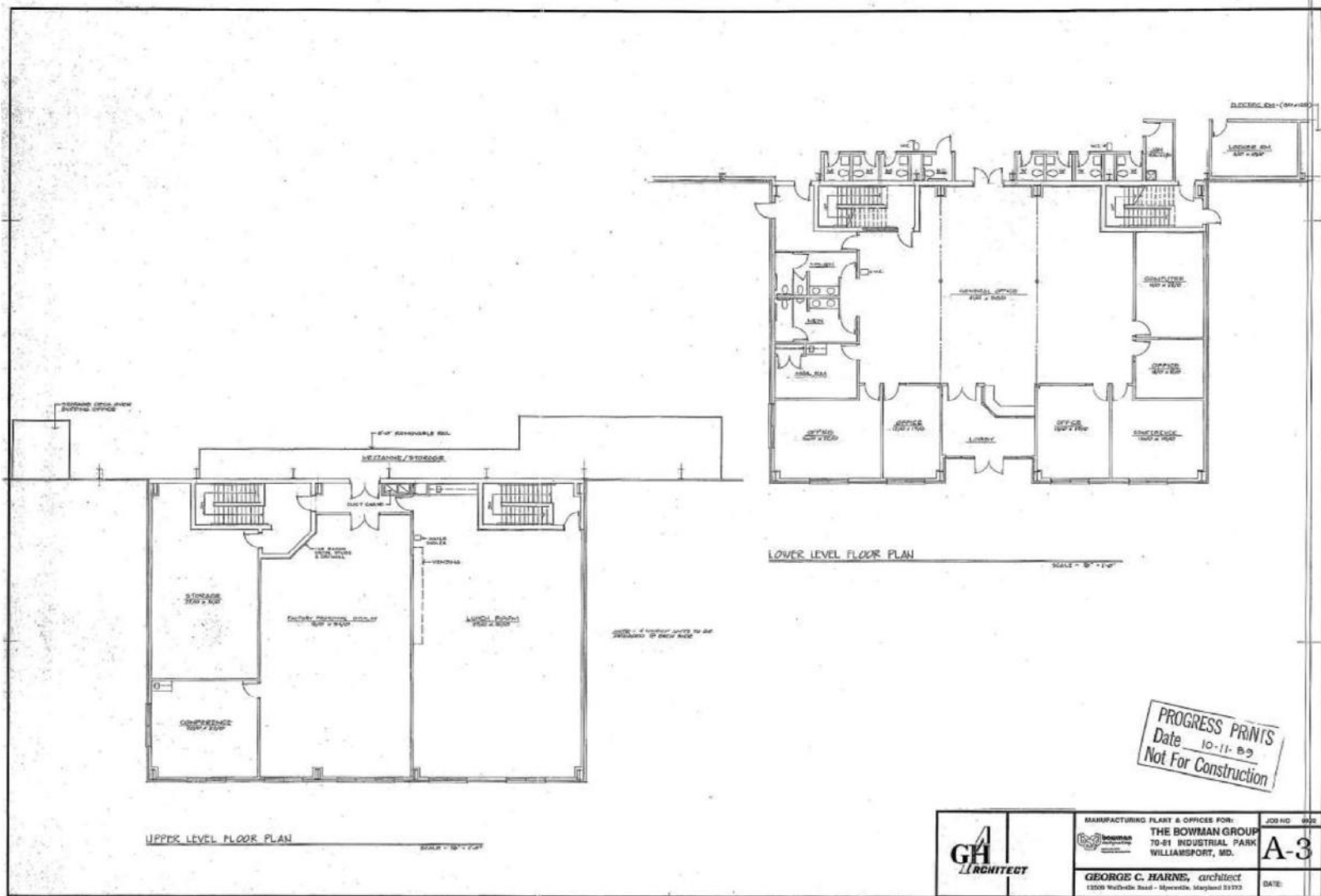


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OFFICE SPACE *Williamsport, MD*

16114 Elliott Parkway, Williamsport, MD 21795

Office Floor Plan



For leasing information:

