



LIGHT BUSINESS PARK HAGERSTOWN, MD

SALE/LEASE/BUILD TO SUIT,
2,400 TO 18,100SF

SELECTION OF PERMITTED USES:

- * Medical Practices & Diagnostic Laboratories
- * Research & Development / Laboratories
- * Offices, Business & Professional

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EXECUTIVE SUMMARY

Hyatt Commercial Real Estate is pleased to present Light Business Park, 9.97 acres of rough graded, pad ready commercial land located in Hagerstown, MD. The 2024 completed bridge and scenic road extension on Professional Court makes this site ideal for Medical, Bio-Tech and Life Science development. The property is minutes from Meritus Medical Center, the School of Osteopathic Medicine, Robinwood Medical and the Hagerstown Community College Campus.

The Seller is willing to entertain a Fee Simple Sale or Build to Suit. Development can begin in as quickly as 90 days. The permit and approval process in Hagerstown is currently 3 months and much of the upfront work is complete including the SWM quantity required for the lots, resulting in greater developable potential. Also, the land has access to natural gas and the storm drain system is already stubbed to the site.

All utilities are stubbed in nine areas in anticipation that there could be up to 9 separately developable lots. The curbs are in place and there is the ability to blacktop from property line to property line should the land be sub-divided. There are no APFO fees (Adequate Public Facilities Ordinance) associated with the purchase and development of the property. With much of the infrastructure in place there are a multitude of development opportunities. The development is part of an association whose purpose is to provide global stormwater management.



PROPERTY DETAILS

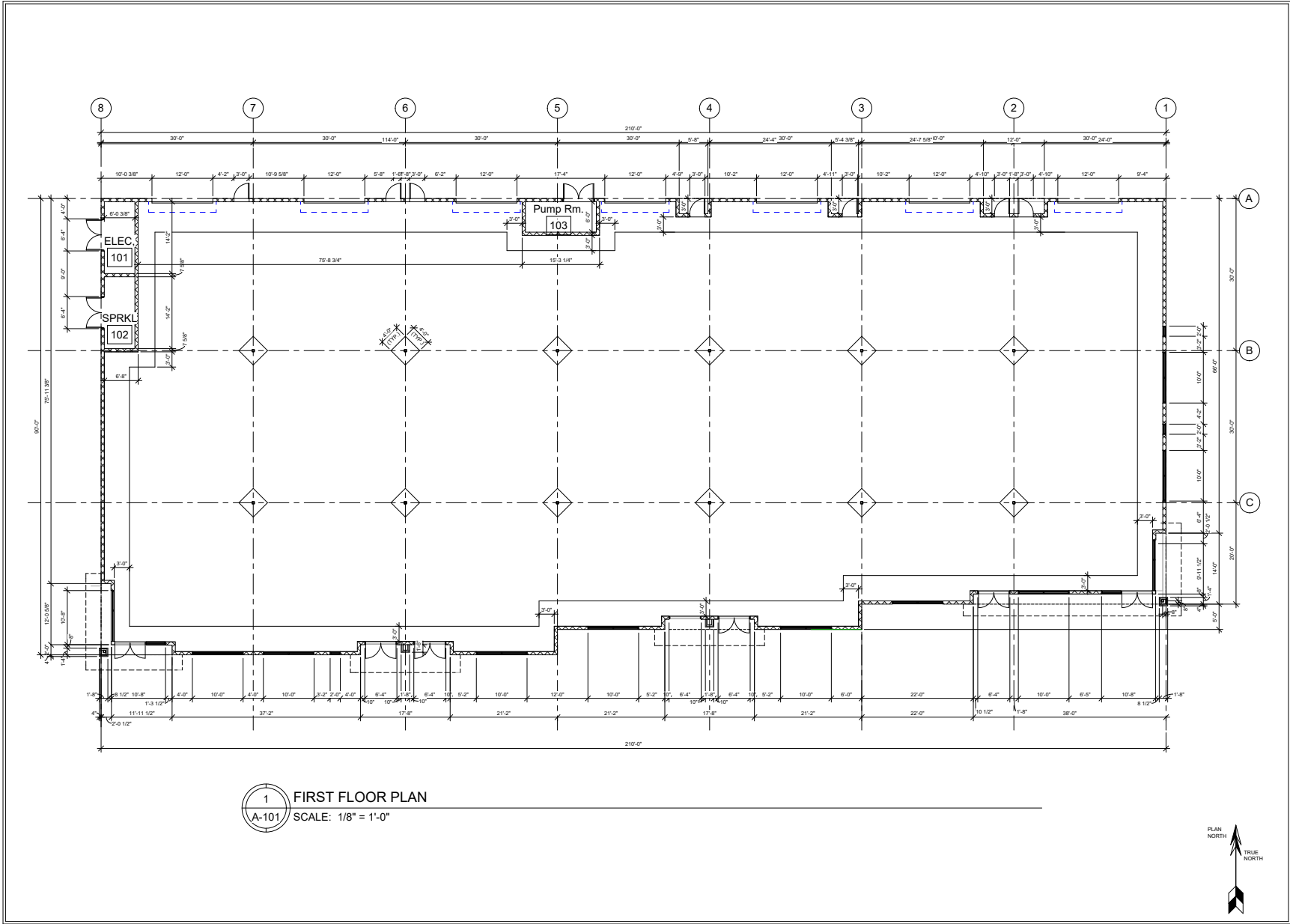
Address:	North side of Imperial Drive & East side of Dynasty Drive
Tax Map:	Washington County Tax Map 50, Parcel 290
Land Size:	0.9 - 9.97 Acres +/-
Tax Parcel:	District No. 25, Map 308, Parcel 266
Zoning:	POM Professional Office-Mixed
Utilities:	Public Water and Sewer, Natural Gas already stubbed, Electric, Internet

