

215,460 SF

Industrial Space For Lease



Prologis Hagerstown

11841 Newgate Boulevard
Hagerstown, MD 21740 USA



LOCATION

- Located within Hunter's Green Business Park in Hagerstown
- Within 2 miles of I-81 and 3 miles of I-70

FACILITY

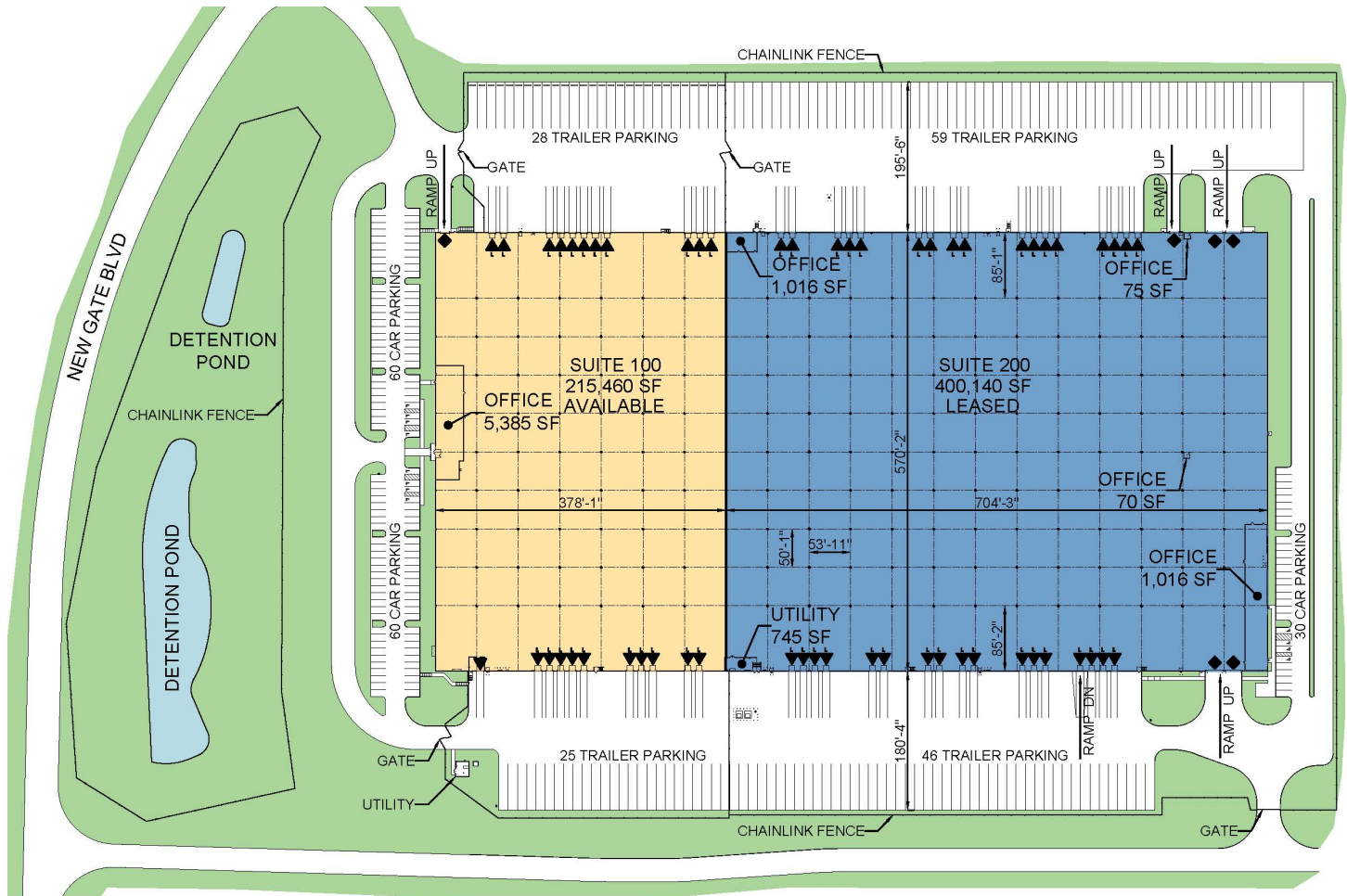
- 215,460 square feet available (cross-dock)
- HI-1 Zoning (Highway Industrial)
- 54'w x 50'd column spacing with 85' speed bays
- 34' clear height
- ESFR sprinkler
- T5 warehouse lighting
- 22 – 9'x10' dock doors with pit levelers, bumpers, seals, lights and dock locks. Additional knockouts available.
- 1 – 14'x16' drive-in door
- 75 trailer parking spaces (53 away from the building)
- 120 employee parking spaces
- 7" un-reinforced concrete floor
- 8' high fully fenced truck court(s)
- Potential to be rail-served (CSX)
- Previously designated as a food grade facility

ADVANTAGES AND AMENITIES

- LEED certification at the Silver level by the U.S. Green Building Council. Building was awarded an Energy Star label in 2010 & again in 2012 for its operating efficiency.

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JLL

Ryan Burrows
 ryan.burrows@am.jll.com
 ph +1 443 452 1514
 cell +1 443 404 0449 500
 E. Pratt Street
 Suite 1250
 Baltimore, MD 21202 USA

JLL

Greg Ferraro
 greg.ferraro@am.jll.com
 ph +1 443 451 2618
 cell +1 203 520 1967 500
 E. Pratt Street
 Suite 1250
 Baltimore, MD 21202 USA

Prologis

Justin Fanslau
 jfanslau@prologis.com
 ph +1 610 997 6673
 cell +1 267 664 7275
 400 Boulder Drive
 Suite 200
 Breinigsville, PA 18031 USA

Prologis

Meg Buffington
 mbuffington@prologis.com
 ph +1 717 790 5102
 cell +1 717 919 3478
 4900 Ritter Road
 Suite 150
 Mechanicsburg, PA 17055 USA

LEGEND:

- ▼ Dock position
- ▲ Dock position w/ leveler
- ◆ Drive-in door
- Available
- Leased
- Land
- Water