

I-70 GATEWAY

HAGERSTOWN, MD

PROJECT BY:

TMG

LEASING BY:

CUSHMAN & WAKEFIELD



Q4 ANTICIPATED
2024 DELIVERY

±918,960 SF

Immediate access to I-70

ACCESS MAP



DRIVE TIMES

Interstate 70	Interstate 81 via Interstate 70
0.7 mi.	4.3 mi.
2 min.	6 min.

CORPORATE NEIGHBORS:

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SPECS

Property Highlights

- Build-to-suit opportunity
- Proximity to I-81
- Visibility along I-70
- Interchange improvements at Sharpsburg/I-70
- Potential CSX Rail spur



Building Size ±918,960 SF

Dimensions 1641 x 560'

Column Spacing 54' x 50'

Office SF To suit

Dock Doors 206

Drive-in Doors 4

Clear Height 40'

Auto Parking 616

Trailer Parking 204

Truck Court Depth 130'

Lighting LED to suit

Sprinkler ESFR

Power Capacity TBA

Sustainability Features Target LEED Silver

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I-70 GATEWAY



MAJOR CITIES

Washington, D.C.	72 miles
Baltimore, MD	75 miles
Philadelphia, PA	176 miles
New York, NY	248 miles

PORTS

Port of Baltimore, MD	74 miles
Port of Philadelphia, PA	178 miles
Port of NJ/NY	248 miles
Port of Norfolk, VA	266 miles

INTERMODALS

Norfolk Southern (NS)	16 miles
CSX	28 miles
Virginia Inland Port	58 miles