

10440

DOWNSVILLE PIKE

H A G E R S T O W N , M A R Y L A N D



TAX INCENTIVES

AVAILABLE Q4 2024

CONAIR
GXO

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GXO

UP TO...

±450,000 SF

FOR SUBLEASE

Gerry Blinebury

Executive Vice Chair

+1 717 231 7291

gerry.blinebury@cushwake.com

McLane Fisher

Executive Managing Director

+1 410 685 9884

mcclane.fisher@cushwake.com

Alex Wenger

Senior Director

+1 717 231 7298

alexandra.wenger@cushwake.com

Steve Shields

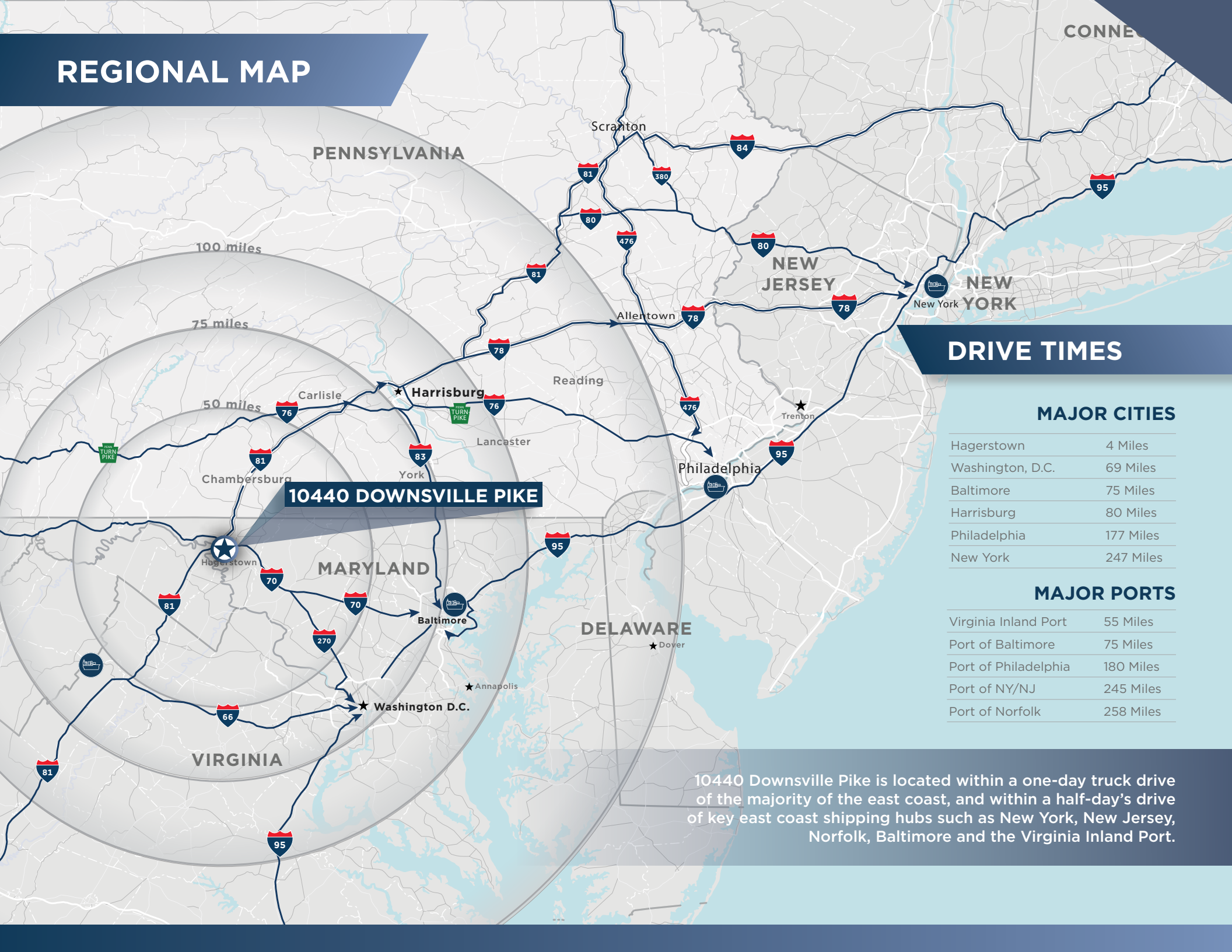
President

+1 858 204 0626

steve@transprop.com



REGIONAL MAP



10440 DOWNSVILLE PIKE

DRIVE TIMES

MAJOR CITIES

Hagerstown	4 Miles
Washington, D.C.	69 Miles
Baltimore	75 Miles
Harrisburg	80 Miles
Philadelphia	177 Miles
New York	247 Miles

MAJOR PORTS

Virginia Inland Port	55 Miles
Port of Baltimore	75 Miles
Port of Philadelphia	180 Miles
Port of NY/NJ	245 Miles
Port of Norfolk	258 Miles

10440 Downsville Pike is located within a one-day truck drive of the majority of the east coast, and within a half-day's drive of key east coast shipping hubs such as New York, New Jersey, Norfolk, Baltimore and the Virginia Inland Port.

