



1527 HOWELL ROAD, HAGERSTOWN, MD



**BREAKING
GROUND
Q2 2022**



**TAX
SAVINGS**



**SIZABLE
LABOR
MARKET**



**CLOSE
PROXIMITY
TO SHIPPING
HUBS**



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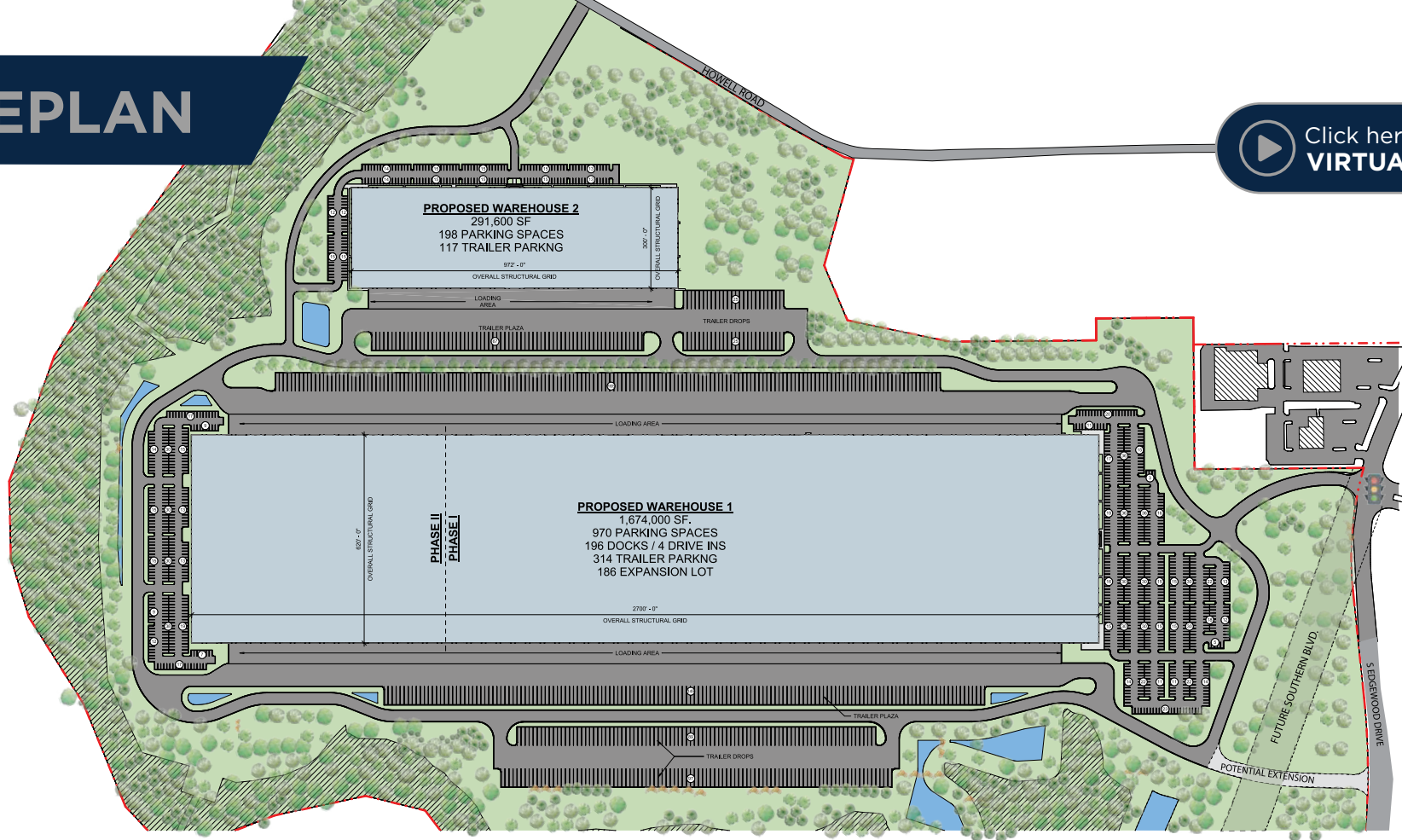
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SITEPLAN

