

PAD SITE *Hagerstown, MD*

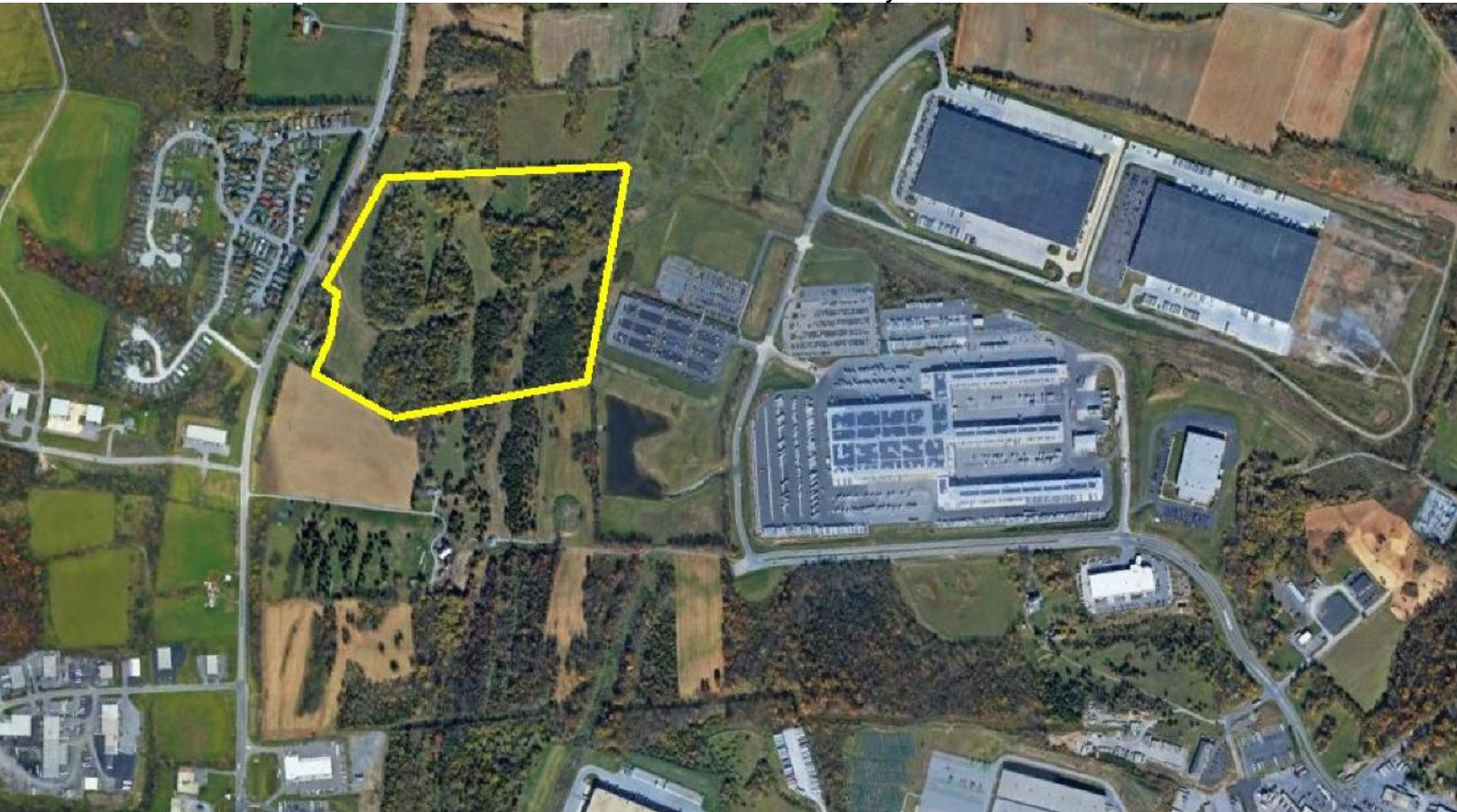
11943 Greencastle Pike, Hagerstown, MD

Cedar Springs - A 55 acre site with 405,000-480,00 SF Class A building site. Cedar Springs is part of the larger 175 acre Westgate industrial park.

Ground lease and build to suit opportunities available.

Available 13-16 months from commitment.

