

Available  
For Lease

# Cross Dock Warehouse

## 55k SF - 309k SF

### 35' Clear

16522 Hunters Green Parkway, Hagerstown, MD



35' Clear Cross Dock



2800 AMPS



Abundant Trailer  
Parking



Close Proximity  
To Major Highways  
And Local Parcel Hubs



Strong Workforce

ELIGIBLE  
ALTERNATIVE  
FRAMEWORK  
FOREIGN  
TRADE ZONE  
(FTZ)

LISTING AGENT:



DEVELOPER/OWNER:



## JLL INDUSTRIAL

**BEN MEISELS**

+1 443 451 2614

ben.meisels@jll.com

**RYAN BURROWS**

+1 443 452 1514

ryan.burrows@jll.com

**JOHN DETTLEFF**

+1 703 485 8831

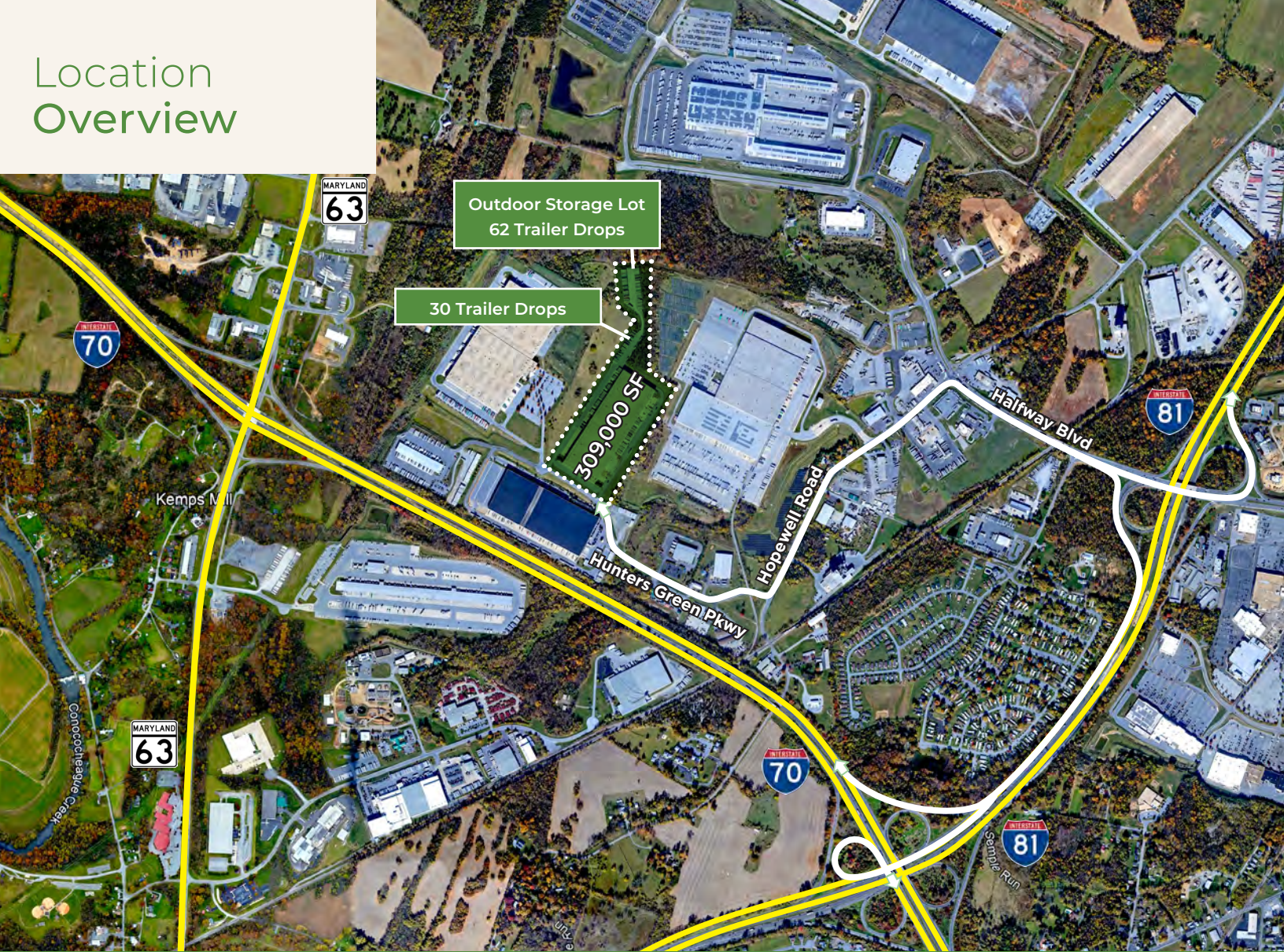
john.dettleff@jll.com

**MARIA RATZLAFF**

+1 717 791 2210

maria.ratzlaff@jll.com

# Location Overview



Outdoor Storage Lot  
62 Trailer Drops

