

10440

DOWNSVILLE PIKE

H A G E R S T O W N , M A R Y L A N D



TAX INCENTIVES

AVAILABLE NOW

UP TO...

±450,000 SF

FOR SUBLEASE

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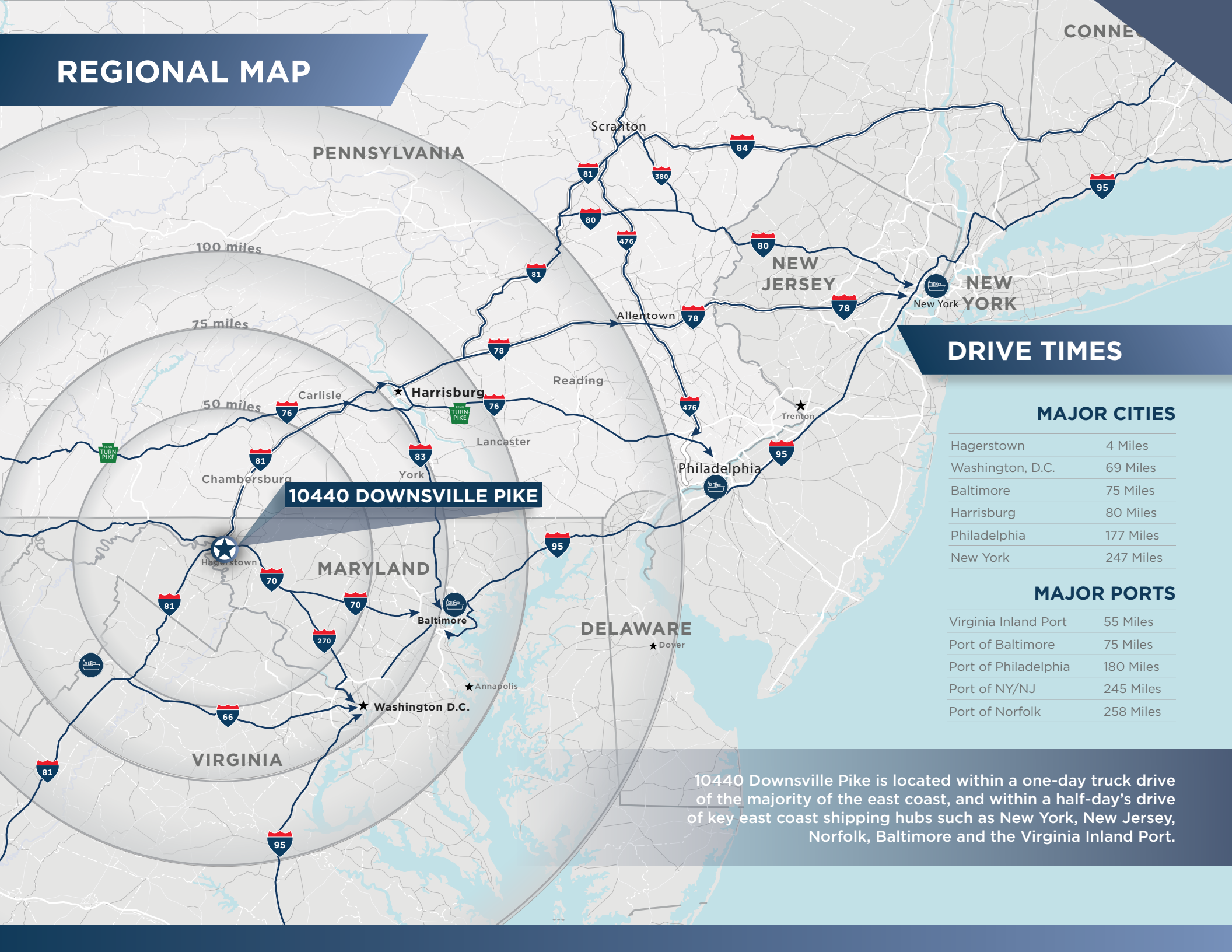
President

