

# NATIONAL PIKE

## | LOGISTICS CENTER |

16910 NATIONAL PIKE, HAGERSTOWN, MD  
**BUILDING 2**

±631,420



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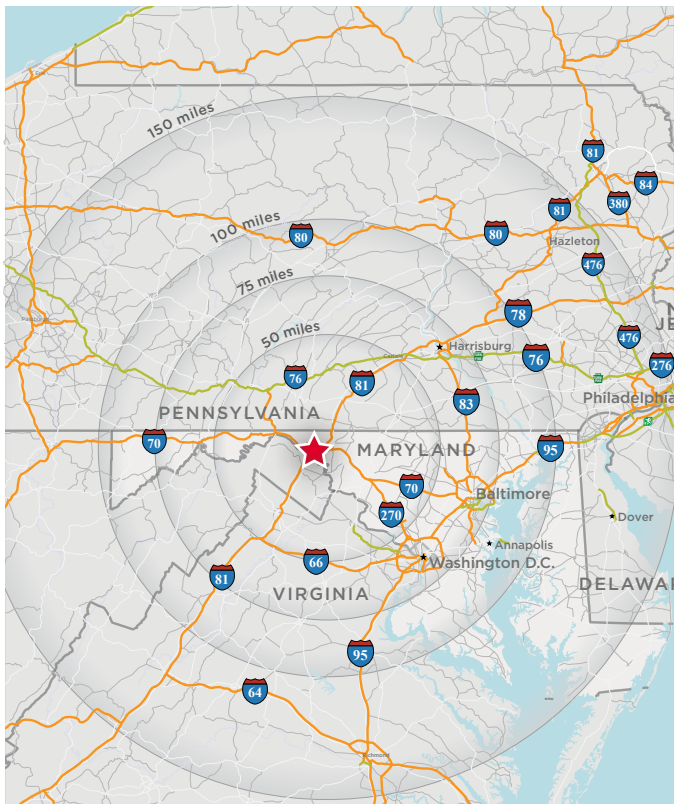
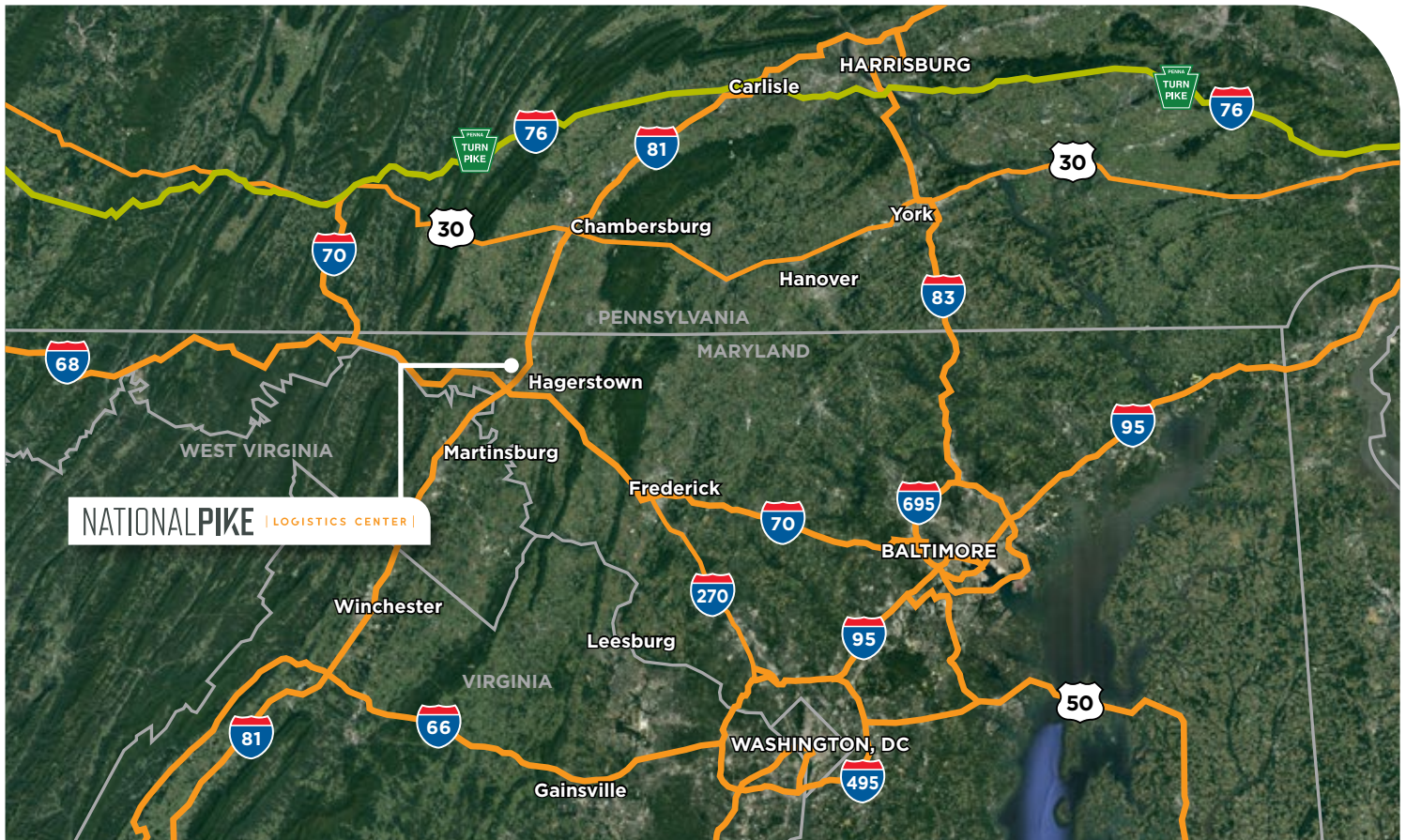
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# LOCATION