Property Taxes

City:	\$0.823 per \$100 of Assessed Value
County:	\$0.948 per \$100 of Assessed Value
Total:	\$1.771 per \$100 of Assessed Value



BUILDING 1 PLAN



WADE
ARCHITECTURE
HAGERSTOWN, MD. 20635-4558

FLEX OFFICE BUILDING 1
HAGERSTOWN, MD.
FIRST FLOOR PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER:	Project Number:
FILE NAME:	
DRAWN BY:	
DATE:	07/05/2007 7:28:41 AM
SHEET NO.	

A-101

SITE RENDERINGS

BUILDING 1



PAVILION



MEDICAL PROVIDERS IN LIGHT BUSINESS PARK



Trilogy Professional Center 1
1165 Imperial Drive



Capitol Vein & Laser Centers



CAPITAL WOMEN'S CARE®
"Working Together for Women's Health"



Sponsored by
The Sisters of Mercy



1145 Omega Drive



1150 Omega Drive



Trilogy Professional Center 2
1185 Imperial Drive



Future Home



Antietam Oncology &
Hematology Group



KIWANIS PARK

1161 Omega Drive



ANTIETAM PEDIATRIC
& ADOLESCENT CARE



EASTERN BLVD

PROFESSIONAL BLVD

MEDICAL MAP



RETAILER MAP

Café del Sol
verizon

AMES SHOPPING CENTER

ALDI
Krispy Kreme DOUGHNUTS
Auto Zone
LIDL

LOUISIANA KITCHEN
POPEYES
DUNKIN' DONUTS
LeD's Pizza
Jersey Mike's SUBS

HAGERSTOWN COMMONS

TEXAS ROADHOUSE
Bob Evans DOWN ON THE FARM®
CHIPOTLE MEXICAN GRILL
MARTIN'S
HAIR CUTTERY

SLOAN school of MUSIC
Little Alex's
Saffron BAKERY
ATOMIC WINGS

CENTRE OF ANTIETAM CREEK

Quiznos
weis
heartypet
T Mobile
DOLLAR TREE

SHEETZ
Middletown Valley Bank
A Community Heritage Financial, Inc. Company

NISSAN
TOYOTA
Fairfield BY MARRIOTT

SUBJECT



BRIDGE

FUTURE TECH PARK

Hagerstown Community College
5-min drive

Hospital

Meritus School of Osteopathic Medicine & Robinwood Medical Campus
5-min drive

Denny's
Checkers
Hampton Inn
PNC
SONIC
AT&T

TRAFFIC COUNTS

RT 40/Dual Highway	36,172 AADT
Interstate 70	63,711 AADT
Eastern Blvd	21,442 AADT

