

19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

FOR SALE OR LEASE

287,300 SF on 20 Acres Divisible

PURCHASE - \$78 PSF
LEASE - \$4.95 NNN YR1

ELIGIBLE
ALTERNATIVE
FRAMEWORK
FOREIGN
TRADE ZONE
(FTZ 255)



JLL INDUSTRIAL

BEN MEISELS

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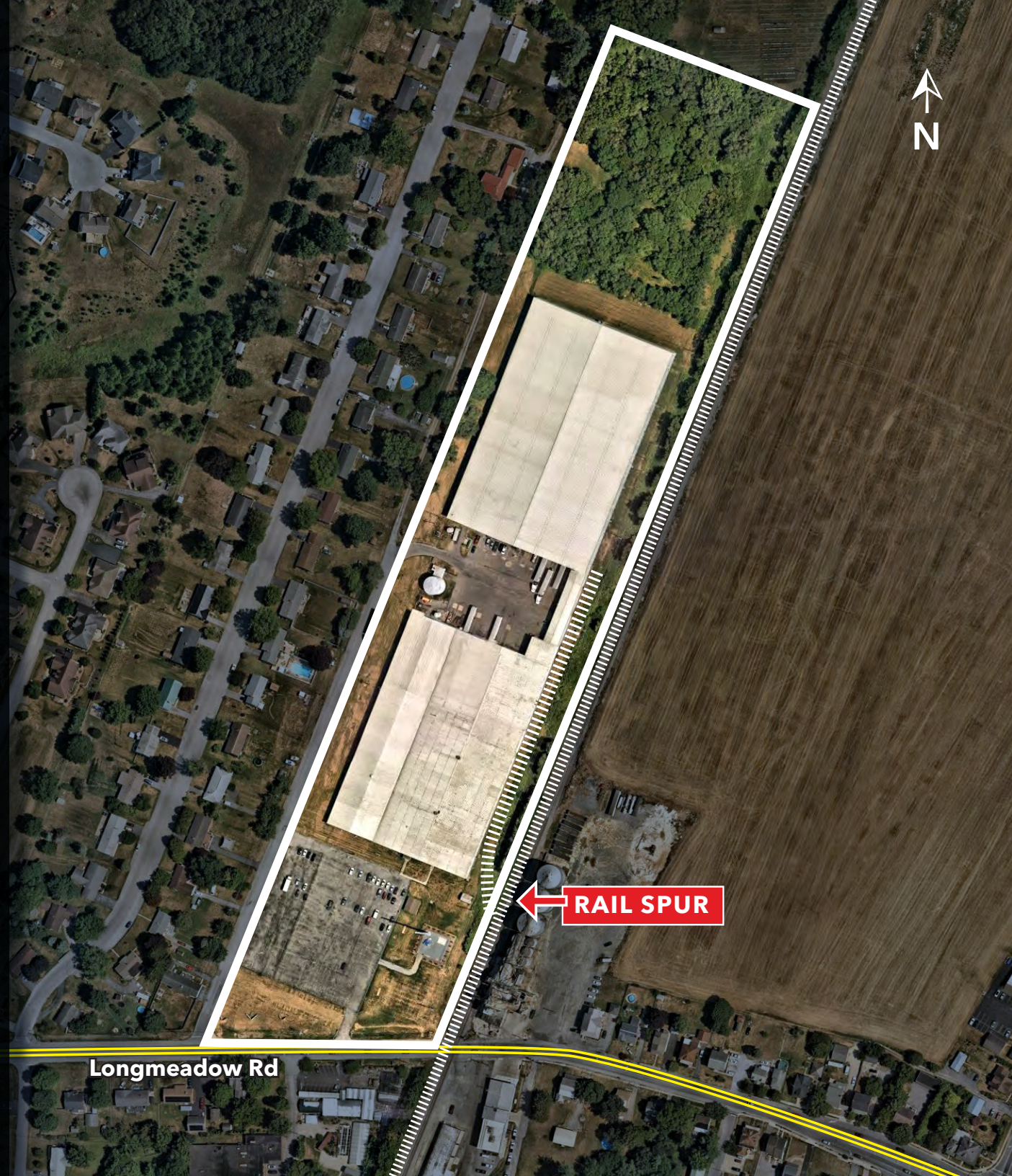
RYAN BURROWS