[Click here to view VIRTUAL TOUR](#)



BUILDING 1

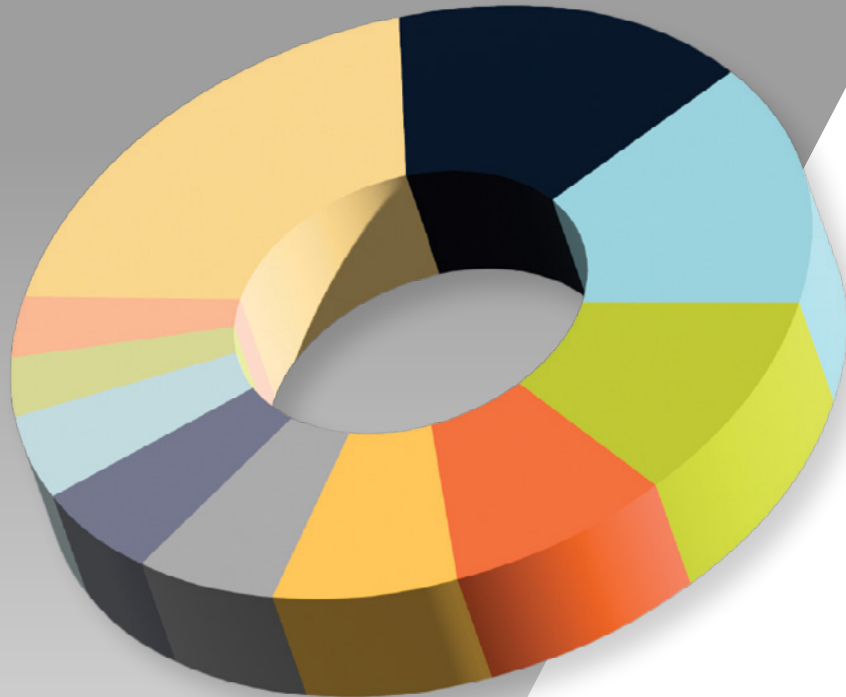
Building size <i>Expandable to</i>	±1,238,760 SF ±1,674,000 SF	Trailer Parking <i>Expandable to</i>	356 Trailer Parking 500 Trailer Parking
Dimensions	1998' x 620'	Auto Parking <i>Expandable to</i>	664 Auto Parking 978 Auto Parking
Clear Height	40' Clear	Power	2x 5000 Amp
Column Spacing	50' x 54'	Lighting	Motion-Sensing LED
Speed bay size	60'	HVAC	Heating/Ventilation
Configuration	Cross-Dock	Fire Protection	ESFR Wet Sprinkler
Loading Doors	222 Doors	Office Buildout	Per Tenant Requirement
Drive-in Doors	4 Drive-In Doors		

BUILDING 2

Building size <i>Expandable to</i>	±291,600 SF ±356,400 SF	Trailer Parking <i>Expandable to</i>	65 Trailer Parking 115 Trailer Parking
Dimensions	972' x 300'	Auto Parking <i>Expandable to</i>	202 Auto Parking 282 Auto Parking
Clear Height	36' Clear	Power	1x 4000 Amp
Column Spacing	50' x 54'	Lighting	Motion-Sensing LED
Speed bay size	60'	HVAC	Heating/Ventilation
Configuration	Rear-Load	Fire Protection	ESFR Wet Sprinkler
Loading Doors	53 Doors	Office Buildout	Per Tenant Requirement
Drive-in Doors	2 Drive-In Doors		