30 Trailer Drops

309,000 SF

## Hagerstown - I-81 South Corridor



303,206  
TOTAL  
POPULATION



110,523  
TOTAL  
LABOR FORCE

### Distances      Miles    Mins

HIGHWAYS		
Interstate 81	2 Miles	5 Mins
Interstate 70	3 Miles	7 Mins
Route 11	3 Miles	9 Mins
Route 63	6 Miles	13 Mins
Route 66	11 Miles	15 Mins
Route 76	31 Miles	40 Mins

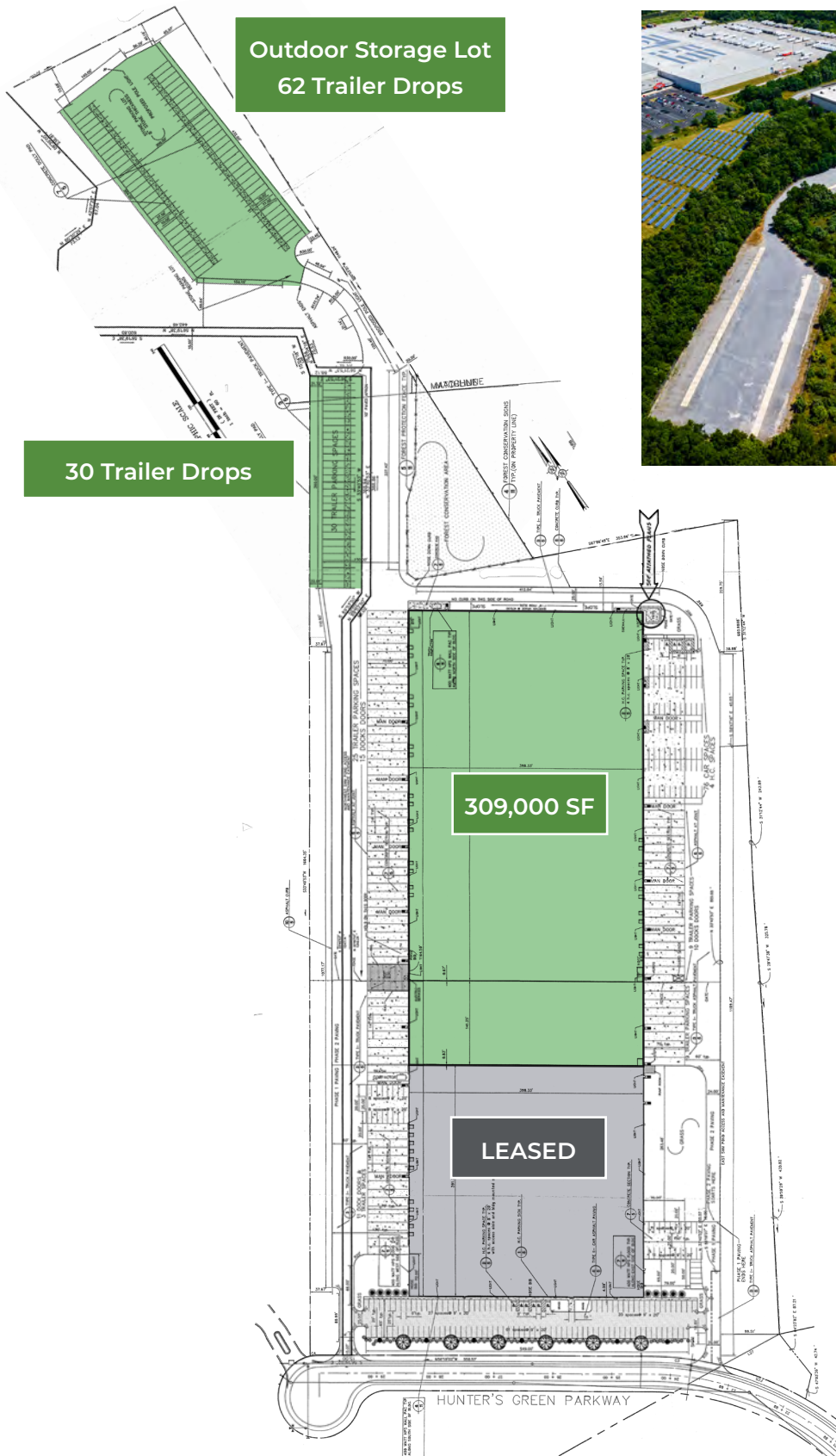
INTERMODAL & PARCEL FACILITIES		
FedEx Ground Hagerstown	3 Miles	8 Mins
NS Intermodal Greencastle, PA	15 Miles	19 Mins
CSX Intermodal Chambersburg, PA	25 Miles	35 Mins
Virginia Inland Port	56 Miles	61 Mins
Dulles International Airport	70 Miles	79 Mins
Washington, D.C.	78 Miles	86 Mins
Port of Baltimore	80 Miles	77 Mins
Baltimore/Washington Int'l Airport	81 Miles	80 Mins