443 342 1514

ryan.burrows@jll.com

PROPERTY HIGHLIGHTS

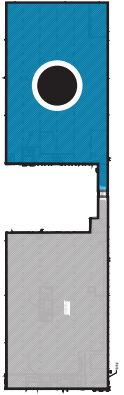
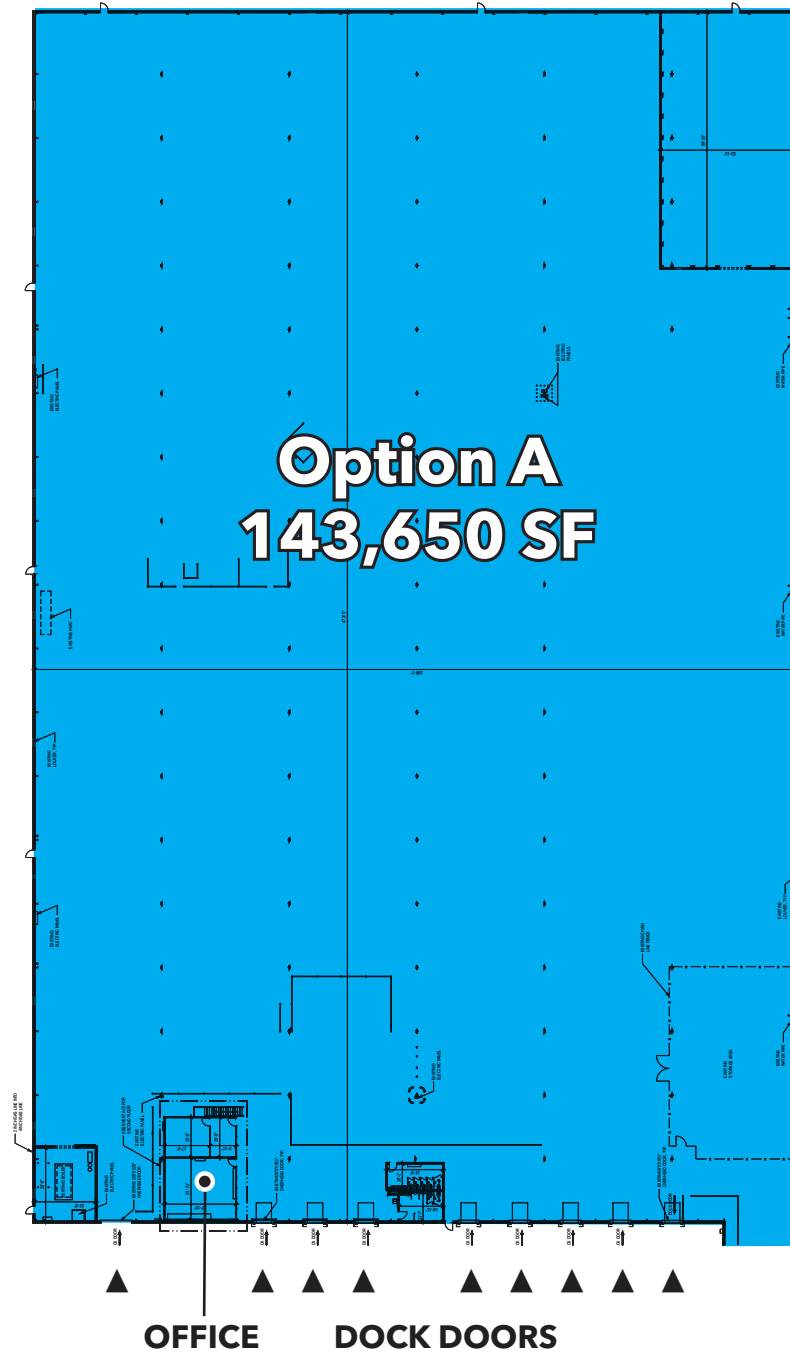
- For Sale or Lease
- 287,300 SF on 20 Acres
- Divisible
- Immediate Availability
- Rail served (CSX)
- Clear Height:
 - * North Side: 25' - 37'
 - * South Side: 18' - 24'
- Dock and Drive-in Loading:
 - * North Side: 8 dock doors, 1 drive-in
 - * South Side: 10 dock doors, 1 drive-in
- Former Warehouse Certification:
 - * GMP with UL Lab
 - * SFI, FSC and PEFC with Intertek
 - * ISO 14001, Enviromental, as a dependent of Sanford Mill certificated
- Wet Sprinkler
- Heavy Power
- LED Lighting on motion sensors
- IG Zoning
- 1.75 Acres of IOS/Parking
- Easy access to I-81