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REGIONAL MAP



LOCATION ADVANTAGES



COVETED LOCATION WITH EXCELLENT INTERSTATE ACCESS

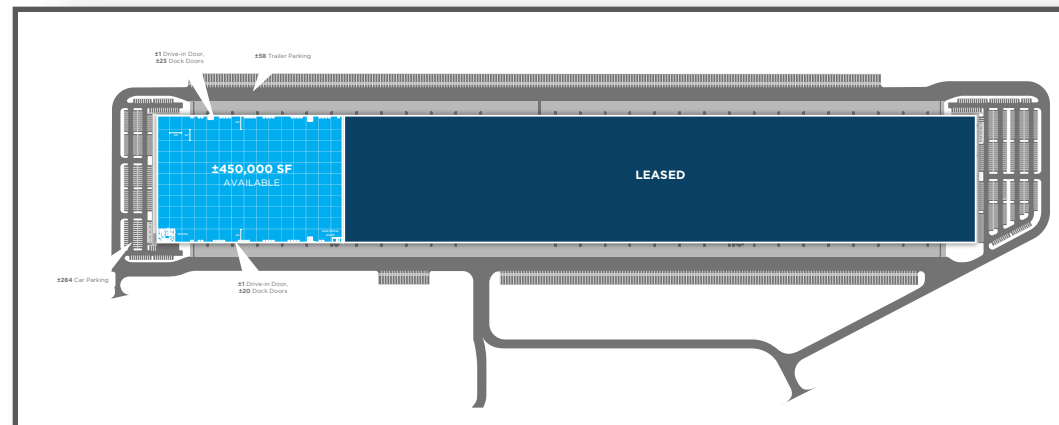
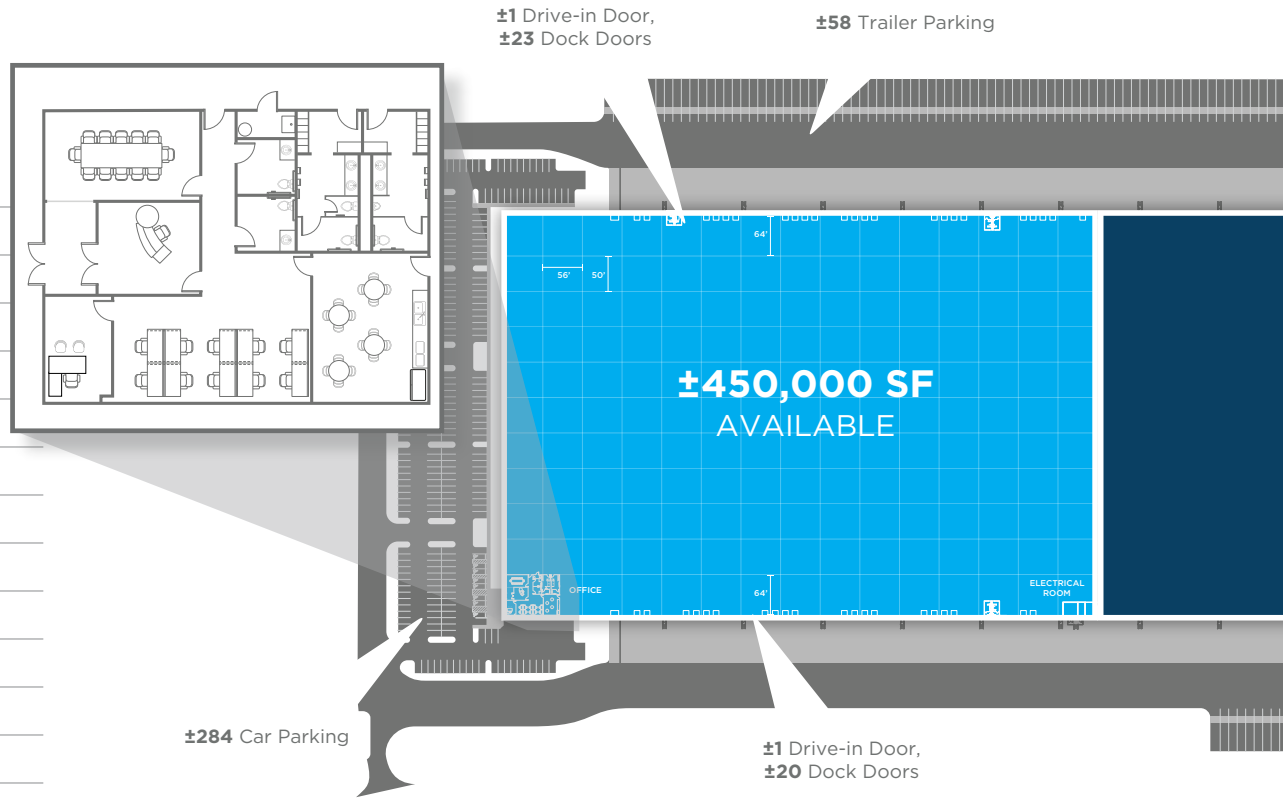
Located at the intersection of I-81 and I-70 in the North Shenandoah Valley region of Maryland, 10440 Downsville Pike has a well-developed transportation infrastructure. The surging I-81 South Corridor, which boasts over 64 MSF of product covering four states, hosts a number of Fortune 500 companies, including Amazon, Target, Walmart, Lowes, FedEx, P&G and Home Depot.

SITE PLAN

BUILDING SPECS

Total Building SF	±2,143,680 SF
Available Building SF	up to ±450,000 SF
Office Space	±2,582 SF with private entrance
Building Dimensions	580' x 3,701'
Available Dimensions	580' x ±775.8'
Column Spacing	56' x 50' with 64' speed bay
Configuration	Cross-dock
Construction	Concrete-tilt
Clear Height	40'
Trailer Parking	±58 Parking Spaces*
Auto Parking	±284 Parking Spaces*
Truck Court	185'
Dock Doors	up to ±43 Doors* (25 equipped with pneumatic levelers, electric restraints, R/G lights, fans, trailer lights)
Drive-in Doors	±2 Doors*
Electric	1,000 amp
Roof	60 Mil EPDM, with 20-year warranty
Floor	8" slab with 4,000 psi
Lighting	LED Lighting, producing about 30' candles of light
Fire Protection	ESFR

* Note: These specs are subject to the final demising plan.



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