

# DISTRIBUTION CENTER FOR LEASE

## FULLY DELIVERED



# INTERSTATE TRADE CENTER

55 WEST OAK RIDGE DRIVE  
HAGERSTOWN, MARYLAND 21740



### PREMIER LOCATION

Located within a day proximity to over 40% of the nation's population.



### WORKFORCE AVAILABILITY

A top labor market in the region for workforce demographics and wages and long term sustainability.



### ECONOMIC INCENTIVES

Enterprise Zone Tax Abatement of 80% on improvements for the first five years, 70% in year 6, 60% in year 7, 50% in year 8, 40% in year 9 and 30% in year 10.

PROJECT BY:



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.

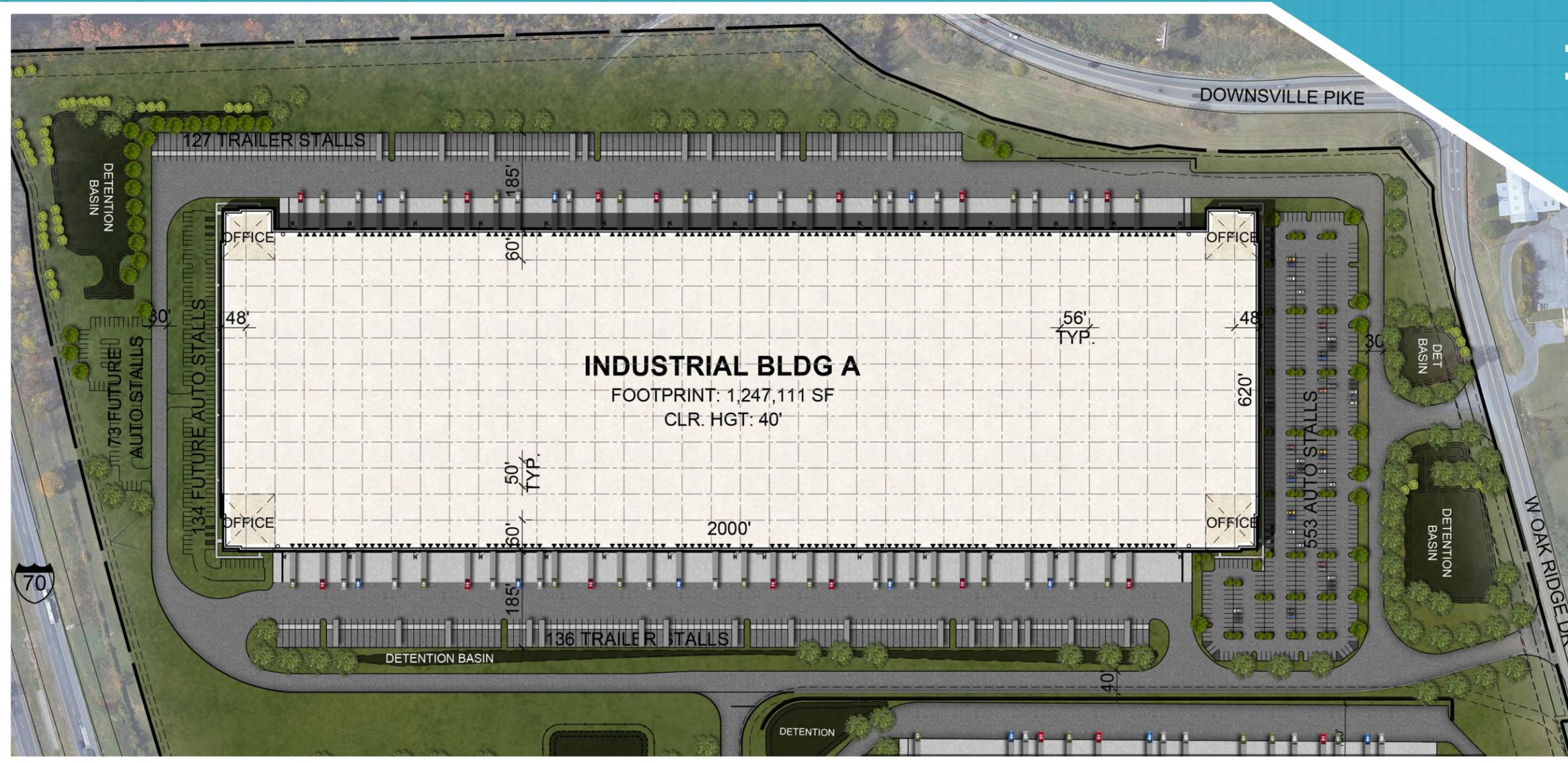
Part of TheJohnsonGroup

LEASING BY:



CUSHMAN &  
WAKEFIELD

±1,247,111 SF  
DIVISIBLE

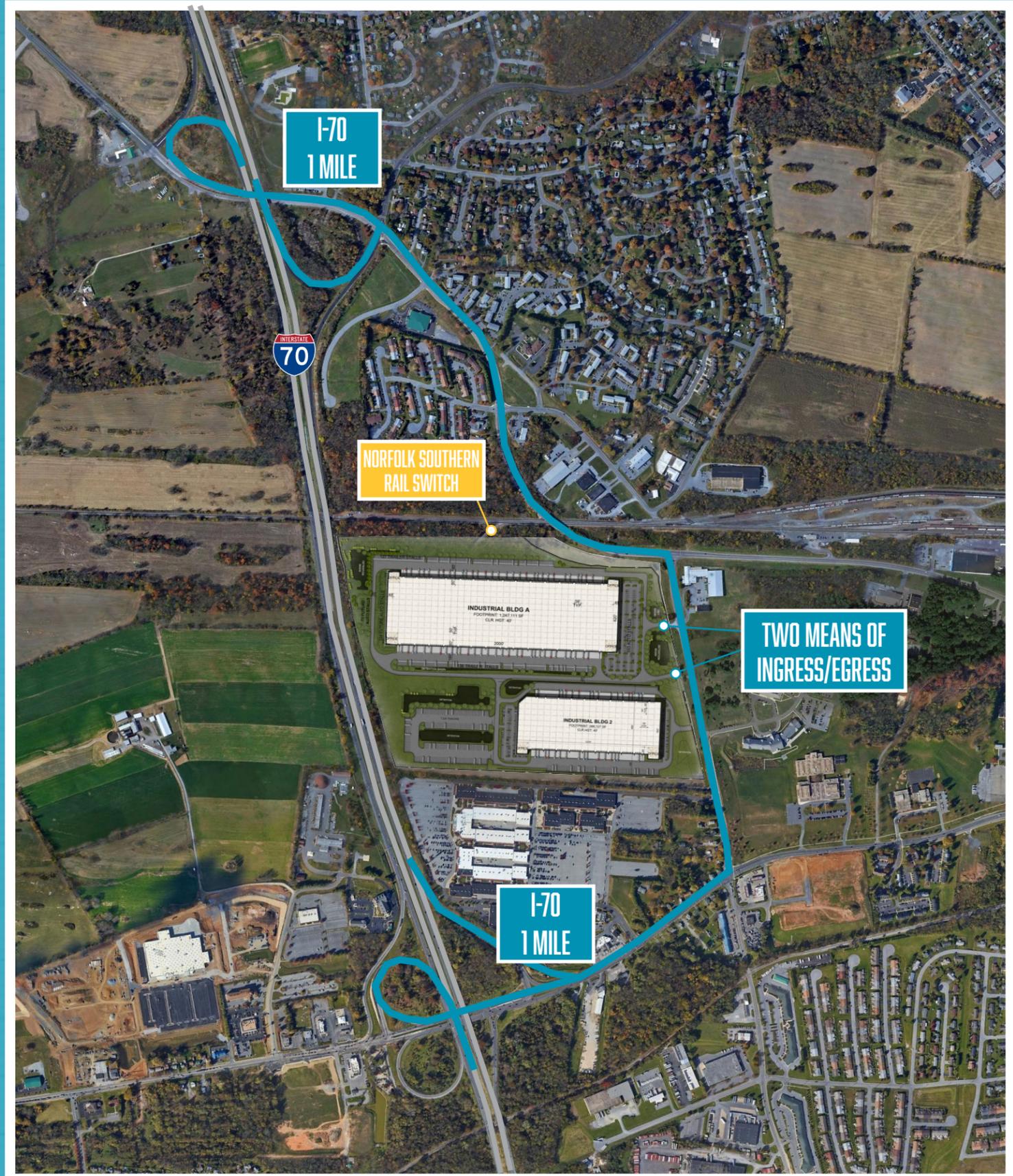


## PROJECT SPECS

Building A SF	1,247,111 SF
Building Dimensions	620' x 2,000'
Clear Height	40'
Column Spacing	56'w x 50'd with 60' speed bays
Fire Protection	ESFR
Lighting	LED
Power	5,000 amps, 480/277v, 3 phase
Dock Doors	215
HVAC	Roof mounted, gas fired unit heaters

Configuration	Cross Dock (full circulation with loop road)
Drive-in Doors	4
Auto Parking	553 spaces, expandable to 760
Trailer Parking	263 trailer stalls
Floor	8" unreinforced concrete slab, 4000 psi.
Roof	0.60mil TPO
Construction	Concrete tilt walls
Access	Two (2) points of ingress/egress via Oak Ridge Dr
Notes	<b>Optional overflow storage lot with 224 trailer stalls</b>
Norfolk Southern Rail Served Site	<ul style="list-style-type: none"> <li>• Rail switch already installed within rail ROW</li> <li>• NS Direct Service</li> <li>• Site is adjacent to Norfolk Southern Vardo Yard</li> </ul>

# SITE OVERVIEW





## DISTANCES TO:

I-70	1 MILE	HARRISBURG, PA	80 MILES
I-81	3 MILES	RICHMOND, VA	171 MILES
BALTIMORE, MD	75 MILES	UPS	0.9 MILES
WASHINGTON, DC	73 MILES	FEDEX GROUND	4.8 MILES

**MCLANE FISHER**  
 EXECUTIVE MANAGING DIRECTOR  
 +1 410 685 9884  
[mclane.fisher@cushwake.com](mailto:mclane.fisher@cushwake.com)

**ADAM CAMPBELL**  
 VICE CHAIRMAN  
 +1 717 231 7292  
[adam.campbell@cushwake.com](mailto:adam.campbell@cushwake.com)

**JOHN BOOTE**  
 SENIOR DIRECTOR  
 +1 410 347 7647  
[john.boote@cushwake.com](mailto:john.boote@cushwake.com)