Rob Ferree

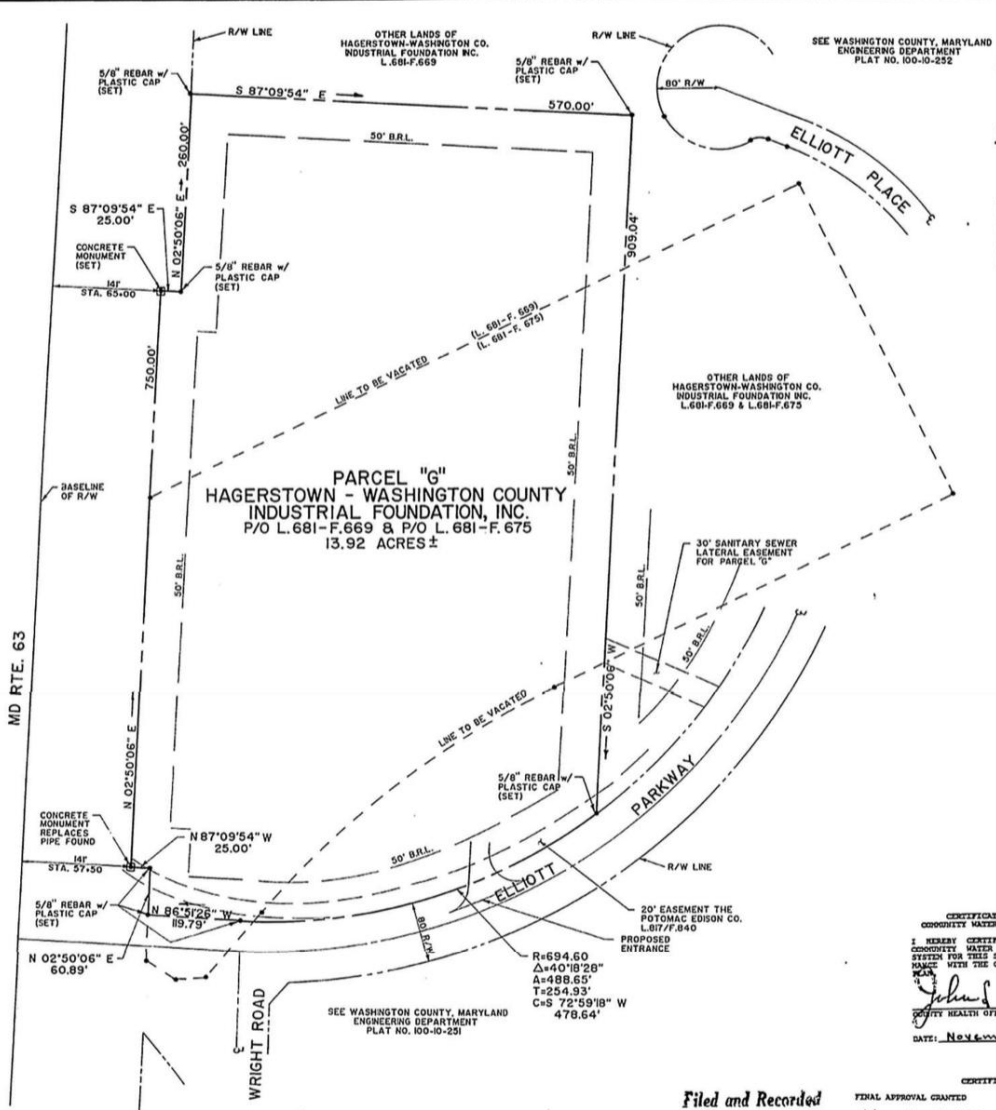
p. 301-223-1090

e. rferree@dmbowman.com

WAREHOUSE *Williamsport, MD*

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Survey Plat



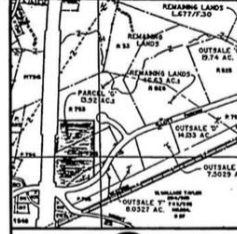
GENERAL NOTES:

1. EASEMENTS: 10' - INDUSTRIAL, CENTRAL UTILITIES AND DRAINAGE TO BE RECEIVED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RECEIVED ALONG THE FRONT LOT LINE.
2. PUBLIC WATER AND SEWER IS AVAILABLE.