# Site Plan & Specifications

## SITE SPECS

Acres	35
Building Size	465,800 SF
Building Construction	Concrete tilt-up Panels
Total Available Square Feet	309,000 including 6,551 square feet of office space
Warehouse Square Feet	301,752 SF
Ceiling Height	35' clear
Column Spacing	42' x 50'
Floor	7" thick 4,000 PSI concrete slab
Parking	Cars: 76 Trucks: 92
Sprinklers	ESFR
Roof Type/Age	White, 60 Mil TPO Roof System, replaced in 2023, 15 year warranty
# Truck Dock Doors Size	(48) – 9' x 10' (18) Potential knock out panels
Dock Equipment	48 fully equipped dock packages
# Drive-Ins Size	(2) – 14' x 16'
Lighting	LED 30 FC
Electric Capacity	2800 AMPS
Data	Verizon Fiber
Lot	Fenced w/ (2) Sliding gates, (1) guard shack

# Site Plan



Outdoor Storage Lot  
62 Trailer Drops

30 Trailer Drops

309,000 SF

LEASED

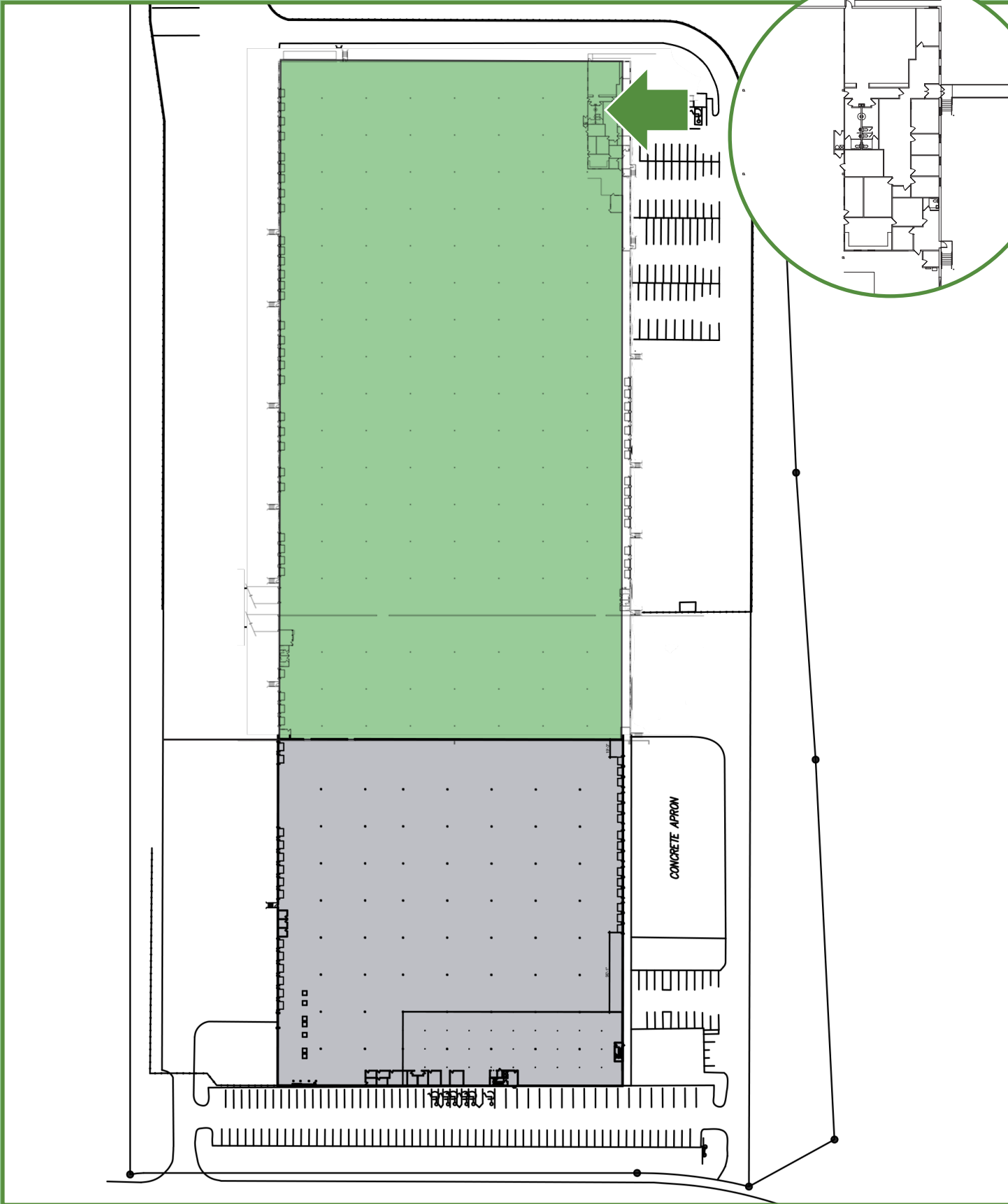
HUNTER'S GREEN PARKWAY



# Site Aerial



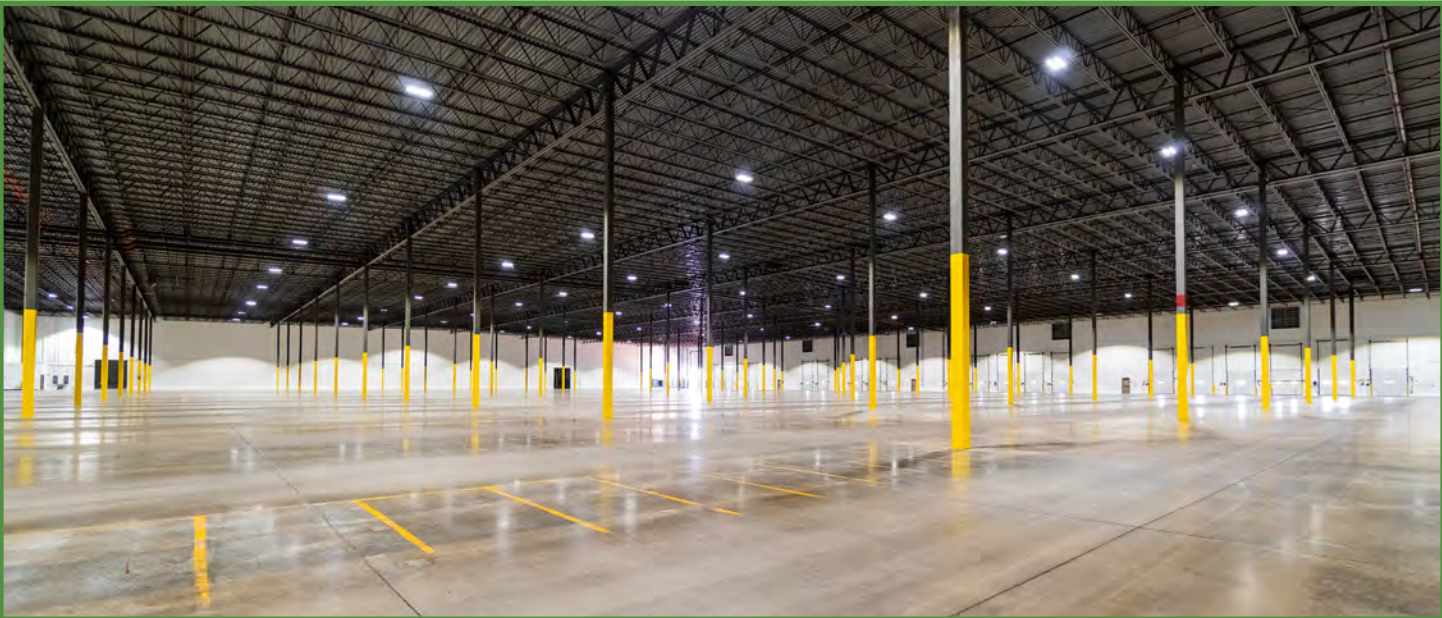
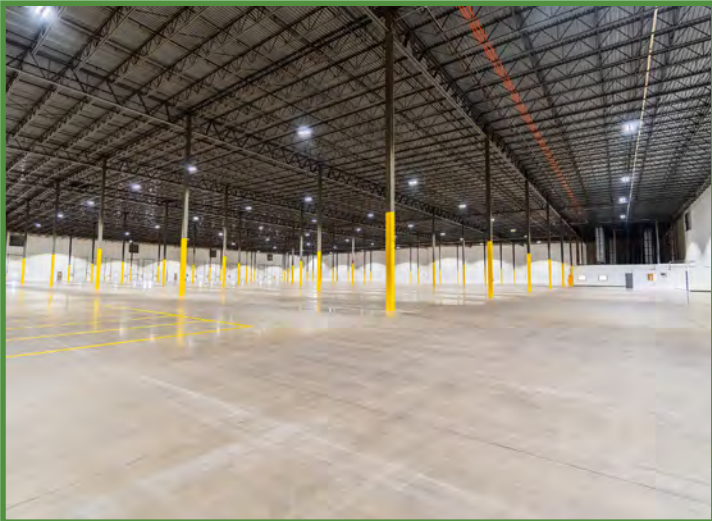
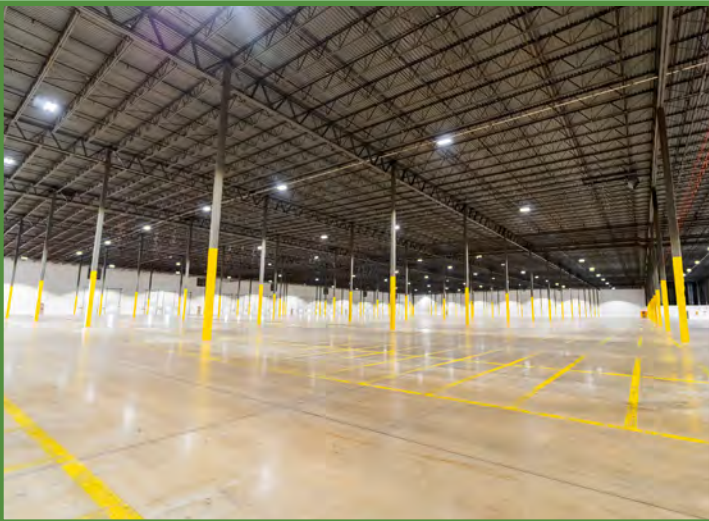
# Floor Plan & Office

