

Warehouse *Hagerstown, MD*

Crayton Blvd. Hagerstown, MD 21740

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

333,300 SF available for lease



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 and 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

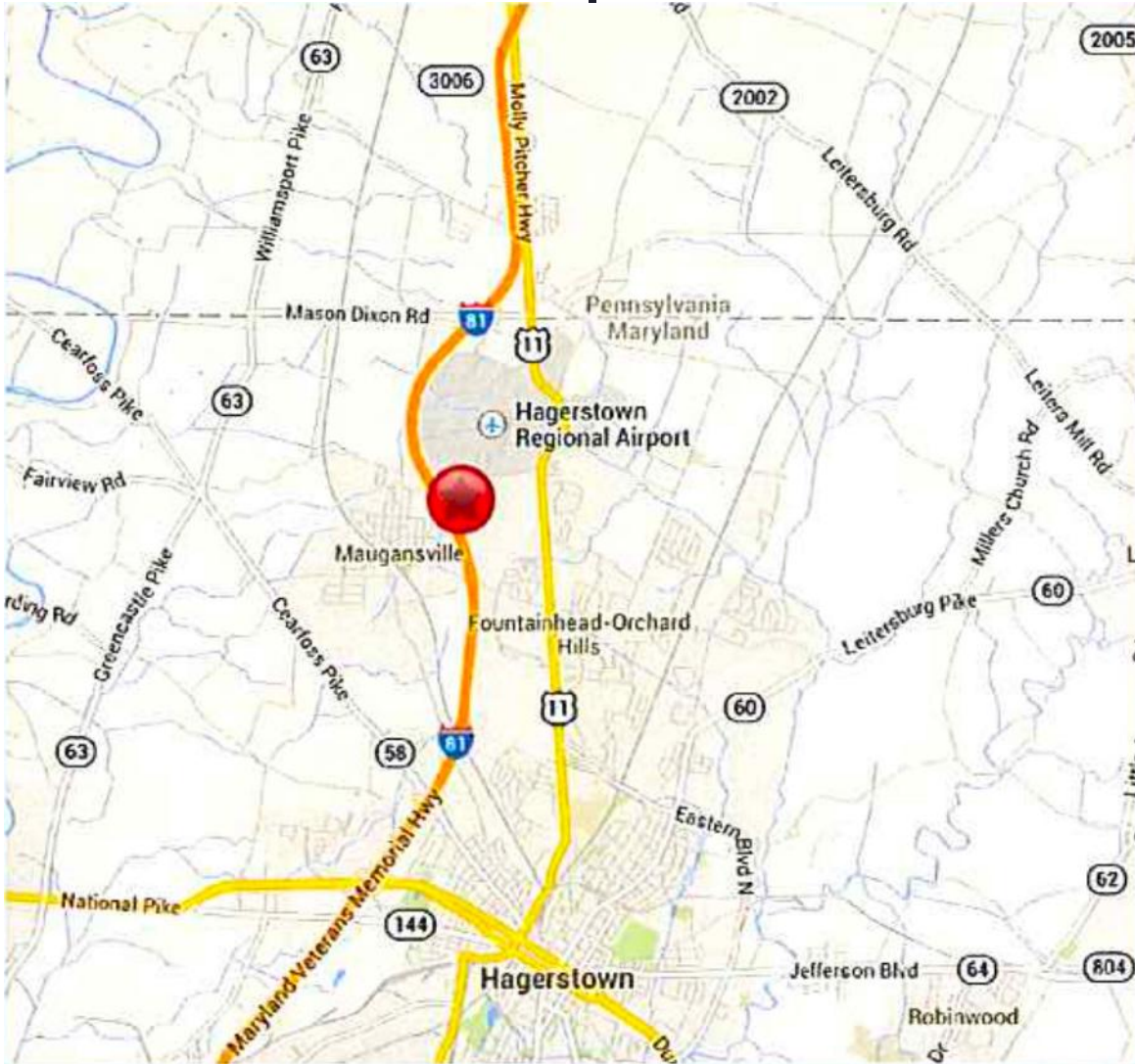
e. rferree@dmbowman.com

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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