SEE WASHINGTON COUNTY, MARYLAND ENGINEERING DEPARTMENT PLAT NO. 100-10-252

WASH. CO. PLAT NO. 0222
HALL OF R.C. NO. 3672

NORTH PER L. 681, F. 659



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY W. WALLACE TAYLOR AND CATHERINE TAYLOR, HIS WIFE TO THE HAGERSTOWN WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED MAY 14, 1979 AND RECORDED IN LIBER 681, FOLIO 669, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY CONQUILINE, U.S.A., INC., A DELAWARE CORPORATION TO THE HAGERSTOWN WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED MAY 11, 1979 AND RECORDED IN LIBER 681 FOLIO 675 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AND THAT CORNERS WERE FOUND OR SET AS INDICATED.

Ralph H. Donnelly
RALPH H. DONNELLY
PROFESSIONAL LAND SURVEYOR NO. 4528

5 Oct 89
DATE

WE, MERLE S. ELLIOTT, PRESIDENT AND LEROY B. BURTNER, SECRETARY, OF HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION DO HEREBY CERTIFY THAT THE CORPORATION IS A LEGAL AND TRUE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT THE CORPORATION DOES ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MENTIONED BUILDING RESTRICTION LINES, DESIGNATE TO PUBLIC USE ALL UTILITIES AND DRAINAGE EASEMENT AREAS AND ALL ALLEYS, STREETS, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAN, AGREE TO KEEP OVER ALL UTILITIES AND REGISTRATION AREAS SHOWN, AND AGREES THAT THE INDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY THEREBY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH INDICATIONS UNTIL LEGAL ACCEPTANCE THEREBY BY SAID BOARD, AND WE HEREBY RESERVE THE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND REGISTRATION AREAS, AND WITH REGARD TO THE LANDS UNDERLYING SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND MEMORANDUM OF SUBDIVISION SHALL BE BINDING UPON THE CORPORATION'S GRANTEES, ASSIGNS AND SUCCESSORS.

WITNESS OUR HANDS AND SEALS THIS 5th DAY OF October, 1989.

Merle S. Elliott
MERLE S. ELLIOTT
PRESIDENT

Leroy B. Burtner
LEROY B. BURTNER
SECRETARY

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND COMMUNITY SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN, ENLIGHTENED L. 817/F. 640

John S. Helliwell
JOHN S. HELLIWELL
COUNTY HEALTH OFFICER

DATE: November 9, 1989

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC.

Merle S. Elliott
MERLE S. ELLIOTT
PRESIDENT

Leroy B. Burtner
LEROY B. BURTNER
SECRETARY

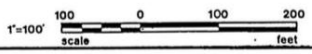
Filed and Recorded
1989 16 1989

Donna M. Yelland
Donna M. Yelland
State of Maryland Clerk

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED
November 8, 1989

James P. Brittain
JAMES P. BRITTAIN
PLANNING COMMISSIONER



REVISIONS:

DRAWN BY D.A.F.	DATE 9/28/89
CHECKED BY R.W.R.	DATE 9/28/89
APPROVED BY	

DAVIS, RENN, & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

P.O. BOX 246
TELEPHONE 301-739-5660

HAGERSTOWN, MARYLAND 21740

FINAL PLAT

PARCEL TO BE CONVEYED BY:
HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION INC.