LABOR

EMPLOYMENT BY OCCUPATION



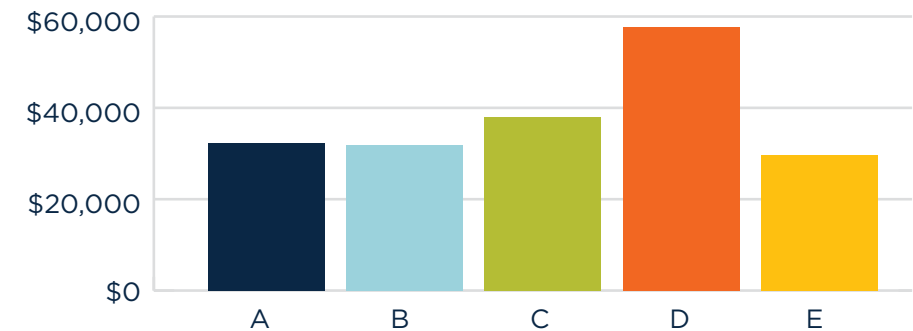
14.2%	Office & Admin, Support
10.7%	Management
9.9%	Sales and Related
7.4%	Healthcare Practitioners and Technical
6.0%	Trans. & Material Moving
5.3%	Business & Financial
4.2%	Installation, Maintenance, and Repair
4.2%	Production
3.4%	Computer & Mathematical
2.4%	Architecture & Engineering
2.2%	Healthcare Support

DEMOGRAPHICS

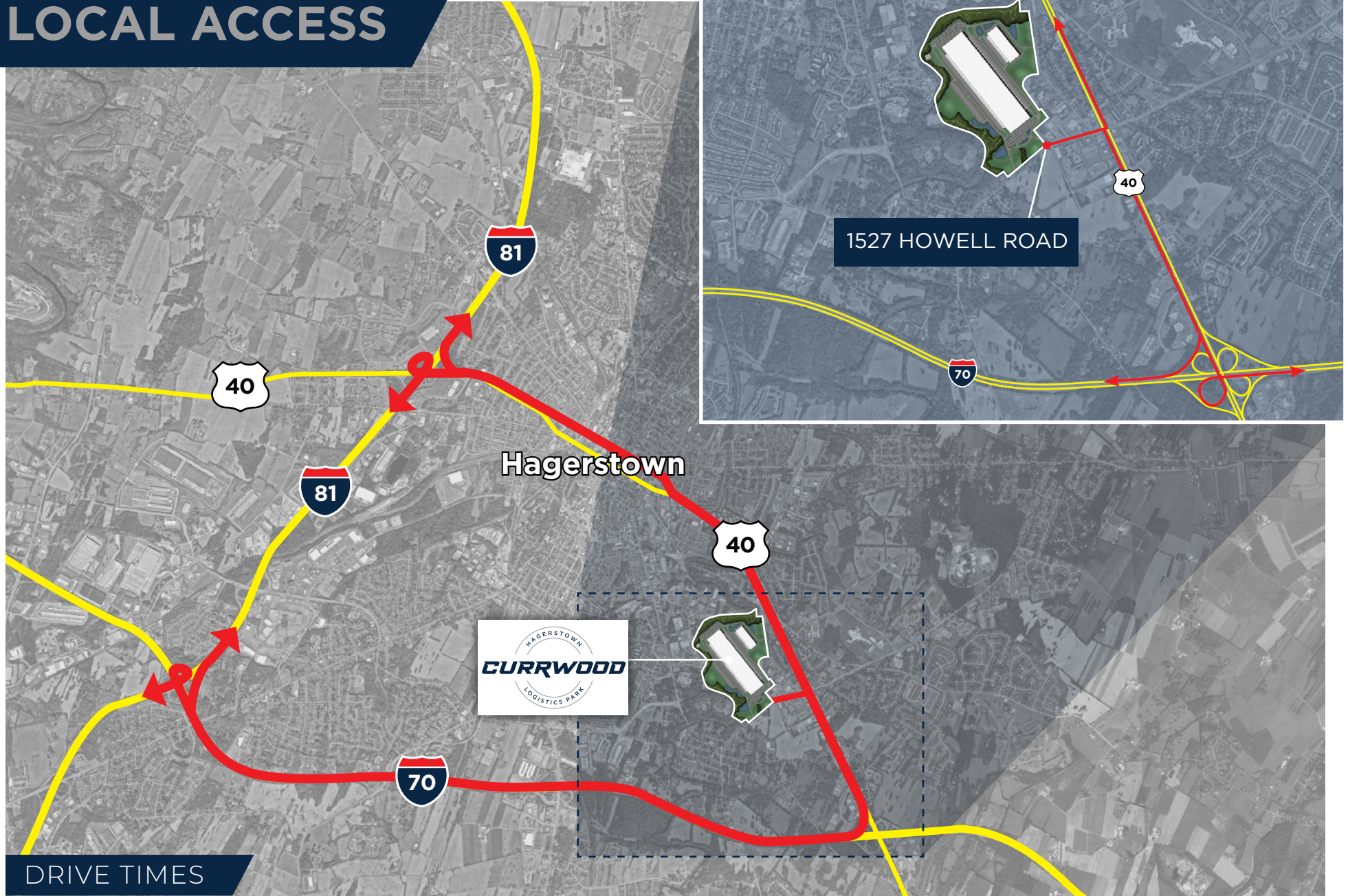
Key Metrics	Market	National
Population (vs. nat'l metro avg.)	497,837	742,394
Labor Force (vs. nat'l metro avg.)	272,465	378,364
Proj. Pop Growth	3.7%	4.2%
Unemployment (Monthly)	5.6%	6.8%
Median Household Income - USD	\$79,518	\$58,100
Proj. Income Growth	13.2%	12.5%
Cost of Living	127.0%	100.0%
% Population 21-34 (Millennials)	17.4%	19.3%
Median Home Value	\$291,083	\$218,492