Site is fully entitled



HIGHLIGHTS

- Located 1 mile from Exit 24 on I-70 and 3 miles from the I-81/I-70 Interchange
- Located just west of the expanded Fed Ex Ground Regional Distribution Center and northeast of the new FedEx Freight Facility
- Direct access to Exit 5 on I-81 will be available by 2023 from Halfway Blvd. Extended
- 480,000 SF building site plan is 3-4 months from full approval
- Located in the State Enterprise Incentive Zone



For leasing information:

Rob Ferree

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CURRENT TRAFFIC COUNTS

I-81- 77,341 VPD

I-70- 40,701 VPD

Halfway Blvd- 7,800 VPD

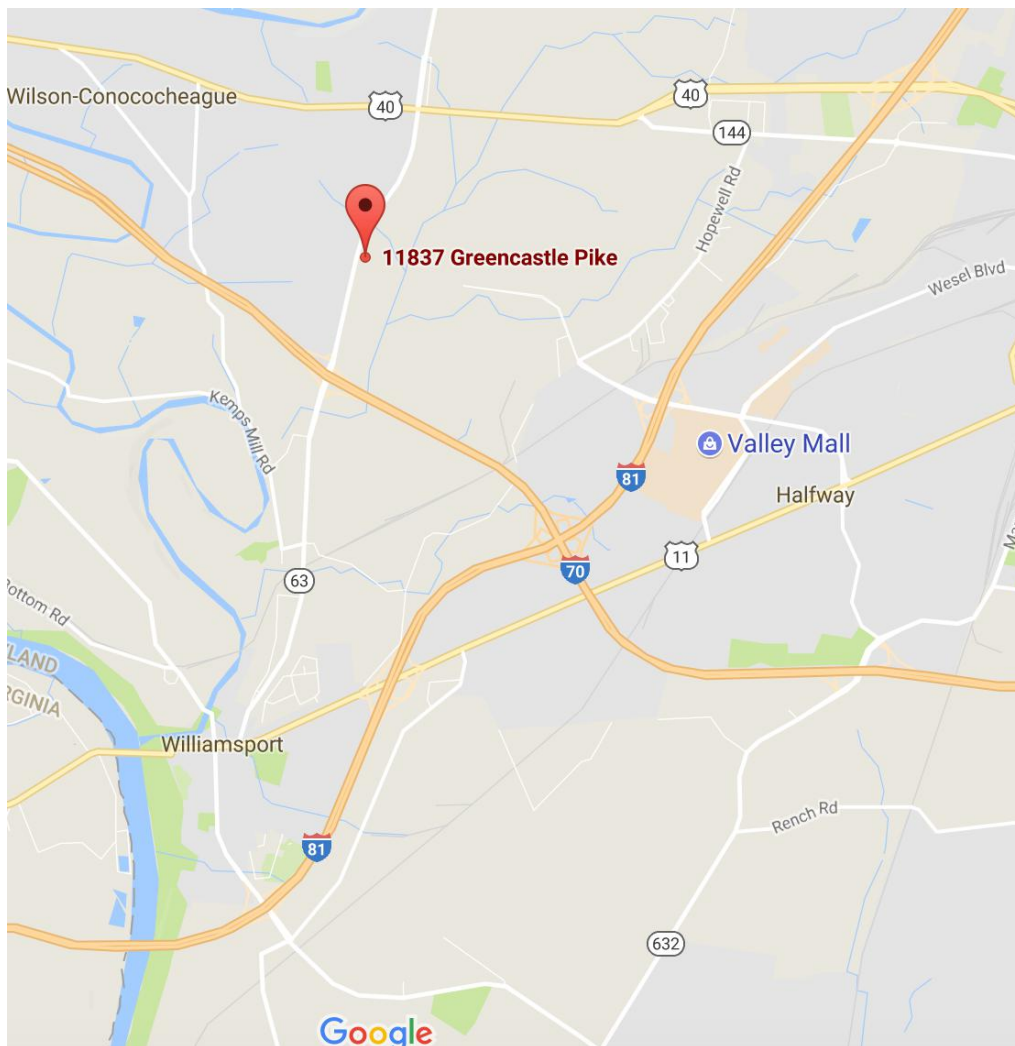
MD-63- 10,065 VPD

PROJECTED TRAFFIC COUNTS

upon completion of Halfway Blvd.