PROPERTY MAP No. 48 ELECTION DISTRICT No. 2 PARCEL G WASHINGTON COUNTY, MARYLAND

SHEET NO. 1 OF 1
PROJECT NO. B91058
FILE NO. C-909

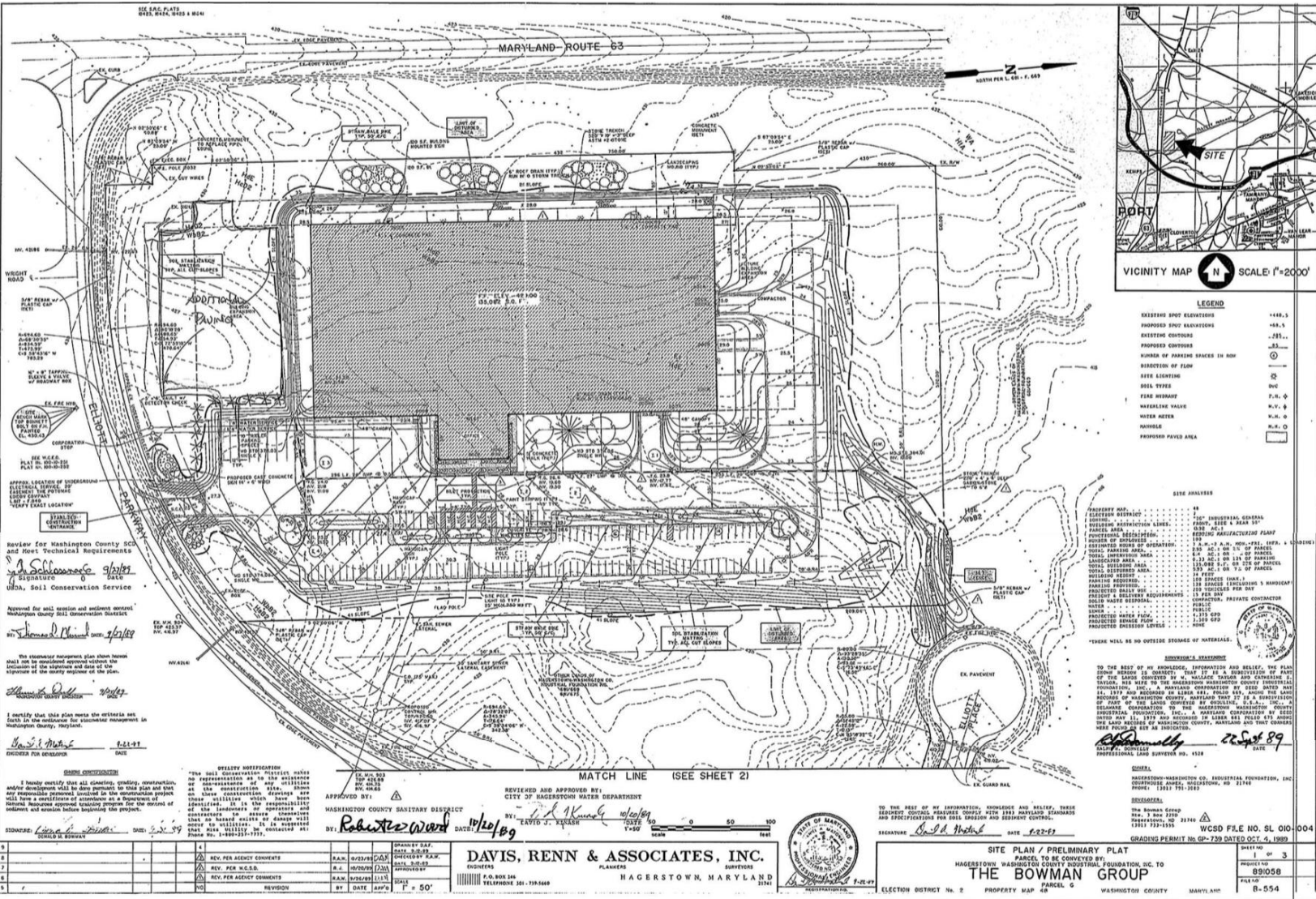


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Site Plan



Review for Washington County DCU and Post-Technical Requirements
 A. Schloerke 9/27/89
 Signature
 UDA, Soil Conservation Service
 Approved for soil erosion and sediment control
 Washington County Soil Conservation District
 S. Sherman 9/28/89
 Signature
 The following proposed plan when taken
 shall not be construed as a guarantee of
 the location of the structure and site of the
 structure of the study proposed on the plan.
 Thomas P. DeWitt 9/27/89
 Signature
 I certify that this plan meets the criteria set
 forth in the ordinance for professional mapmaking in
 Washington County, Maryland.
 Robert J. Ward 10/20/89
 Signature
 ENGINEER FOR SURVEYING DATE

