



# MID-ATLANTIC CROSSROADS

10440 DOWNSVILLE PIKE, HAGERSTOWN, MD 21740



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## AT THE INTERSECTION OF **COMMERCE & SUCCESS**

ACCOMMODATING UP TO 2,200,000 SF

PROJECT BY:



Trammell Crow Company

LEASING BY:





# SITE FEATURES

**Clear Height:** 40' clear

**Column Spacing:** 56' x 50' with 60' speed bay

**Fire Protection:** ESFR

**Lighting:** LED

**Configuration:** Cross-dock with full circulation and loop road

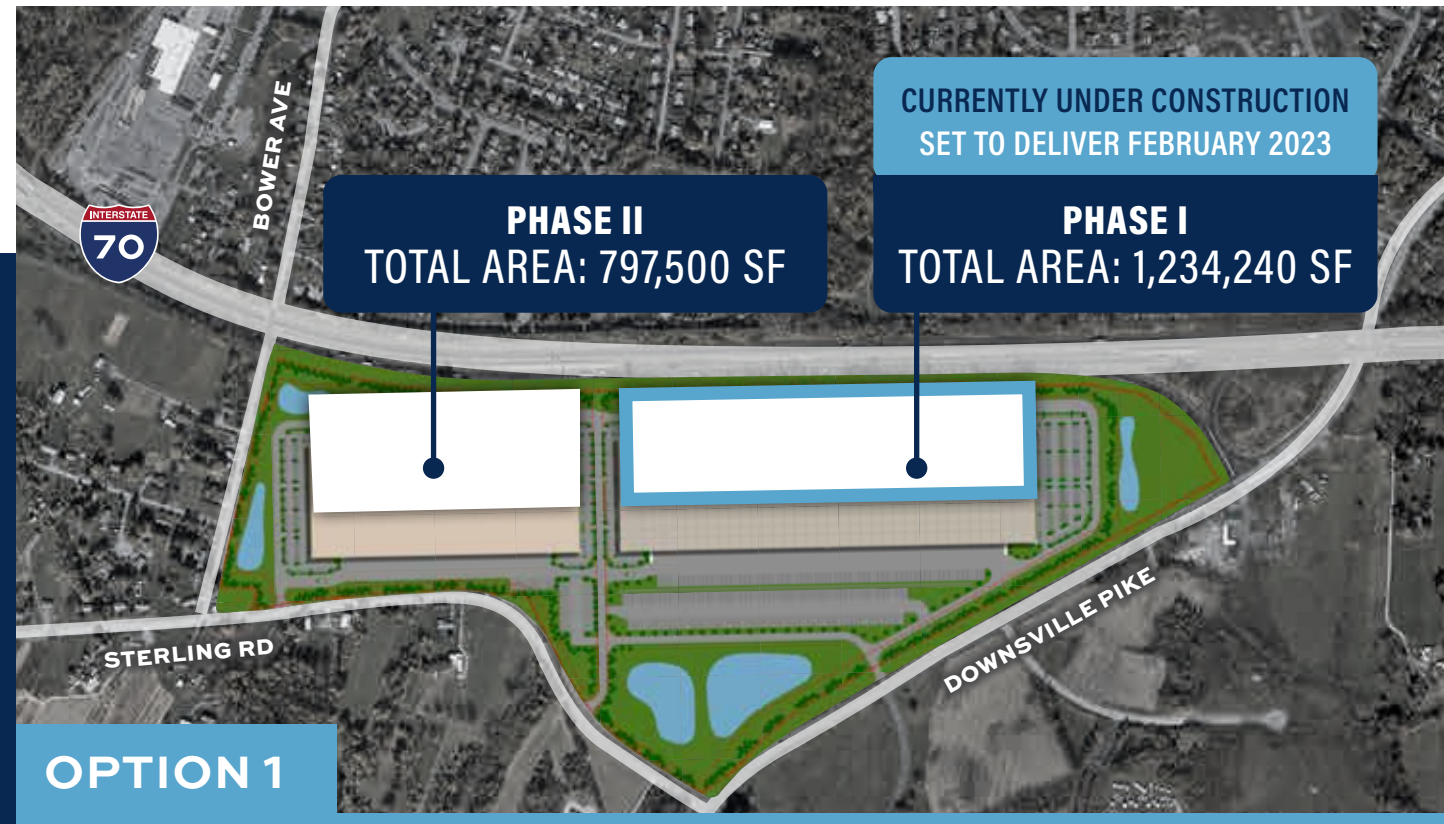
**Floor:** 8" slab with 4,000 PSI , 10 mil vapor barrier throughout

