

GATEWAY 81

LOGISTICS CENTER

GATEWAY81.COM



12001 HOPEWELL ROAD, HAGERSTOWN, MD

FLEXIBLE, BUILD-TO-SUIT OPPORTUNITY

ON +/-30 USABLE ACRES BY AWARD-WINNING DEVELOPER



FLEXIBLE, BUILD-TO-SUIT SIZE

Will consider 80,000 - 208,000 SF of Warehouse

SPECIAL USES

Will consider Cold Storage, Outside Storage, At-Grade Loading, R+D Space

CREATIVE DEAL STRUCTURES

Will consider Forward Sale, Land Lease, Lease with Purchase Option

FOR LEASE OR SALE

Colliers

GATEWAY 81

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30

TOTAL
USABLE
ACRES

40'

CLEAR
HEIGHT

40

DOCK
DOORS

142

TRAILER
DROPS

SITE READY TO BUILD

- Approvals in place for 208,000 SF of Warehouse
- Owner will consider modifying the footprint and use



SIGNAGE ALONG I-81

Over 30 acres adjacent to I-81

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approved plan SPECIFICATIONS

SQUARE FOOTAGE	208,000 SF
BUILDING DIMENSIONS	800' X 260'
CEILING HEIGHT	40' CLEAR
COLUMN SPACING	53'W X 50'D
DOCKS	40 (48' HIGH) (5,200 SF per dock)
SPEED BAY SIZE	60'
TRAILER PARKING	142 (0.68 spaces per 1,000 SF)
CAR PARKING	152 (0.73 spaces per 1,000 SF)
SPRINKLERS	ESFR
POWER	AMPLE TO SUIT

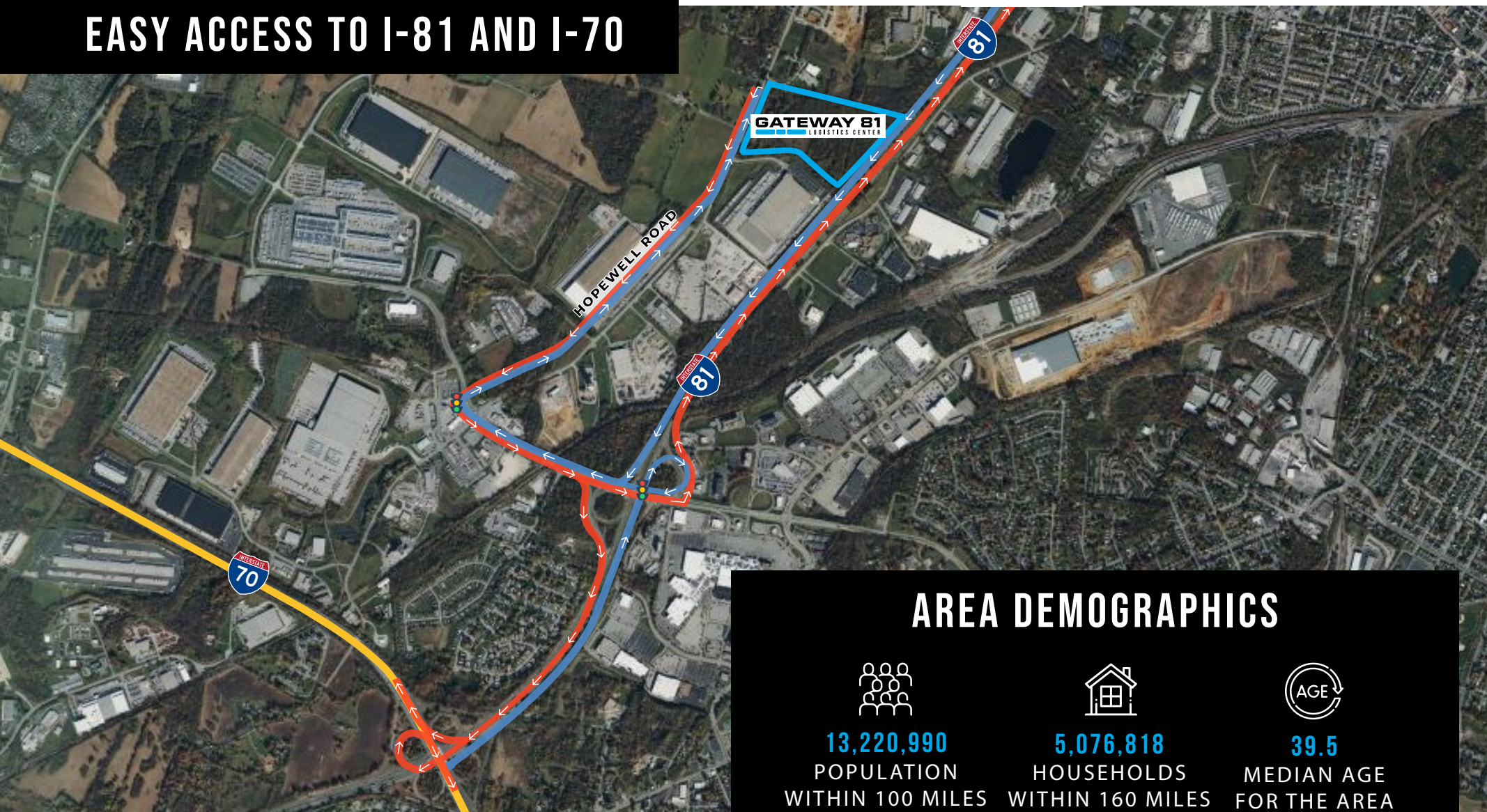
BUILD-TO-SUIT SITE PLAN



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EASY ACCESS TO I-81 AND I-70



