



**INTERCHANGE
CROSSING**
@ 81&70

INTERCHANGE CROSSING @ 81&70

131.1 ACRES / 284,800 SF WAREHOUSE / 6,000 SF MAINTENANCE

SALE OPPORTUNITY

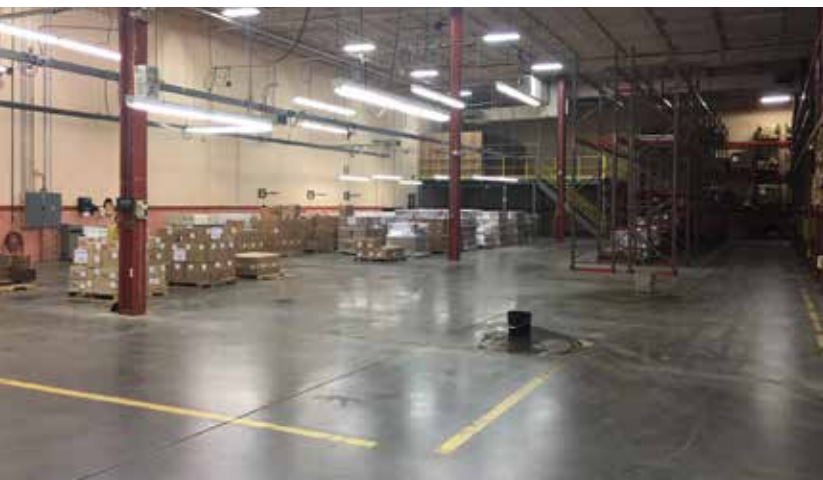
CBRE is pleased to present the opportunity to purchase Interchange Crossing located at 55 West Oak Ridge Drive in Hagerstown, Maryland. This unique and rare property is 131.1 acres of HI zoned land with an existing building footprint of approximately 284,800 square feet and will be transferred unencumbered for future development.

The Highway Interchange zoning is exceptionally flexible for use categories at the location; residential, mixed use, retail and industrial can all be accommodated within the zoning. The remarkable frontage on I-70 is unequalled for visibility in the region and desired by high profile business operations seeking excellent transportation throughout the region.



PROPERTY HIGHLIGHTS

- » 131.1 acres of Highway Interchange (HI) Zoned Land
- » Approximately 284,800 square feet of existing warehouse office facility with 8 dock loading doors (7 with dock levelers), and 3 rail loading doors with room to expand both
- » 6,000 square feet vehicle maintenance shop with 5 ground level drive in doors
- » Adjacent to Hagerstown Premium Outlet Center with 100 stores in 450,000 square feet
- » 24' clear height; 40'x40' column spacing
- » Exclusive electrical substation service of 5,000 kw
- » Backbone to Level 3, 12 strand high speed fiber connectivity
- » Direct highway accessibility from 2 interchange locations
- » Located only 3 miles east of the I-70/I-81 interchange, ensuring superb regional transportation
- » Minutes to the Hagerstown Municipal Airport
- » Norfolk Southern rail spur to the property, 1 mile south of the NS switch yard
- » Natural gas 2" main/water/sewer 8"-12" main