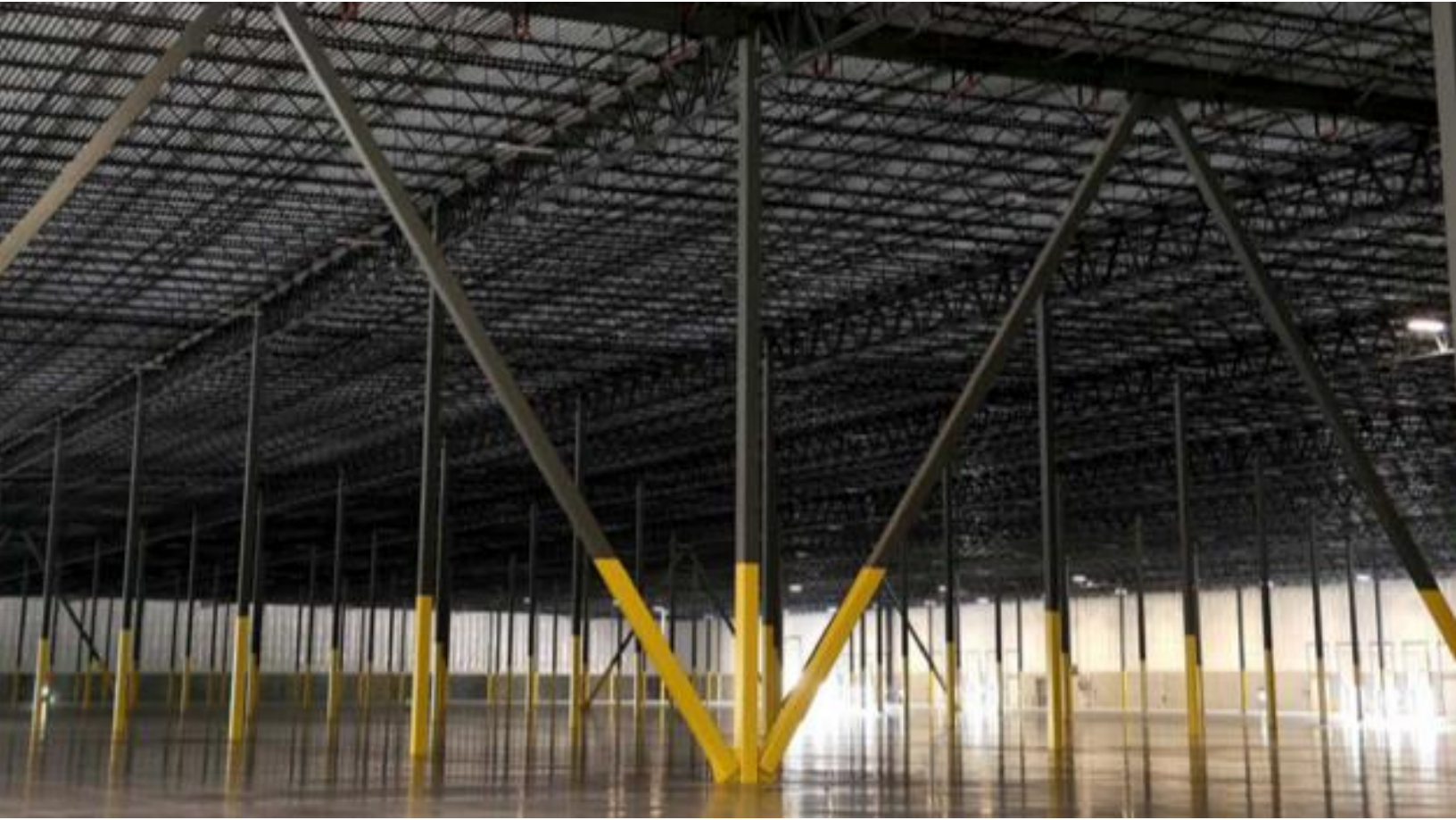


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SPECS

- 40' clear height ceilings
- 182 spaces for trailer parking
- 80 loading docks
- Extra trailer/car parking available



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