AREA DEMOGRAPHICS



13,220,990
POPULATION
WITHIN 100 MILES



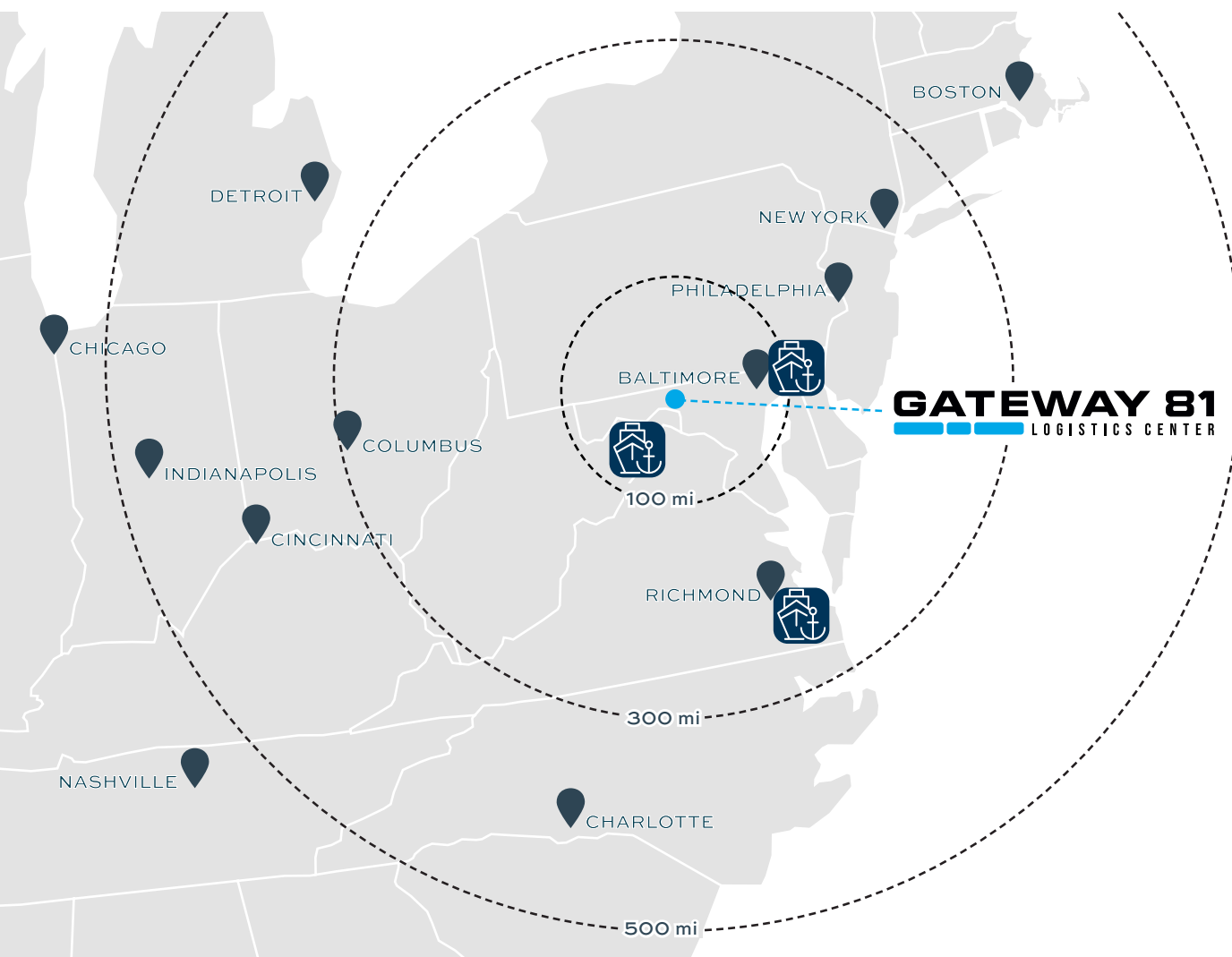
5,076,818
HOUSEHOLDS
WITHIN 160 MILES



39.5
MEDIAN AGE
FOR THE AREA

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2 miles
to Interstate 81

3 miles
to Interstate 70

SUPERIOR ACCESS

SIGNAGE ALONG I-81

The largest part of the site (22 acres useable) sits adjacent to I-81

PROXIMITY TO I-81 & I-70

Direct access to regional and national distribution routes via I-81 & I-70

MID-ATLANTIC HUB

Within a day's drive of major markets from Boston to Nashville to Charleston

ACCESS TO RAIL & AIR

The area is served by CSX rail and Hagerstown Regional Airport

PORT ACCESS

Easy access to the Port of Baltimore, the Virginia Inland Port, and the Port of Virginia

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12001 HOPEWELL ROAD, HAGERSTOWN, MD



OWNERSHIP



ELBERON
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