

HAGERSTOWN LOGISTICS CENTER

790 WESEL BLVD, HAGERSTOWN, MARYLAND
BUILDING 4

±116,001



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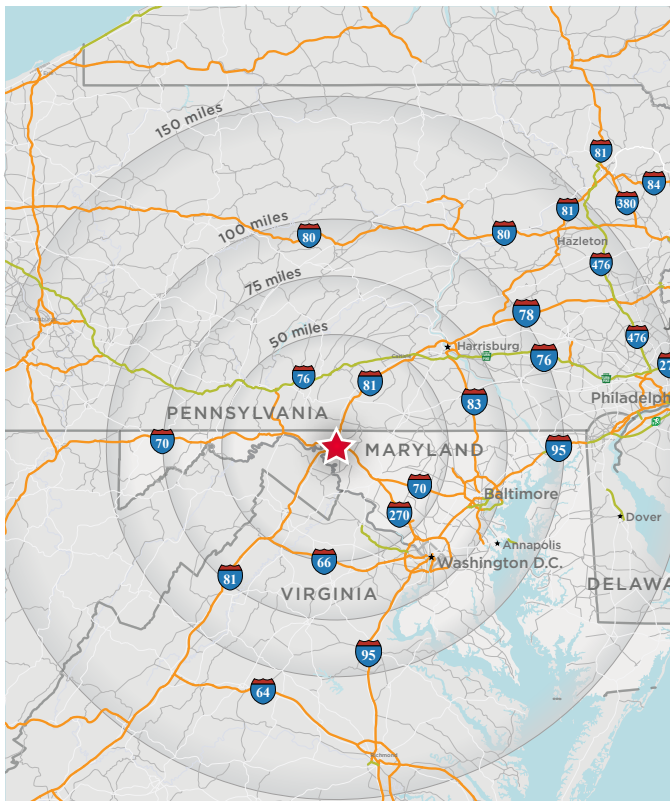


LOCATION



LOCATION ADVANTAGES

- Minutes from the Intersection of I-70 and I-81
- Norfolk Southern & CSX Intermodal Facilities
- Convenient to FedEx & UPS Freight Hubs



WASHINGTON, DC
75 Miles

BALTIMORE, MD
77 Miles

HARRISBURG, PA
78 Miles

RICHMOND, VA
178 Miles

PHILADELPHIA, PA
181 Miles

NEW YORK, NY
244 Miles

LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION within a day proximity to over 40% of the nation's population. Convenient to FedEx & UPS ground and freight hubs providing premier service and later cut off times for bulk and parcel distribution.



SIZABLE LABOR MARKET one of the top labor markets in the region due to workforce demographics and wages, long term sustainability and low union exposure.