LOCATION ADVANTAGES



COVETED LOCATION WITH EXCELLENT INTERSTATE ACCESS

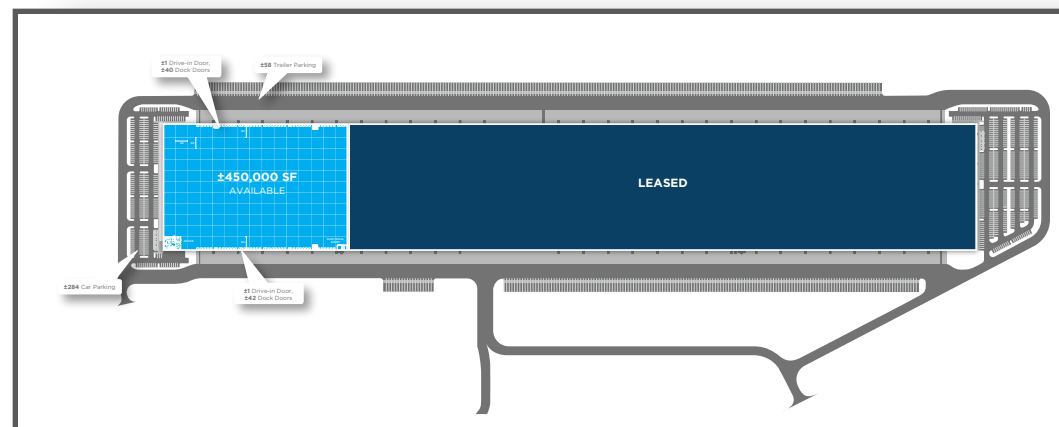
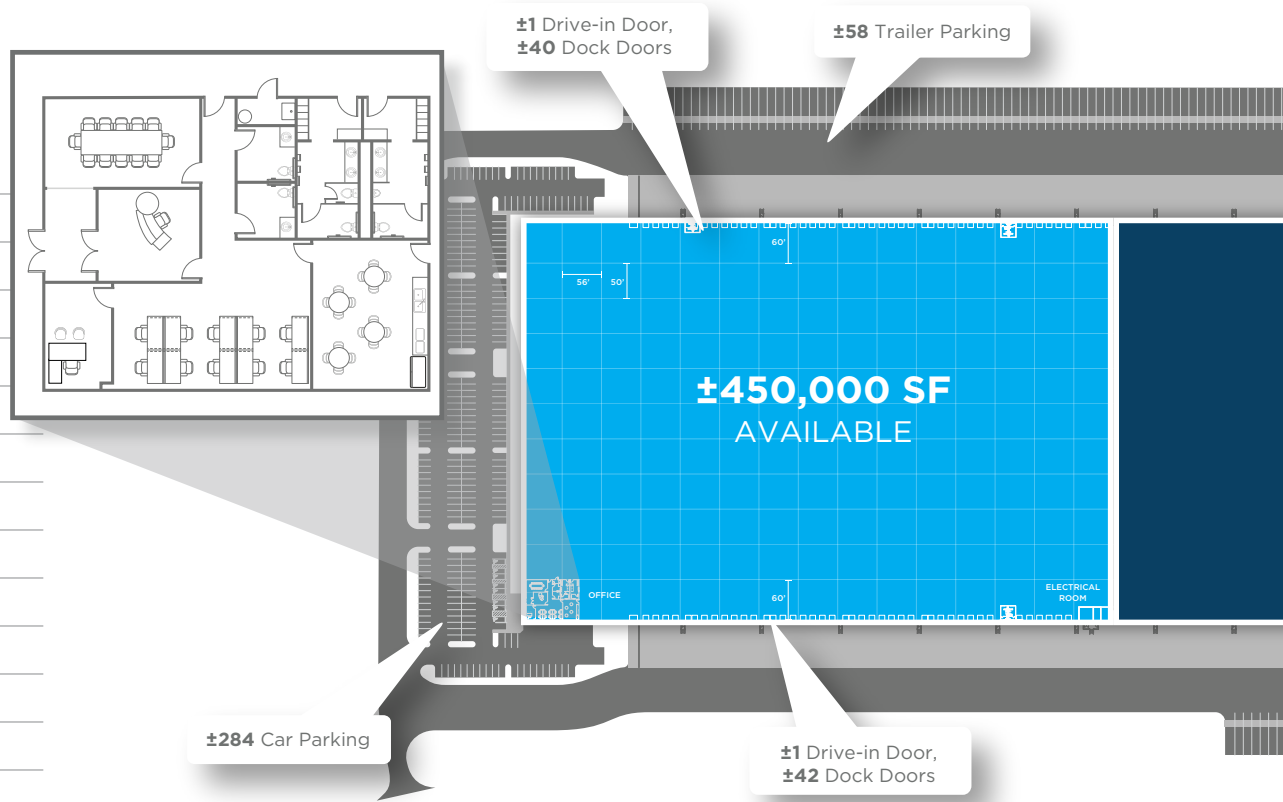
Located at the intersection of I-81 and I-70 in the North Shenandoah Valley region of Maryland, 10440 Downsville Pike has a well-developed transportation infrastructure. The surging I-81 South Corridor, which boasts over 64 MSF of product covering four states, hosts a number of Fortune 500 companies, including Amazon, Target, Walmart, Lowes, FedEx, P&G and Home Depot.

SITE PLAN

BUILDING SPECS

Total Building SF	±2,143,680 SF
Available Building SF	up to ±450,000 SF
Office Space	±2,582 SF with private entrance
Building Dimensions	580' x 3,701'
Available Dimensions	580' x ±775.8'
Column Spacing	56' x 50' with 64' speed bay
Configuration	Cross-dock
Construction	Concrete-tilt
Clear Height	40'
Trailer Parking	±58 Parking Spaces*
Auto Parking	±284 Parking Spaces*
Truck Court	185'
Dock Doors	up to ±73 Doors* (26 equipped with pneumatic levelers, electric restraints, R/G lights, fans, trailer lights)
Drive-in Doors	±2 Doors*
Electric	1,000 amp
Roof	60 Mil EPDM, with 20-year warranty
Floor	8" slab with 4,000 psi
Lighting	LED Lighting, producing about 30' candles of light
Fire Protection	ESFR

* Note: These specs are subject to the final demising plan.



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