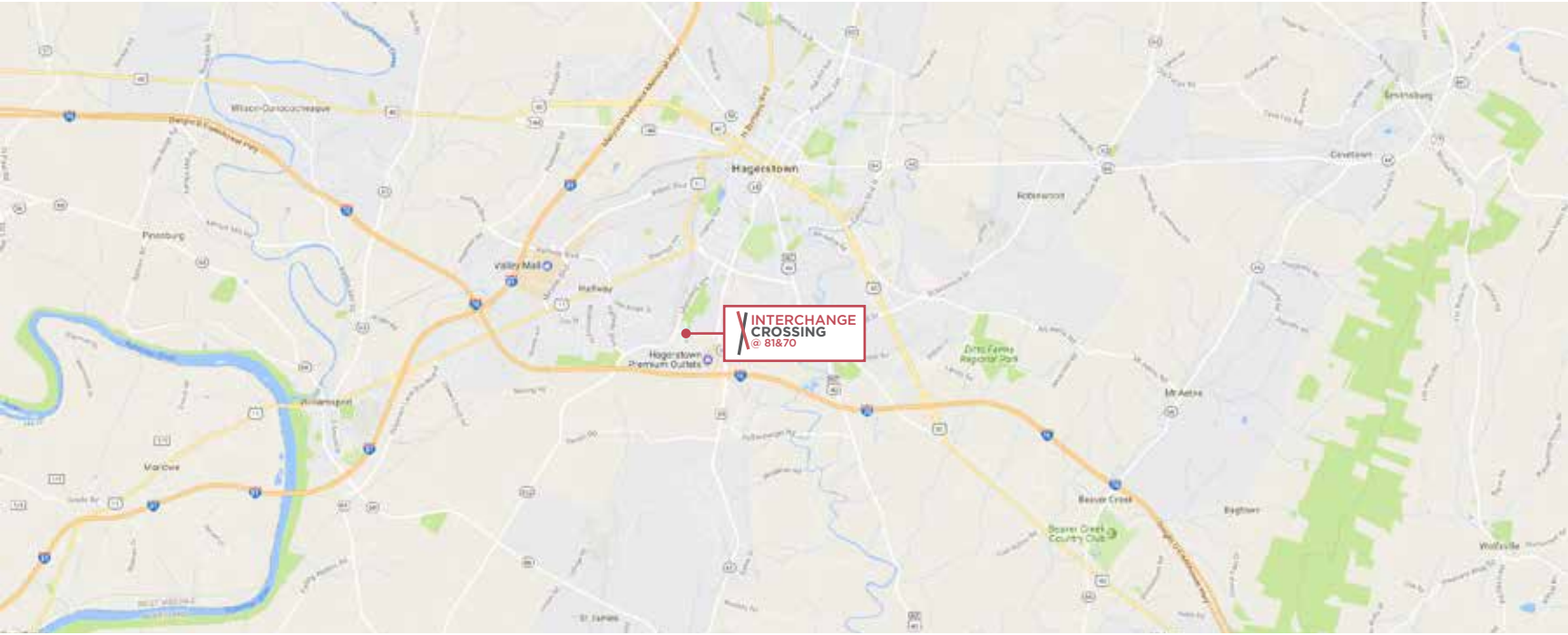


PROPERTY LOCATION

55 West Oak Ridge Drive is conveniently located right along the I-70, three miles east of the highway's junction with I-81 in Hagerstown, Maryland. The remarkable frontage on I-70 is unequalled for visibility in the region and desired by high profile business operations seeking excellent transportation throughout the region.

Site is adjacent to Hagerstown Premium Outlets, one of two major shopping malls in Washington County, with over 450,000 square feet of retail space.

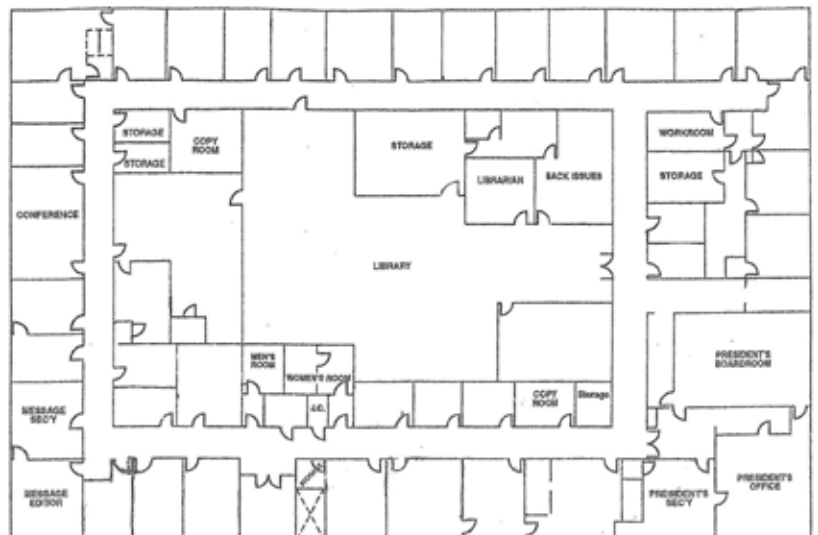
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THE HUB CITY

Hagerstown is a center of transit and commerce. Interstates 81 and 70, CSX, Norfolk Southern and the Winchester and Western railroads, and Hagerstown Regional Airport form an extensive transportation network for the city. Hagerstown is also the chief commercial and industrial hub for a greater Tri-State Area that includes much of Western Maryland as well as significant portions of South Central Pennsylvania and the Eastern Panhandle of West Virginia. Hagerstown has often been referred to as, and is nicknamed, the Hub City.

FLOORPLANS





INTERCHANGE CROSSING **@ 81&70**

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