Longmeadow Rd

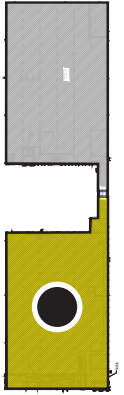
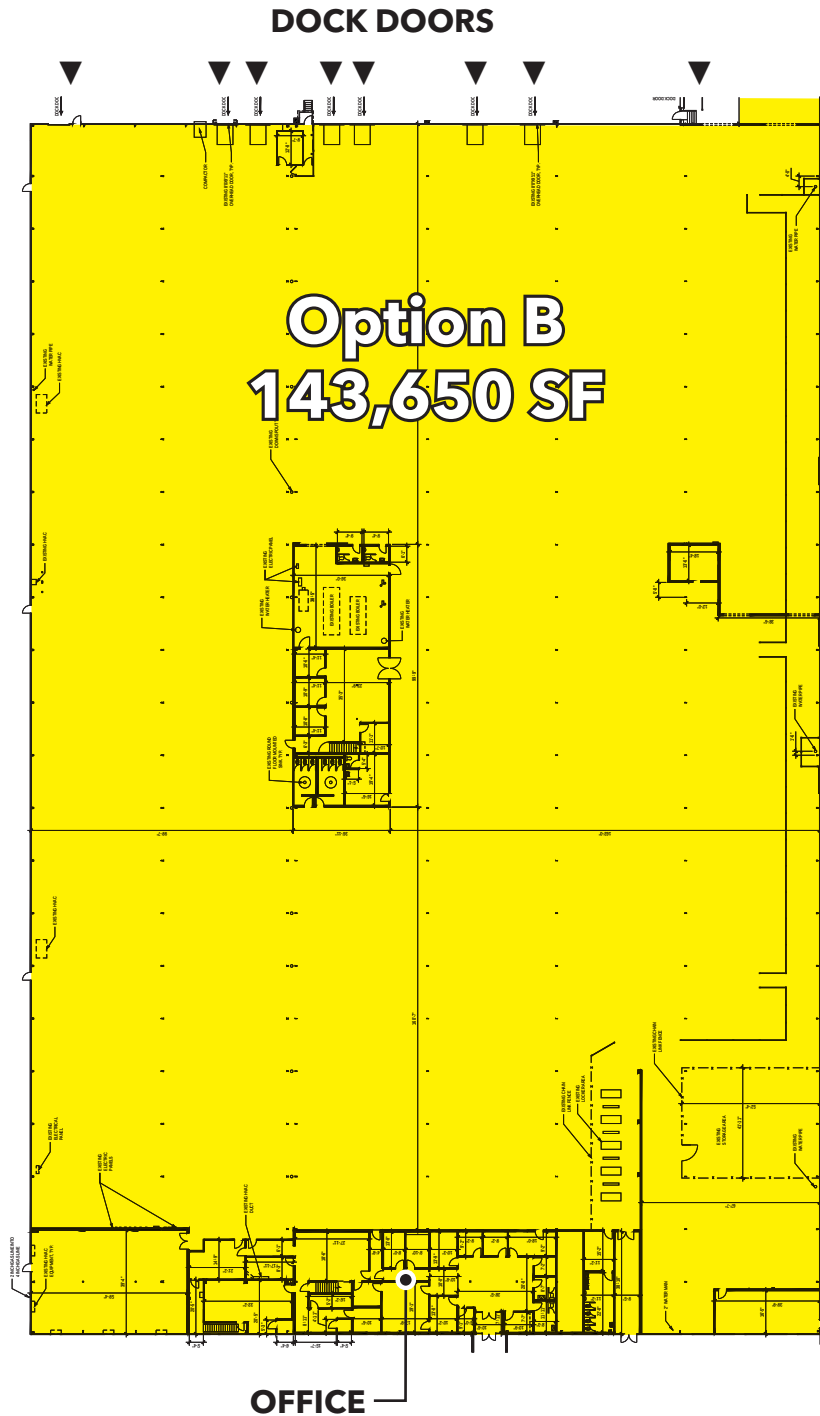
DEMISING OPTION A

