

# WAREHOUSE *Hagerstown, MD*

231 E. Oak Ridge Drive Hagerstown, MD 21740

Reconstructed and renovated  
62,232 SF Metal sided industrial  
building-multi tenant available for  
lease January 2022

Ceiling heights 16 – 18 ft. clear (10,200  
sf is 18' clear – the rest is 16' clear)

Combo of dock and drive-in doors

Highway Interchange (HI) Zoning



## HIGHLIGHTS

- Metal sided industrial building-multi tenant
- Total building is 77,232 sf- Available for lease: 62,232 sf
- Ceiling heights 16 – 18 ft. clear (10,200 sf is 18' clear – the rest is 16' clear)
- Combo of dock and drive-in doors.



For leasing information:

Rob Ferree

p. 301-223-1090

e. rferree@dmbowman.com

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## TRAFFIC COUNTS

S Potomac St- 23,454 VPD

E Oak Ridge Dr- 9,497 VPD



## DEMOGRAPHICS

	2 miles	5 miles	10 Miles
Population	20,180	90,642	149,838
Avg. HH Income	\$64,531	\$72,792	\$80,723



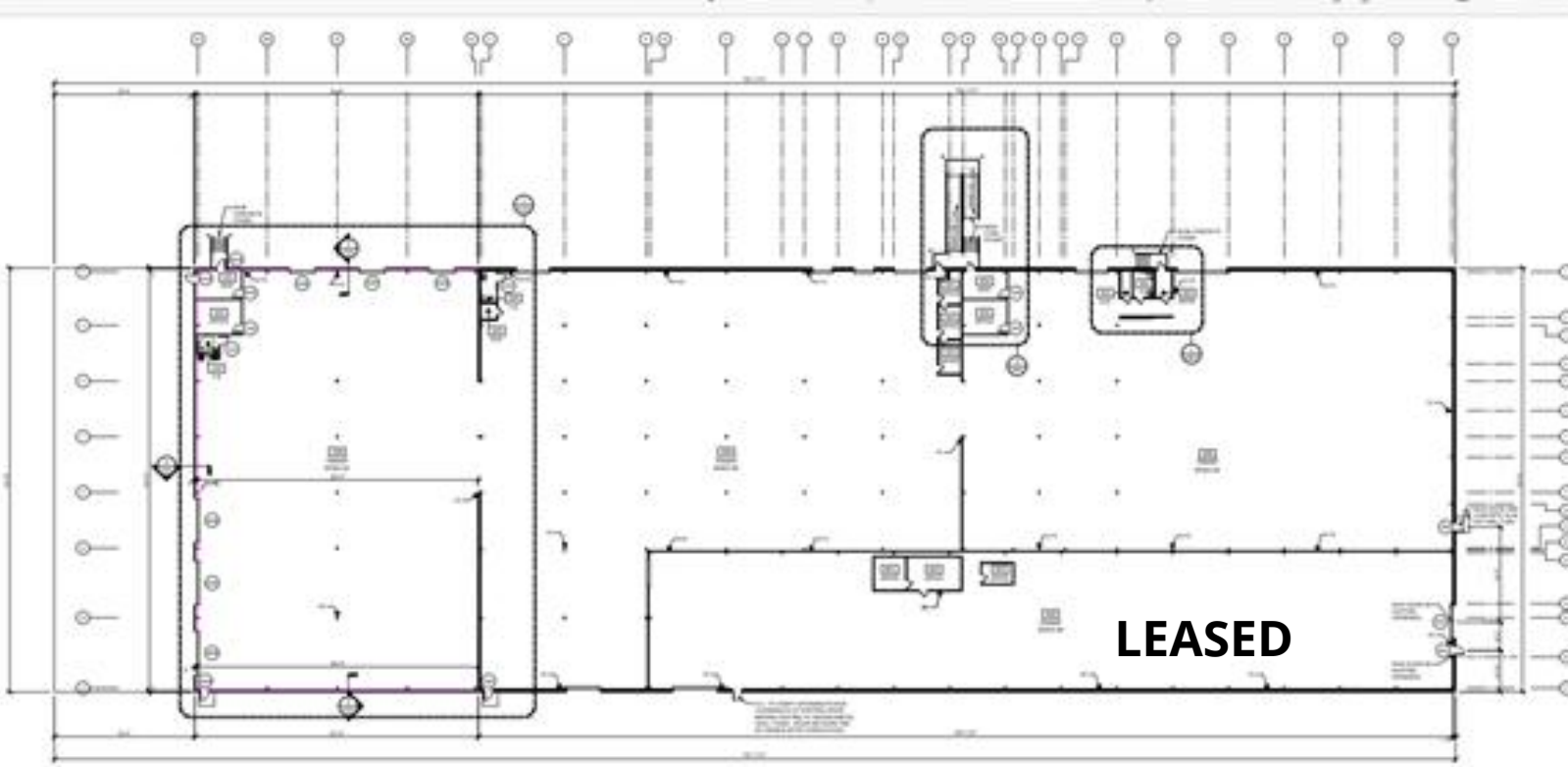
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## Site Layout



**OVERALL FLOOR PLAN**



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## Exterior

