5177 Williamsport Pike | Martinsburg, West Virginia 25404





**WEST VIRGINIA** 

**Martinsburg** 



**MARYLAND** 

John D. Aderholt Broker +1 304 232 5411 jdaderholt@centuryequities.com

> Adam Weidner **Executive Vice President** +1 304 232 5411 aweidner@century-realty.com

# **MARTINSBURG** LOGISTICS CENTER

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

John Barker, Jr., SIOR Red Rock Developments +1 980 233 3837 jbarker@redrockdevelopments.com

Leah B. Bailey, SIOR Red Rock Developments +1 704 619 3825 Ibailey@redrockdevelopments.com

Alex Wenger Director +1 717 231 7298 alexandra.wenger@cushwake.com

Gerry Blinebury **Executive Vice Chair** +1 717 231 7291 gerry.blinebury@cushwake.com

McLane G. Fisher **Executive Managing Director** +1 410 685 9884 mclane.fisher@cushwake.com

Collin Potter Director +1 717 231 7460 collin.potter@cushwake.com

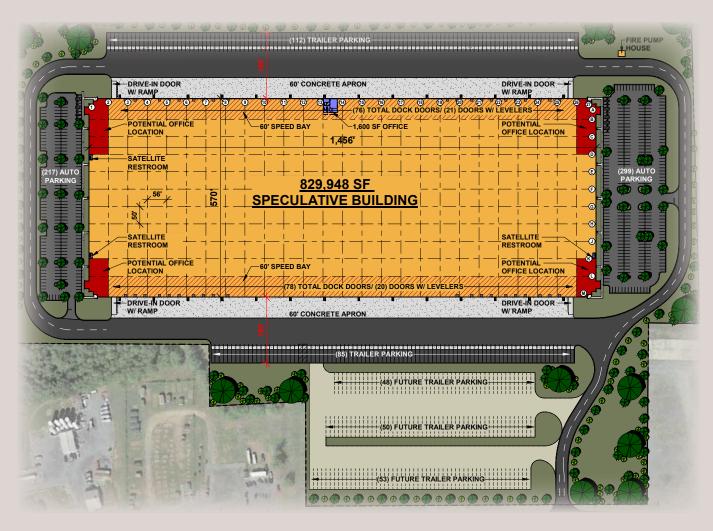






5177 Williamsport Pike | Martinsburg, West Virginia 25404

#### SITE PLAN



#### Specifications

829 948 sf

Building size:

Construction:

Sprinkler system:

Electrical:

201101113 01201	0_0,0 .0 0.		0 00::0:0:0
	(570' x 1456')	Dock loading:	Cross-dock configuration
Office area:	1,600 sf spec office w/ restrooms		154 (9'x10') insulated doors

ated doors with bumpers and z-guards Site area: 63 acres

41 doors equipped with 40,000 lb. Clear height: 40' minimum first bay hydraulic levelers

Tilt-up concrete w/ exterior paint Drive-in loading: Four (12'x14') manual doors

Floor:

45 Mil TPO w/ R-20 insulation Roof: Auto parking: 516 spaces Column spacing: 50' x 56' bays

2,000A (4,000A available in Q1 '24)

Trailer storage: 197 total with 151 future spaces: Interior lighting:

LED high bay fixtures, open floor 348 total possible spaces

plan, 36K Lumen w/ motion sensors Truck court: 190' from edge of building to Exterior lighting:

Light poles to achieve 1.5 FC average back of curb

NFPA compliant ESFR fire Utility providers: Electric: Potomac Edison protection system

Gas: MGC

Water: Berkeley County Sewer: Berkeley County

Fiber: Comcast

8" concrete slab

5177 Williamsport Pike | Martinsburg, West Virginia 25404

#### SITE LAYOUT



NOTABLE TENANTS IN THE IMMEDIATE AREA





















#### KEY DISTANCES



Washington D.C. Dulles International Airport 76 miles



Baltimore Thurgood Marshall International Airport 87 miles



Port of Baltimore



FedEx Ground



I-81 North & South Interchange: .5 miles



I-70 East & West Interchange: 9 miles

5177 Williamsport Pike | Martinsburg, West Virginia 25404

### LOCATION, LOCATION





TAX CREDITS



IMMEDIATE
ACCESS TO I-81



WORKFORCE TRAINING PROGRAMS



MANUFACTURING INCENTIVES



JOB CREATION INCENTIVES



NEARBY PARCEL HUBS, INTERMODAL TERMINALS & AIRPORTS

John Barker, Jr., SIOR Red Rock Developments +1 980 233 3837 jbarker@redrockdevelopments.com

Leah B. Bailey, SIOR Red Rock Developments +1 704 619 3825 |bailey@redrockdevelopments.com

Alex Wenger Director +1 717 231 7298 alexandra.wenger@cushwake.com



Gerry Blinebury Executive Vice Chair +1 717 231 7291 gerry.blinebury@cushwake.com

McLane G. Fisher Executive Managing Director +1 410 685 9884 mclane.fisher@cushwake.com

Collin Potter Director +1 717 231 7460 collin.potter@cushwake.com John D. Aderholt Broker +1 304 232 5411 jdaderholt@centuryequities.com

Adam Weidner Executive Vice President +1 304 232 5411 aweidner@century-realty.com





All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.