**Roof:** 60 Mil EPDM, with 20-year warranty

**Construction Type:** Concrete-tilt

**Zoning:** HI

**Trailer Parking:** Additional overflow trailer / employee parks available



## PHASE II

**Passenger Parking Spaces:** 466

**Parking Ratio:** 0.58/1,000 SF

**Trailer Parking Spaces:** 146

**12x16 Drive-In Doors:** 4 Total

**9x10 Dock Doors:** 128 Total (includes KOs)

**Power:** 7,000 amps

## PHASE I

**Passenger Parking Spaces:** 466

**Parking Ratio:** 0.51/1,000 SF

**Trailer Parking Spaces:** 434

**12x16 Drive-In Doors:** 4 Total

**9x10 Dock Doors:** 218 Total (includes KOs)

**Power:** 7,000 amps

## PROPOSED BUILDING SPECIFICATIONS

**Passenger Parking Spaces:** 767

**Parking Ratio:** 0.36/1,000 SF

**Trailer Parking Spaces:** 434

**12x16 Drive-In Doors:** 4 Total

**9x10 Dock Doors:** 219 Total (includes KOs)

**Power:** 7,000 amps (expandable)



# EASE OF ACCESS

10440 DOWNSVILLE PIKE, HAGERSTOWN, MD 21740



Excellent highway connectivity



Located at the crossroads of I-81 & I-70



Visibility from I-70



## COVETED LOCATION WITH EXCELLENT INTERSTATE ACCESS

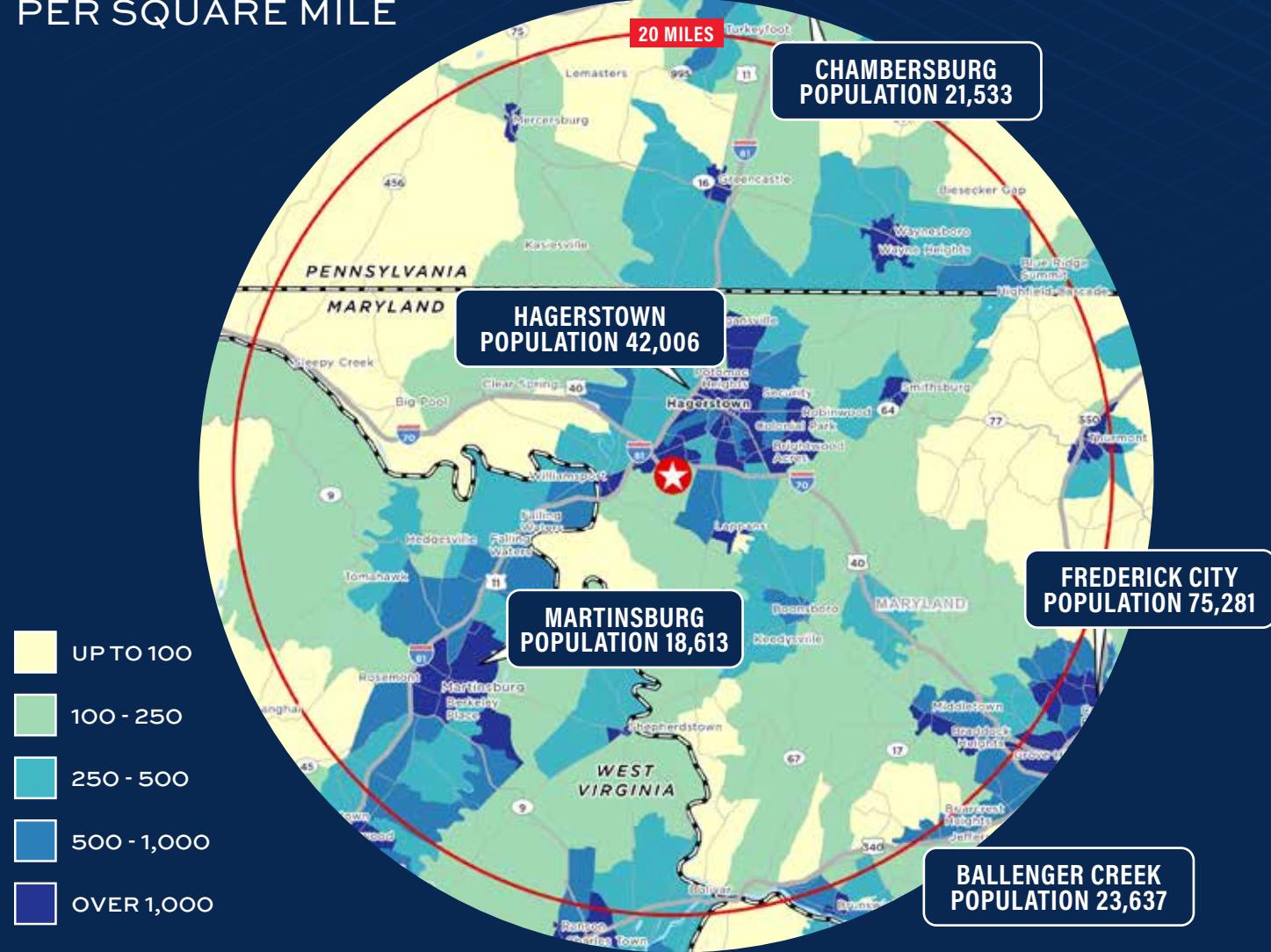
Located at the intersection of I-81 and I-70 in the North Shenandoah Valley region of Maryland, Mid-Atlantic Crossroads has a well-developed transportation infrastructure, within one-day truck access of New York City, Philadelphia, Washington D.C., Pittsburgh and Baltimore. The surging I-81 South corridor, which boasts over 55 MSF of product covering four states, hosts a number of Fortune 500 companies, including Amazon, Target, Walmart, Lowe's, FedEx, P&G and Home Depot.