REVISIONS

NO.	REVISION	BY	DATE	APP'D
1	REV. PER AGENCY COMMENTS	R.A.W.	02/28/89	[Signature]
2	REV. PER W.C.S.D.	R.L.	02/28/89	[Signature]
3	REV. PER AGENCY COMMENTS	R.A.W.	03/02/89	[Signature]
4	REVISION	BY	DATE	APP'D

QUALITY INSPECTION
 "THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA SUBMITTED HEREON, NOR DOES IT GUARANTEE THAT ANY INFORMATION OR DATA HAS BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE ENGINEER AND OPERATOR AND THAT NO BASIS OF LIABILITY SHALL BE PLACED ON THE DISTRICT BY ANY PARTY."
 APPROVED BY: [Signature]
 WASHINGTON COUNTY SANITARY DISTRICT
 DATE: 10/20/89

REVIEWED AND APPROVED BY:
 CITY OF HAGERSTOWN WATER DEPARTMENT
 BY: [Signature]
 DATE: 10/20/89

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]

DAVIS, RENN & ASSOCIATES, INC.
 PLANNERS
 HAGERSTOWN, MARYLAND 21741
 P.O. BOX 314
 TELEPHONE 301-793-5449

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAN SHOWS ACCURATE SURVEYING DATA AND IS A REPRESENTATION OF PART OF THE LAND DESCRIBED IN W. WALLACE TAYLOR AND CAROLINE H. TAYLOR, HIS WIFE TO THE HAGERSTOWN MANUFACTURING COMPANY INDUSTRIAL PARK AREA, A HAYWARD CORPORATION BY DEED DATED MAY 21, 1978 AND RECORDED IN BOOK 141, PAGE 167, PUBLIC RECORD BOOK OF WASHINGTON COUNTY, MARYLAND AND BY THE HAYWARD CORPORATION BY PART OF THE LAND CONVEYED BY DECLARATION, D.D. 1982, A DECLARATION OF CONVEYANCE TO THE HAGERSTOWN MANUFACTURING COMPANY INDUSTRIAL PARK AREA, A HAYWARD CORPORATION BY DEED DATED MAY 21, 1978 AND RECORDED IN BOOK 141, PAGE 167, PUBLIC RECORD BOOK OF WASHINGTON COUNTY, MARYLAND AND THAT THEREIN HEREIN SHOWN AS BEING AS INDICATED.

DATE: 10/20/89
 SIGNATURE: [Signature]
 PROFESSIONAL LAND SURVEYOR NO. 1128

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THESE ELEVATION CONTROL MARKERS COMPLY WITH 1985 HANDBOOK STANDARDS AND SPECIFICATIONS FOR EARTH ELEVATION AND SEDIMENT CONTROL.

DATE: 10/20/89
 SIGNATURE: [Signature]

SITE PLAN / PRELIMINARY PLAT
 PARCEL TO BE CONVEYED BY
 HAGERSTOWN WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC. TO
THE BOWMAN GROUP
 PARCEL G
 ELECTION DISTRICT No. 2 PROPERTY MAP #8 WASHINGTON COUNTY MARYLAND