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## LOCATION ADVANTAGES

- Minutes from the Intersection of I-70 and I-81
- Norfolk Southern & CSX Intermodal Facilities
- Convenient to FedEx, UPS and LTL carriers

**WASHINGTON, DC**  
75 Miles

**BALTIMORE, MD**  
77 Miles

**HARRISBURG, PA**  
78 Miles

**RICHMOND, VA**  
178 Miles

**PHILADELPHIA, PA**  
181 Miles

**NEW YORK, NY**  
244 Miles

# LOCAL TENANTS

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## SITE ADVANTAGES



**PRIME LOCATION** within a day proximity to over 40% of the nation's population. Convenient to FedEx & UPS hubs providing premier service and later cut off times for bulk and parcel distribution



**TAX SAVINGS** 15-year tax abatement offering exclusive tax savings



**SIZABLE LABOR MARKET**, one of the top labor markets in the region due to workforce demographics and wages, long term sustainability and low union exposure

### ABOUT THE DEVELOPERS

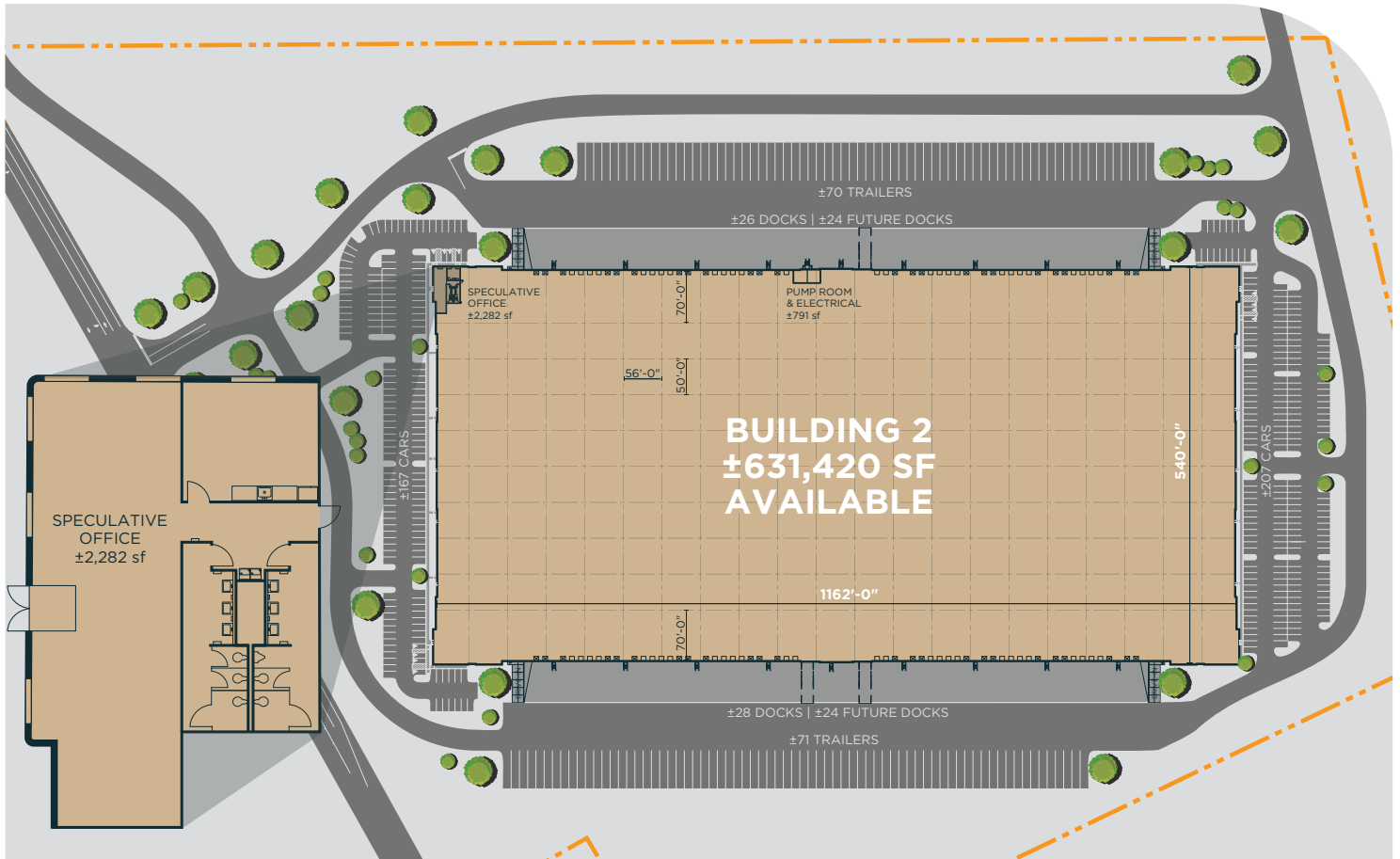
#### NORTHPOINT DEVELOPMENT

Highly experienced landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed over ±149.9 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors

# BUILDING 2 SITE PLAN & SPECS

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**±631,420** SQUARE FEET    **±54** DOCK DOORS    **40'** CLEAR HEIGHT    **±374** CAR PARKING    **±141** TRAILER PARKING

<b>Building Area</b>	±631,420 SF
<b>Building Dimensions</b>	1162'x540'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	56' Wide x 50' Depth with 70' Speed Bays
<b>Configuration</b>	Cross Dock
<b>Floor</b>	7" Non-Reinforced Concrete 4000 PSI
<b>Roof</b>	45-mil, White TPO Roof
<b>Construction</b>	Insulated Concrete Walls

<b>Dock Doors</b>	±54 (9'x10') expandable to 102
<b>Drive-In Doors</b>	4 (14'x16') Drive-In
<b>Trailer Parking</b>	±141 Total Spaces
<b>Car Parking</b>	±374 Total Spaces
<b>Truck Court</b>	130' (185' with Trailer Stalls)
<b>Fire Protection</b>	ESFR
<b>Lighting</b>	LED with 30 FC at 30" AFF
<b>Power</b>	Two (2) 3,000 Amps at 480V

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