Halfway Blvd- 10,960 VPD

MD-63- 21,010 VPD



DEMOGRAPHICS

3 miles

5 miles

TRADE AREA

Population

18,488

63,123

261,486

Avg, HH Income

\$64,928

\$59,763

\$55,142



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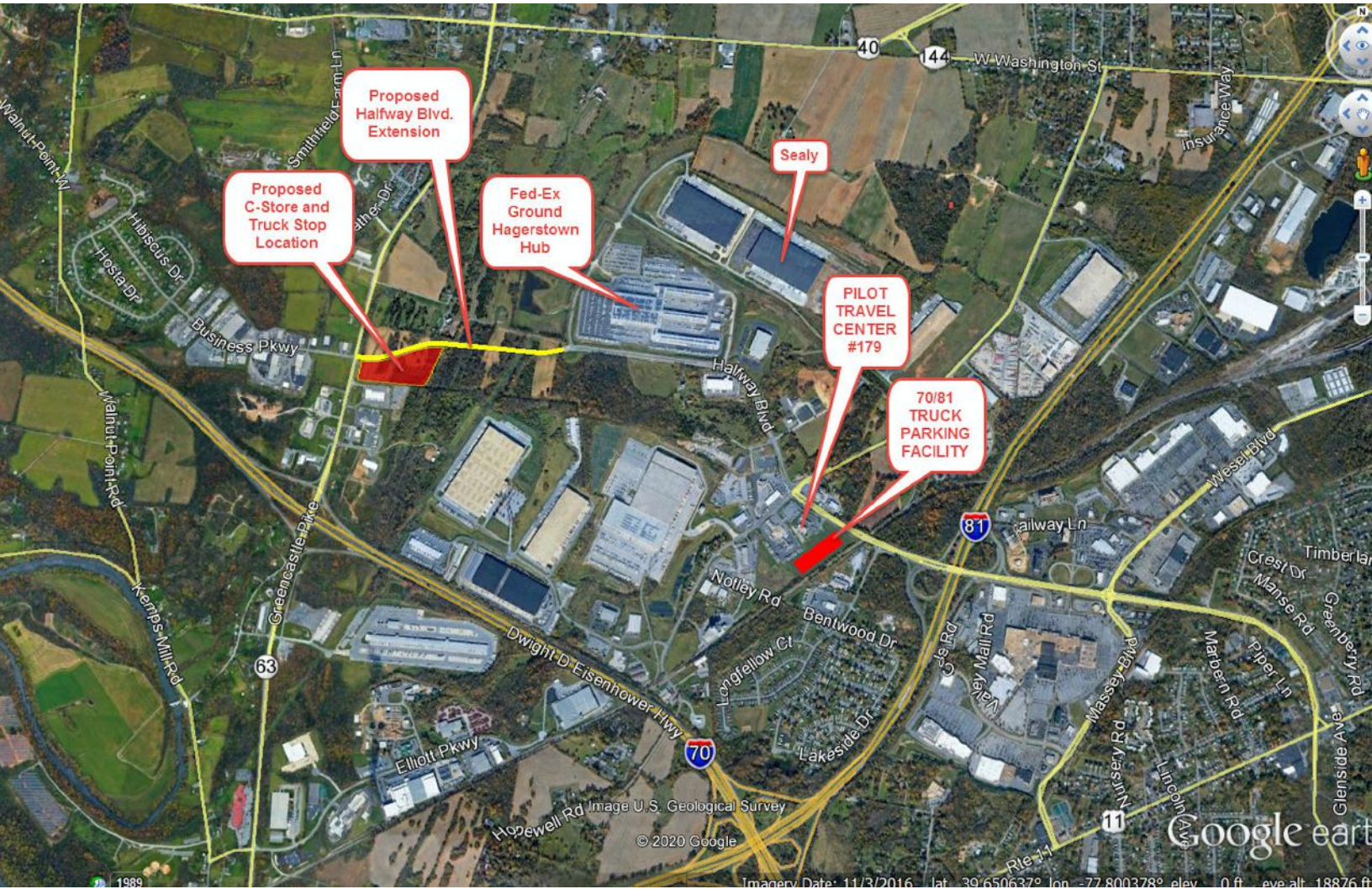
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The Hopewell Valley Industrial Park



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