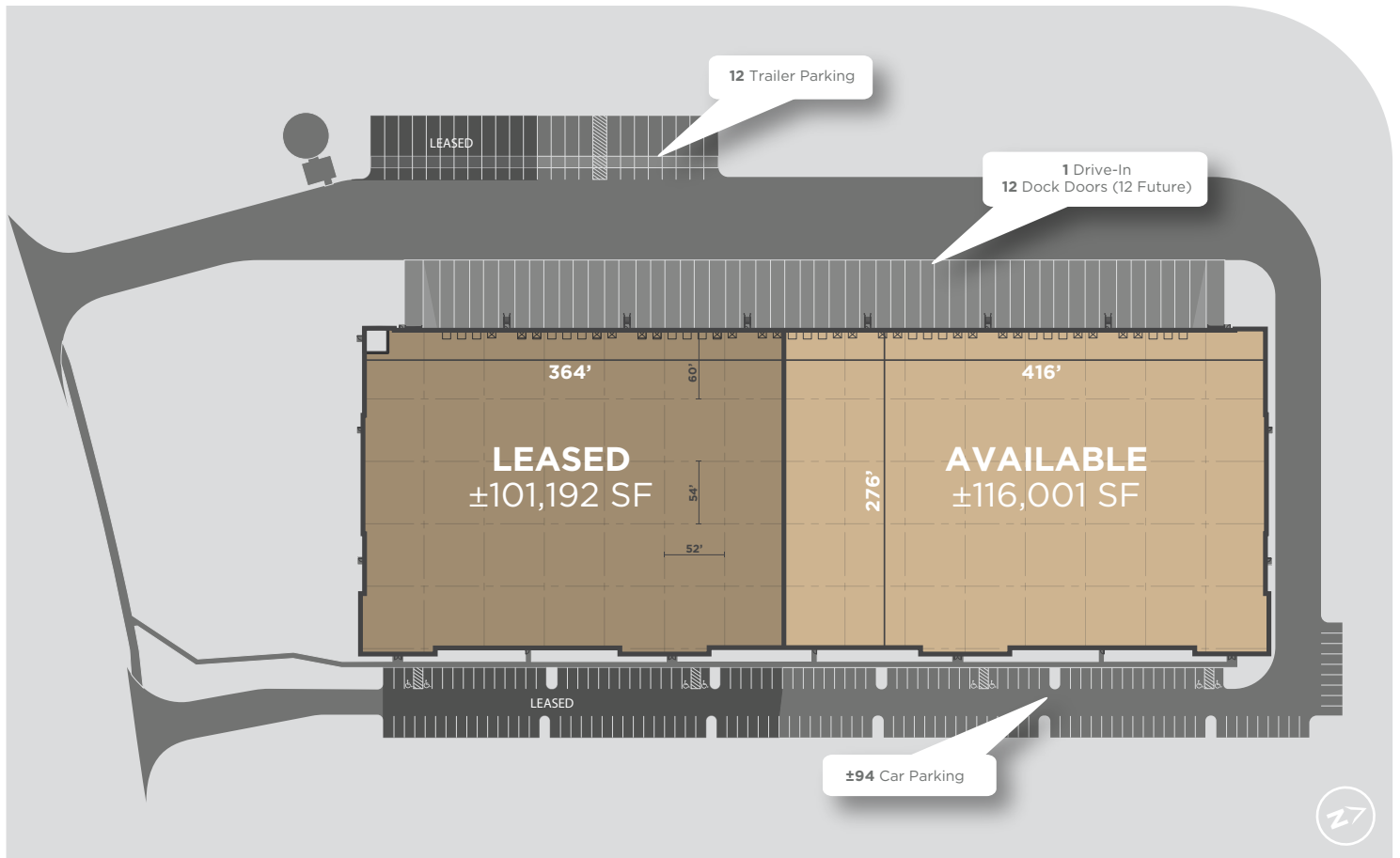
TAX SAVINGS Enterprise Zone Tax Abatement of 80% on improvements for the first five years, 70% in year 6, 50% in year 8, 40% in year 9 and 30% in year 10.

ABOUT THE DEVELOPERS

NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house engineering expertise. Founded in 2012, NorthPoint has developed over ±141.7 Million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

BUILDING 4 SITE PLAN & SPECS



±116,001 SQUARE FEET **±12** DOCK DOORS **±36** CLEAR HEIGHT **±94** CAR PARKING **±12** TRAILER PARKING

Available Area	±116,001 SF
Building Dimensions	276'x780'
Clear Height	36'
Column Spacing	52' Wide x 54' Depth with 60' Speed Bays
Configuration	Single Side Load
Floor	7" Non-Reinforced Concrete 4000 PSI
Roof	45-mil, White TPO Roof
Construction	Insulated Concrete Walls

Dock Doors	±12 (9'x10') (12 Future)
Drive-In Door	1 (14'x16') Drive-In
Trailer Parking	±12 Total Spaces
Car Parking	±94 Total Spaces
Truck Court	135' (190' with Trailer Stalls)
Fire Protection	ESFR
Lighting	LED with 30 FC at 30" AFF
Power	1,000 Amps at 277/480V - 3 Phase

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