HONDA
VW
KIA
SUBARU

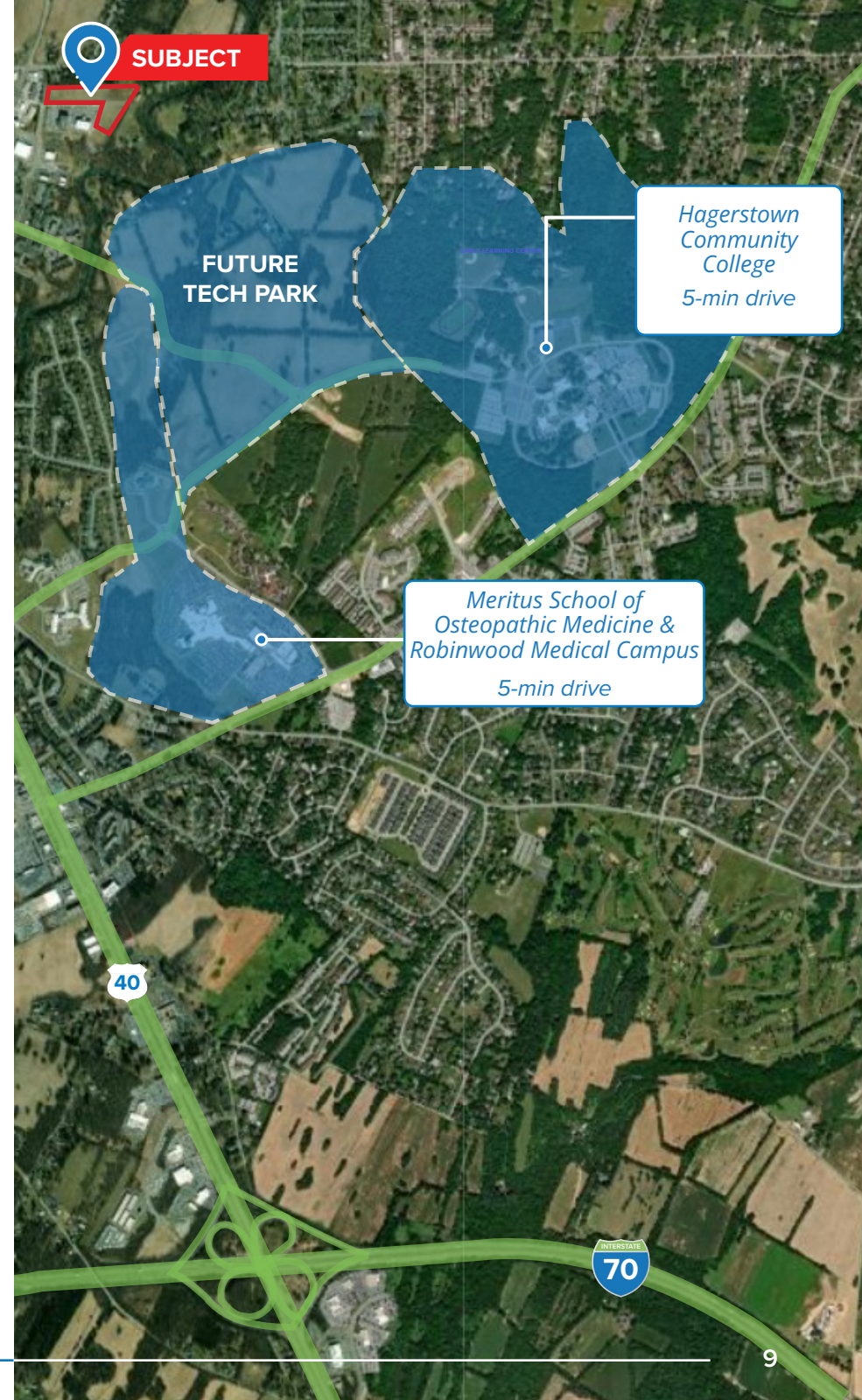
DEVELOPMENT OVERVIEW

The Property is part of Light Business Park, a 27-acre commercial property with tenants that include Capital Women's Care, Anne Arundel Dermatology, Maryland Perinatal Associates, Bright Eyes Childcare, Pediatric Dental Center and more. The site offers a superb chance to integrate with the current tenant mix and established patient population.

The access to a new road that extends over the Antietam Creek: A beautiful 305 foot long 3-span bridge now connects with Yale Drive and ultimately Robinwood Drive. This important road improvement relieves traffic from the congested Eastern Boulevard, and provides quick access to Meritus & Robinwood.

Rt 40, Jefferson Boulevard and Robinwood Drive: A 10' wide shared use bike /running lane extends from the bridge to Yale Drive and Hagerstown Community College. The new road is projected to carry 11,000 cars daily.

One of the key features of the property is the park like setting. The global storm water management is designed to resemble a lake environment and is adjacent to Kiwanis Park, which provides community access to Antietam Creek. Features of the park include the historic Saylor House crafted using local stone, a pavilion overlooking the Antietam Creek, a monarch butterfly station, walking trails with scenic views, a bird watching area and boardwalks. The park also includes a boat ramp for kayaking and canoe launching. This unique feature gives visitors, patients, and employees within the property the opportunity to exercise enjoy the outdoors during a lunch break or a wait between appointments.



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