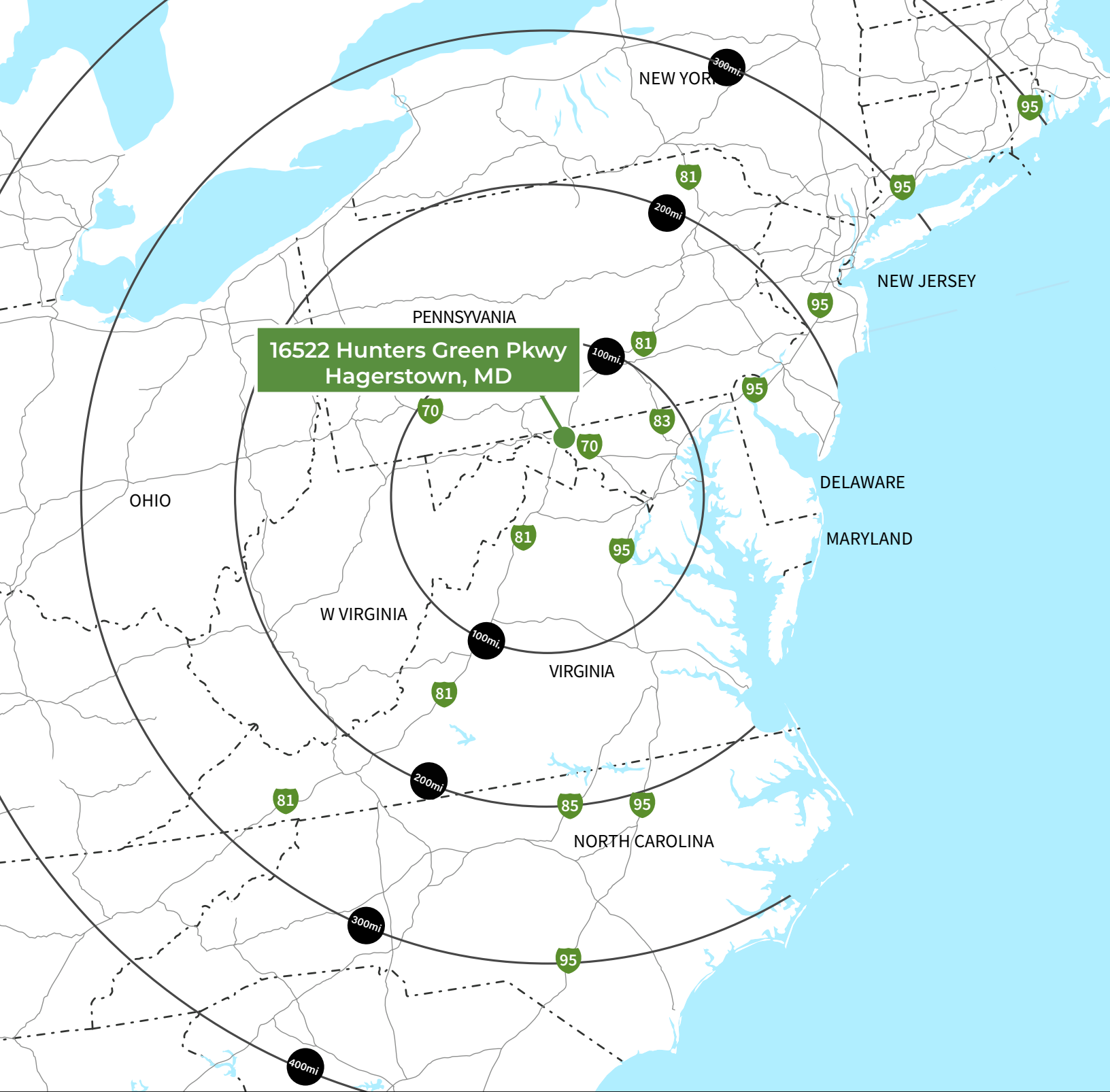


# Warehouse & Office Space



# Warehouse & Office Space





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Hagerstown, MD**

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+1 443 451 2614  
ben.meisels@jll.com

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maria.ratzlaff@jll.com

**DEVELOPER/OWNER:**



Jones Lang LaSalle | 1800 Tysons Blvd, Suite 400, McLean, VA | +1 703 485 8800

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