### COPROPRATE NEIGHBORS:



# DEMOGRAPHICS

## POPULATION DENSITY PER SQUARE MILE



2020 Total Households	643,021
2020 Total Population	1,758,869
2020 Average Household Income	\$116,186
2020 Employed Civilian Pop 16+	848,562
Population Age 20-54	790,401
2020 Median Age	40
% of Commute Time Less than 20min	34.1%
% of Commute Time More than 20min	65.9%

# LABOR MARKET HAGERSTOWN, MD

Low-to-average labor cost, with plenty of warehouse workers. Strong business environment.

- Lower cost real estate market with targeted workforce wages that are at a low to average level relative to compared markets.
- Higher number of households making less than \$75,000 relative to compared markets, great for hiring the targeted workforce.
- Businesses competing for the workforce are already nearby, so workers are used to this area.

## VACANCY RATES

5.9% →

COMP MARKET AVG = 5.4%

## LIVING WAGE % INCOME

74.8% ↑

COMP MARKET AVG = 80.6%

## UNIONIZATION RATE

2.9% ↑

NATIONAL RATE = 7.2%

## NEAR TERM LABOR CAPACITY

APPROXIMATELY  
**1,250**  
WORKERS

## WORKFORCE CHARACTERISTICS

TOTAL LABOR FORCE (45 MIN)

**899,353**

64 % PARTICIPATION RATE

OTHER STATISTICS	Market	Market Avg
Unemployment Rate	4.7%	6.0%
Unemployed People (30 Min)	23,747	15,848
Age 18-39 5 Yr Growth (30 Min)	2.4%	1.2%

LABOR FORCE (30 mins)	Workers	Cost per Hour
Warehouse Laborer	8,464	\$17.90
Forklift Driver	12,958	\$18.47
Warehouse Supervisor	1,553	\$30.51

## INCENTIVES

### COUNTY TAX ABATEMENT

#### 15 Year Tax Abatement

Years 1-5	100%
Years 6-10	75%
Years 11-15	50%

#### Requirements:

**\$10M+** Capital Investment

**100+** Full time Permanent Jobs

Among other potential county, state, & federal incentive opportunities.



# CONVENIENT LOCATION

POPULATION WITHIN 500 MILES  
**124,218,893**

Mid-Atlantic Crossroads is located within a one-day truck drive of the majority of the east coast, from Montreal all the way to Atlanta.

Key east coast shipping hubs including New York, New Jersey, Norfolk, Baltimore and the Virginia Inland Port are all within a half-day's drive.







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