GRADING PERMIT No. GP-739 DATED OCT. 6, 1989
 WCD F.E. NO. SL 010-004
 891058
 8-554

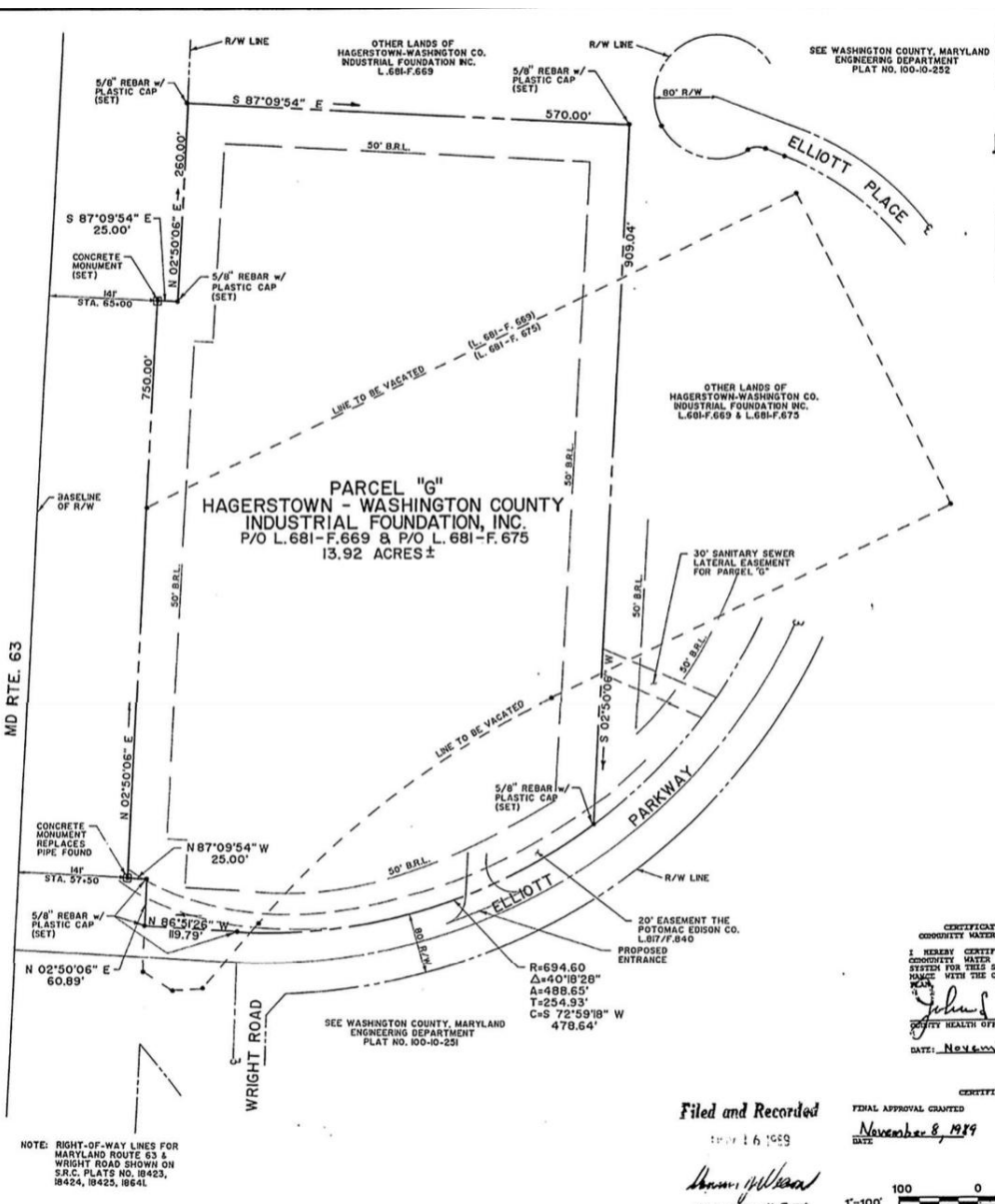


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Survey Plat

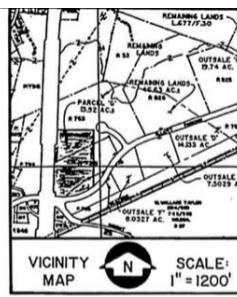


GENERAL NOTES:

1. ZONING: IG - INDUSTRIAL, CENTRAL
2. AN EIGHT FOOT (8') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE FRONT LOT LINES.
3. PUBLIC WATER AND SEWER IS AVAILABLE.

