

# PAD SITE *Hagerstown, MD*

Showalter Rd, Hagerstown MD

801,000 SF Class A  
Warehouse/Distribution building.  
Additional truck/trailer parking  
available

Tentatively planned ready for  
occupancy in June 2022.

NOW PRELEASING



## HIGHLIGHTS

- Location at Exit 10 off I-81, adjacent to Hagerstown Regional Airport, LOVES Travel Plaza and Amazon Fresh Distribution Center
- Less than 10 minutes from the I-81/I-70 Interchange. Access to 4 of the country's top 10 MSA's in a single day truck drive. 40% of the country is within 600 miles
- 4 major sea ports within 250 miles
- 2 rail intermodals within 17 miles
- FedEx Ground, FedEx Freight and UPS Hubs within 10 miles.
- Large workforce draw area



For leasing information:

Rob Ferree

p. 301-223-1090

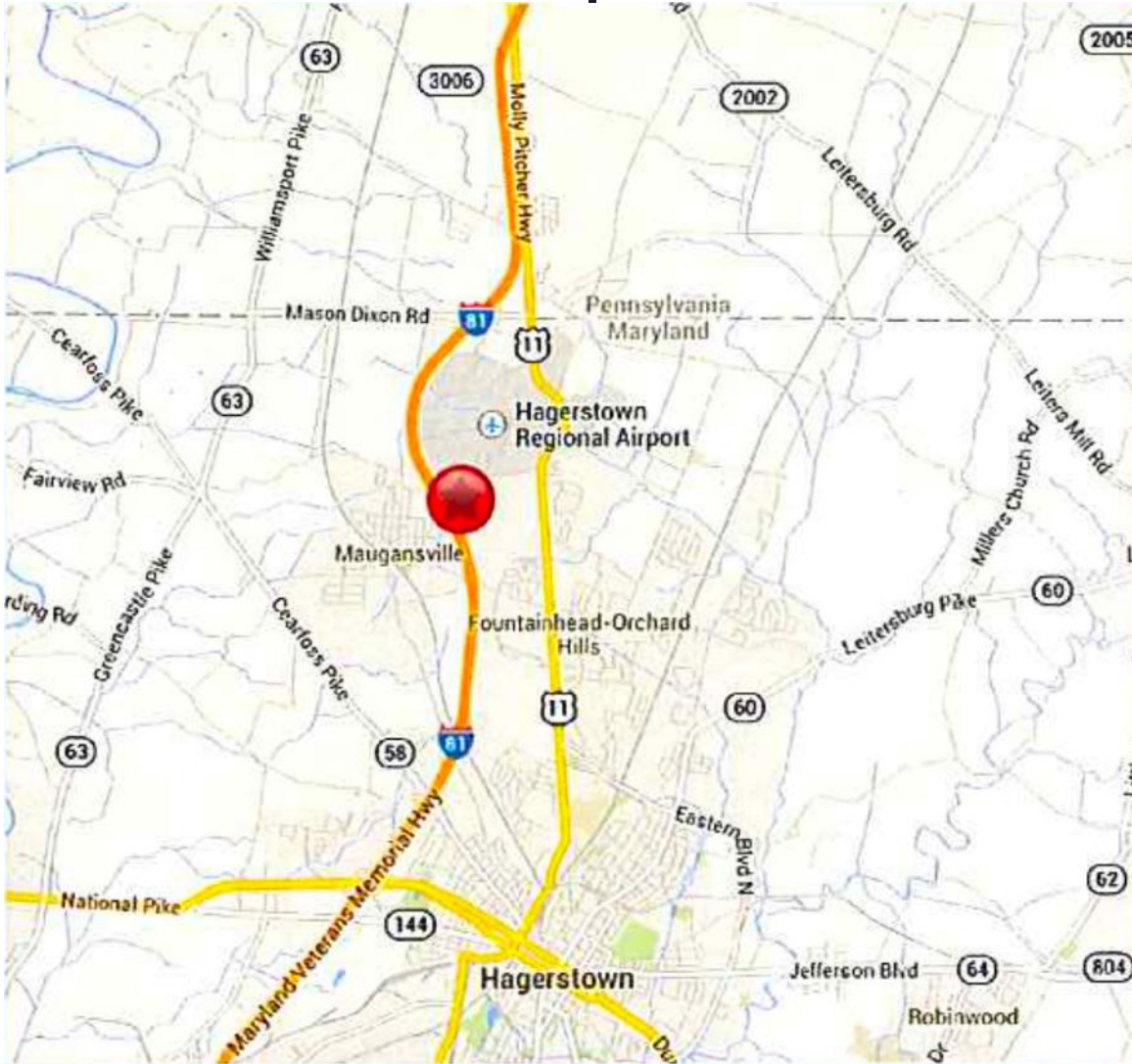
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TRAFFIC COUNTS

I-81- 55,291 VPD



## DEMOGRAPHICS

	3 miles	5 miles	Trade Area
Population	19,588	61,100	261,486
Avg. HH Income	\$72,266	\$62,573	\$55,142



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