

FOR LEASE



857 Willow Circle | Hagerstown | MD



BERKSHIRE HATHAWAY | HOMESALE
HOMESERVICES | REALTY

COMMERCIAL DIVISION



Taylor Bowen, CCIM
Associate Broker

301-745-1620 office
301-346-3664 cell
taylor@bowencommercial.com
BowenCommercial.com

The building offers a unique combination of scale and flexibility, accommodating users from approximately 15,000 square feet up to the full 283,450 square feet. The facility is comprised of multiple interconnected components, including approximately 134,000 square feet of manufacturing space, 103,000 square feet of distribution space across two levels (including approximately 37,000 and 66,000 square foot sections), a 25,000 square foot receiving area, and an additional outbuilding exceeding 15,000 square feet. This configuration allows for a variety of occupancy scenarios, from full-building users to more tailored space solutions depending on operational requirements.

From a functional standpoint, the building is equipped to support a range of industrial uses, with multiple dock doors positioned throughout the facility to accommodate loading and distribution needs. The property is also fully wet sprinklered, providing an added level of safety and compliance for industrial operations.

The property is being offered at \$6.00 per square foot on a triple net (NNN) basis, with tenants responsible for utilities in addition to base rent. This pricing is aggressive within the current market for second-generation industrial product of similar size and functionality and reflects a balanced approach to value and usability.

The building provides a combination of distribution and manufacturing capabilities, allowing it to accommodate users with varying operational requirements. The distribution and receiving areas offer cleaner, more traditional industrial space, while the manufacturing components provide infrastructure suited for more specialized uses. Space configurations will be evaluated on a case-by-case basis to ensure alignment with tenant requirements and overall building functionality.

This is not intended to solicit property that is currently listed. A member of the franchise system of BHH Affiliates, LLC.



