

AVAILABLE NOW

WAREHOUSE FLEX SPACE FOR LEASE

HAGERSTOWN INDUSTRIAL PARK

920 ELDRIDGE DRIVE
HAGERSTOWN, MD 21740

Highly-accessible location just minutes from Route 40 (Dual Highway), I-70, and I-81.



7,500+
SQUARE FEET



14-FOOT
CEILINGS



FLEXIBLE
ZONING



COMPETITIVE
LEASE RATE



PROPERTY OVERVIEW

Ideal for warehouse, distribution, contractor, service, manufacturing, storage, and flex users, this affordable space offers excellent regional access for businesses looking to serve Hagerstown, MD as well as the greater tri-state area.

Availability	Immediate
Size	7,500 SF
Zoning	Flexible (TOWN)
Lease Term	1-Year Minimum
Lease Rate	Competitive

Nearby Tenants

- Antraquip Corporation
- Beaver Creek Storage
- Butler Medical Transport
- Hagerstown Fire Department (Battalion Offices)
- Lake Precision Machine
- The Master's Woodshop
- Monocacy Chimney Care
- R&L Sheet Metal Products, Inc.
- Tele-Plus Corporation



JUSTIN ANDERSON

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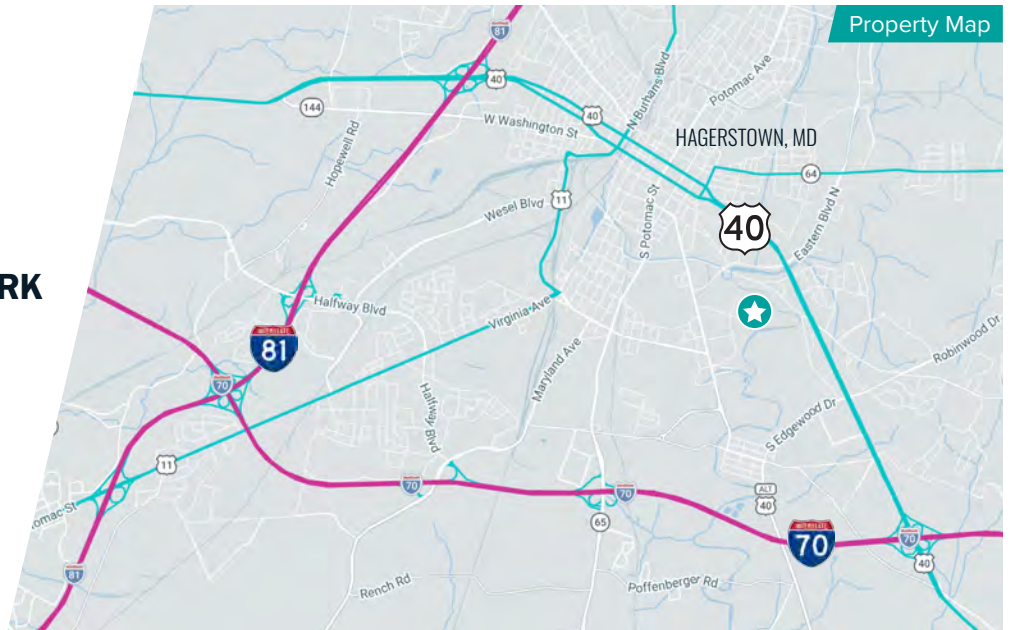
www.bowmandevelopment.com

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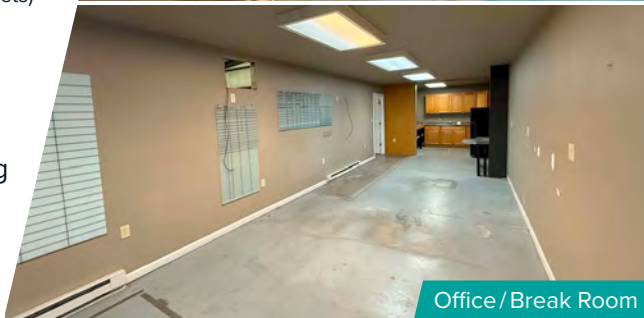
- ✓ **7,500 SF** Available Now
- ✓ Additional Mezzanine Storage (not included in SF)
- ✓ **14'** Clear Ceilings
- ✓ **1** Dock-Height Loading Door
- ✓ **2** Drive-In Doors
- ✓ **2** Propane Warehouse Heaters
- ✓ Ample On-Site Parking
- ✓ Break Room w/ Kitchenette (fridge, microwave, sink, cabinets)
- ✓ Office Space
- ✓ Restroom
- ✓ Flexible TOWN Zoning
- ✓ Competitive Rate



Mezzanine



Kitchenette



Office / Break Room



Bathroom

LOCATION ADVANTAGE

This highly-accessible warehouse/flex space offers excellent regional access for those businesses looking to serve Hagerstown, MD as well as the greater Tri-State area.



2 MILES
ROUTE 40
(DUAL HIGHWAY)



6 MILES
I-70/I-81
INTERCHANGE



8 MILES
HGR
AIRPORT



24 MILES
MARTINSBURG, WV



26 MILES
CHAMBERSBURG, PA



28 MILES
FREDERICK, MD



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