MEDIAN WAGES BY MARKET

Job Title - Year of Experience	Market	National
A Forklift Operator - 1 Year	\$32,305	\$30,306
B Materials Handler - 1 Year	\$31,807	\$29,848
C Shipping and Receiving Clerk - 1 Year	\$37,856	\$35,470
D Warehouse Supervisor - 3 Year	\$57,617	\$54,159
E Warehouse Worker - 1 Year	\$29,718	\$27,819




LOCAL ACCESS



DRIVE TIMES


U.S 40

 .5 mi.


 2 min.

Interstate 70

 1.8 mi.

 4 min.


Interstate 81 via U.S 40

 4.9 mi.

 11 min.

Interstate 81 via Interstate 70

 7.2 mi.

 9 min.

CORPORATE PRESENCE

OHL **K**mart. DDC **Target** **I S M** INGRAM'S MENS SHOP **Staples**

ARMADA. **FOOD LION** **CORELLE.**

RL CARRIERS
bowman LOGISTICS **Walmart**

amazon **LENOX**
amazon
VOLVO **LOWE'S**

FedEx.

YRC **ups**

HAGERSTOWN
CURRWOOD
LOGISTICS PARK

Staples **THE HOME DEPOT** **TSC TRACTOR SUPPLY CO.**
TEMPUR+SEALY

kNAUFINSULATION
Procter & Gamble

macy's **Rubbermaid** **GM**
RUST-OLEUM **Quad**

LOCATION ADVANTAGES

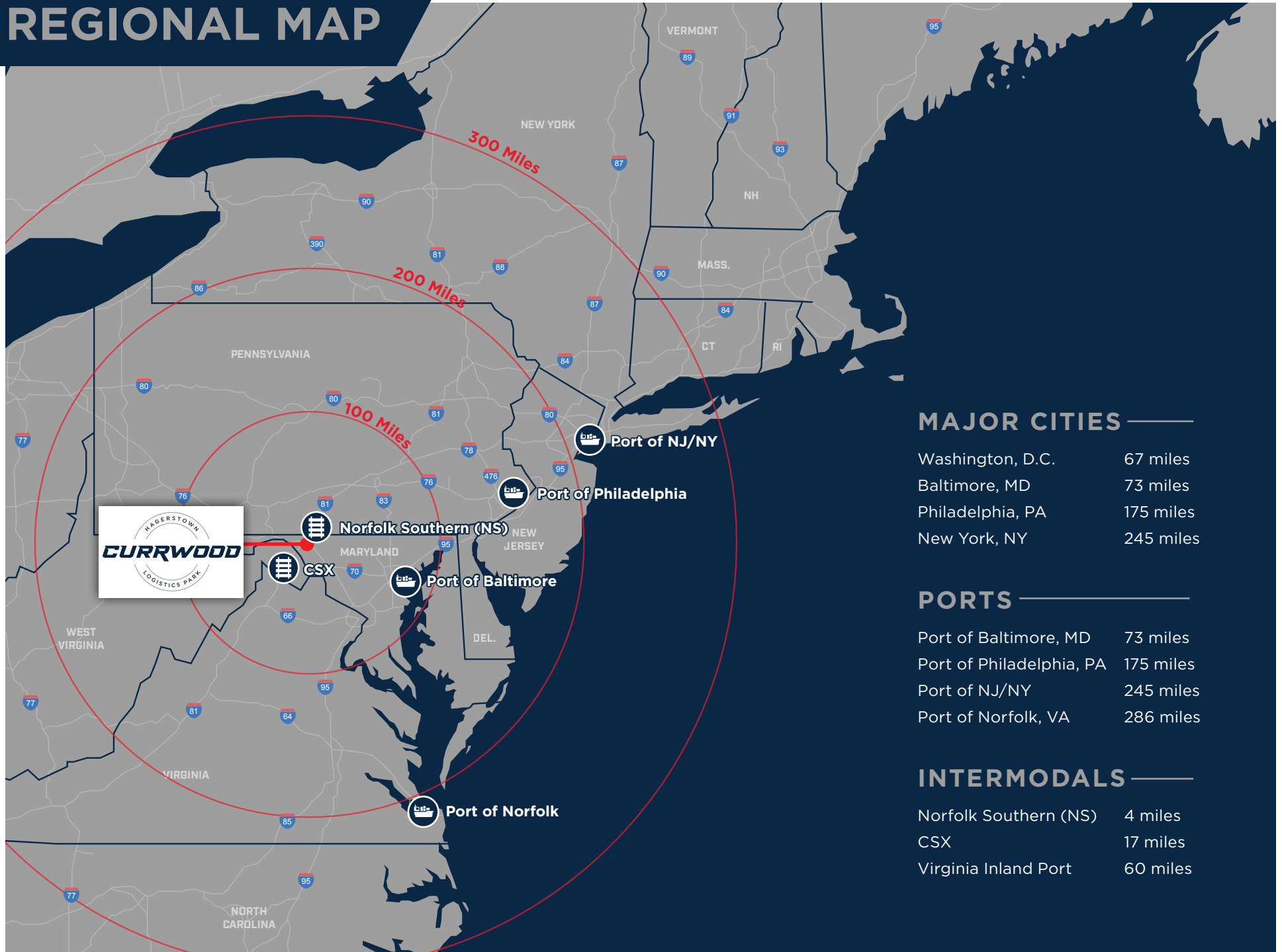
- Minutes from the Intersection of I-70 and I-81
- Norfolk Southern & CSX Intermodal Facilities
- Convenient to FedEx, UPS and YRC Ground and Freight Hubs

PENNSYLVANIA
MARYLAND

WEST VIRGINIA



REGIONAL MAP



MAJOR CITIES

Washington, D.C.	67 miles
Baltimore, MD	73 miles
Philadelphia, PA	175 miles
New York, NY	245 miles

PORTS

Port of Baltimore, MD	73 miles
Port of Philadelphia, PA	175 miles
Port of NJ/NY	245 miles
Port of Norfolk, VA	286 miles

INTERMODALS

Norfolk Southern (NS)	4 miles
CSX	17 miles
Virginia Inland Port	60 miles



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