SEE WASHINGTON COUNTY, MARYLAND ENGINEERING DEPARTMENT PLAT NO. 100-10-252

WASH. CO. PLAT NO. 2922
HALL OF R.C. NO. 3672



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WALLACE TAYLOR AND CATHERINE S. TAYLOR, HIS WIFE TO THE HAGERSTOWN WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED MAY 14, 1978 AND RECORDED IN LIBER 681, FOLIO 659, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY ORNDULFE, S.E.A., INC., A DELAWARE CORPORATION TO THE HAGERSTOWN WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED MAY 11, 1979 AND RECORDED IN LIBER 681 FOLIO 675 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AND THAT CORNERS WERE FOUND OR SET AS INDICATED.

Ralph H. Donnelly 5 Oct 89
RALPH H. DONNELLY DATE
PROFESSIONAL LAND SURVEYOR NO. 4528



WE, WILBUR S. ELLIOTT, PRESIDENT, AND LEROY R. BERTNER, SECRETARY, OF HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC., A MARYLAND CORPORATION, DO HEREBY CERTIFY THAT THE CORPORATION IS A LEGAL AND TRUE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT THE CORPORATION OWNS ABOUT THREE PLANS OF SUBDIVISION, RESEMBLING THE CORPORATION OWNS ABOUT THREE PLANS, AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN AND AGREE THAT THE INDICATIONS OF THE BOARD AND ANY RESPONSIBILITY OF THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF THIS INDICATIONS SHALL BE LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SAVED TO US TO THE LAND UNDERSHOWN SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND WITH REGARD TO THE LAND UNDERSHOWN SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY WITHOUT COMPENSATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF INDICATION SHALL BE BINDING UPON THE CORPORATIONS' CREDITORS, ASSIGNORS AND SUCCESSORS.

WITNESS OUR HANDS AND SEALS THIS 5th day of October, 1989.

Wilbur S. Elliott WILBUR S. ELLIOTT, PRESIDENT
Leroy R. Bertner LEROY R. BERTNER, SECRETARY

WE CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEMS PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEMS FACILITIES, INCLUDING ANY NECESSARY POINT OF DISCONNECT, HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND HUMAN SERVICES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE PRESENTATION OF THE PLAN AND ALL PARTIES WHO INTEREST THEREIN HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND COMMUNITY SEWERAGE SYSTEMS FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

John S. Kelly
JOHN S. KELLY, HEALTH OFFICER
DATE: November 9, 1989

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

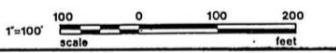
HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION, INC.
BY: *Wilbur S. Elliott* WILBUR S. ELLIOTT, PRESIDENT
BY: *Leroy R. Bertner* LEROY R. BERTNER, SECRETARY

Filed and Recorded
16 1989

Ann M. Williams
State of Maryland Clerk

CERTIFICATE OF APPROVAL

WASHINGTON COUNTY PLANNING COMMISSION
BY: *James P. Burtain* JAMES P. BURTAIN, CHAIRMAN
DATE: November 8, 1989



REVISIONS	DRAWN BY D.A.F.
	DATE 9/28/89
	CHECKED BY R.V.M.
	DATE 9/28/89
	APPROVED BY
	SCALE 1"=100'

DAVIS, RENN, & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

P.O. BOX 246
TELEPHONE 301-739-5660

HAGERSTOWN, MARYLAND 21740

FINAL PLAT

PARCEL TO BE CONVEYED BY:
HAGERSTOWN-WASHINGTON COUNTY INDUSTRIAL FOUNDATION INC.

PROPERTY MAP No. 48 ELECTION DISTRICT No. 2 PARCEL G WASHINGTON COUNTY, MARYLAND

SHEET NO. 1 OF 1
PROJECT NO. 891058
FILE NO. C-309



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