- 143,650 SF
- Rail served (CSX)
- Clear Height:
 - * North Side: 25' - 37'
- Dock and Drive-in Loading:
 - * North Side: 8 dock doors, 1 drive-in



DEMISING OPTION B

- 143,650 SF
- 1.75 Acres of IOS/Parking
- Rail served (CSX)
- Clear Height:
 - * South Side: 18' - 24'
- Dock and Drive-in Loading:
 - * South Side: 7 dock doors, 1 drive-in



LOCATION

19224 Longmeadow Rd, Hagerstown, MD 21742



HGR HAGERSTOWN
REGIONAL AIRPORT
Washington County, MD

Showalter Rd

81

Maugans Ave

81

Longmeadow Rd

[..CSX..]

19224

RAIL SPUR

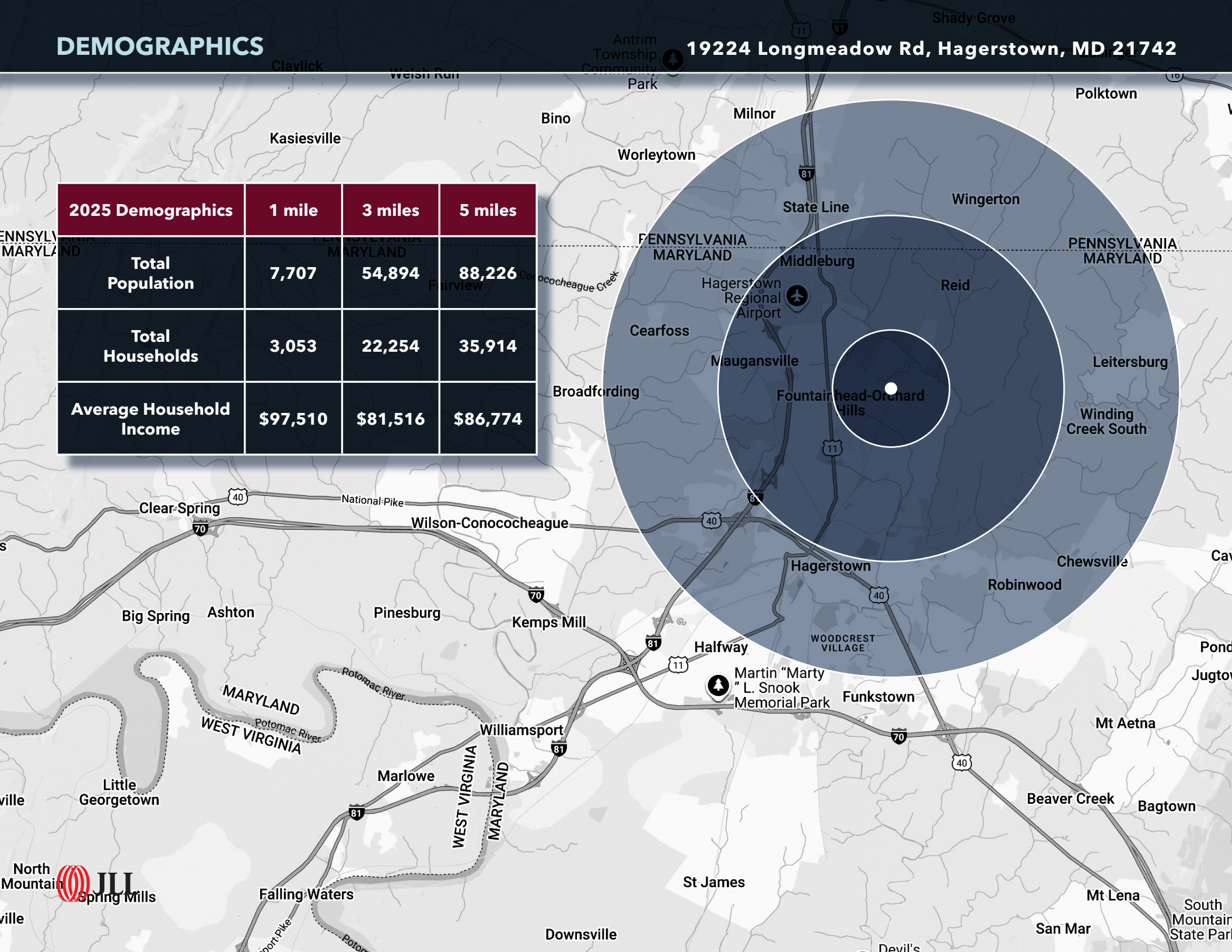
JLL

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DEMOGRAPHICS

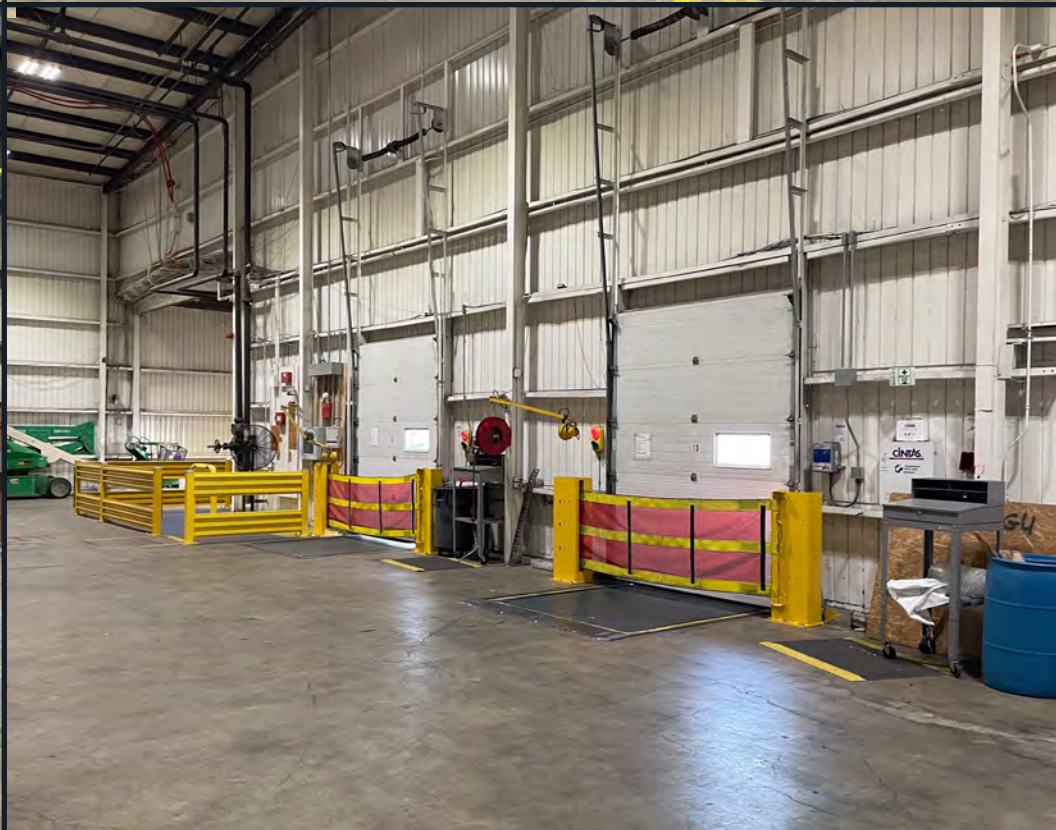
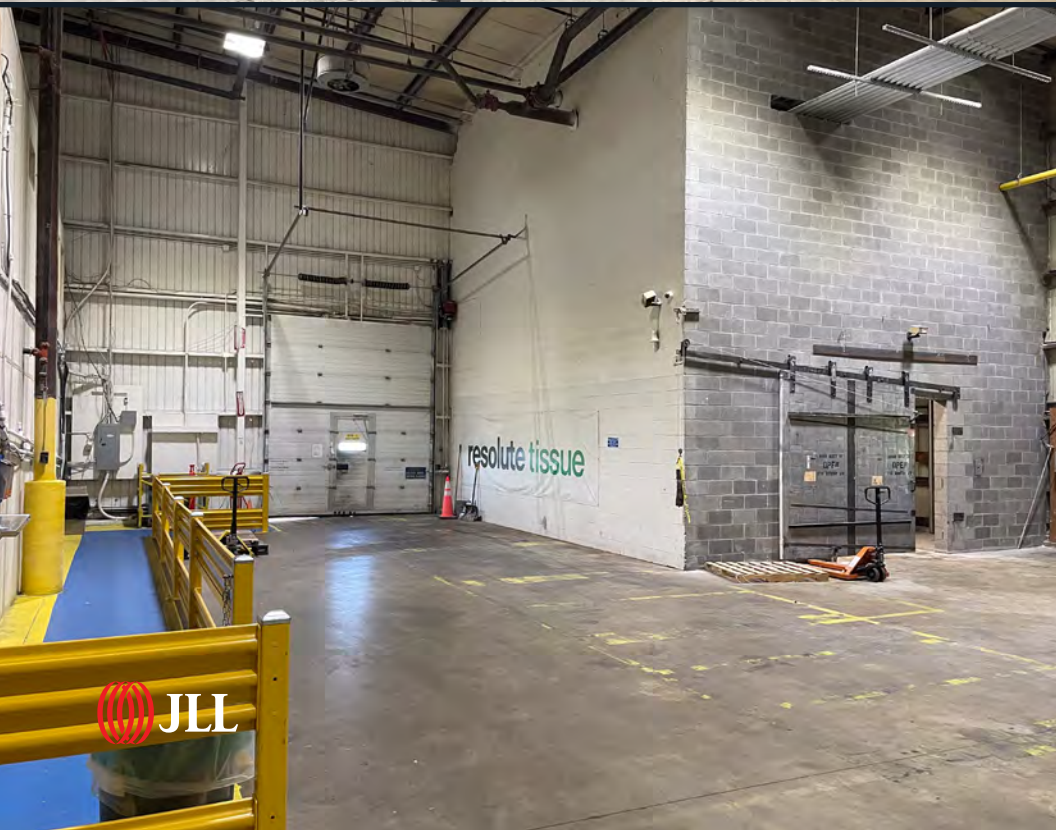
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2025 Demographics	1 mile	3 miles	5 miles
Total Population	7,707	54,894	88,226
Total Households	3,053	22,254	35,914
Average Household Income	\$97,510	\$81,516	\$86,774











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**FOR MORE INFORMATION,
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