



CREEKSIDE

LOGISTICS CENTER

16422 NATIONAL PIKE, HAGERSTOWN, MD 21740

730,116 SF

IMMEDIATE AVAILABILITY



SCAN TO VIEW
VIRTUAL TOUR



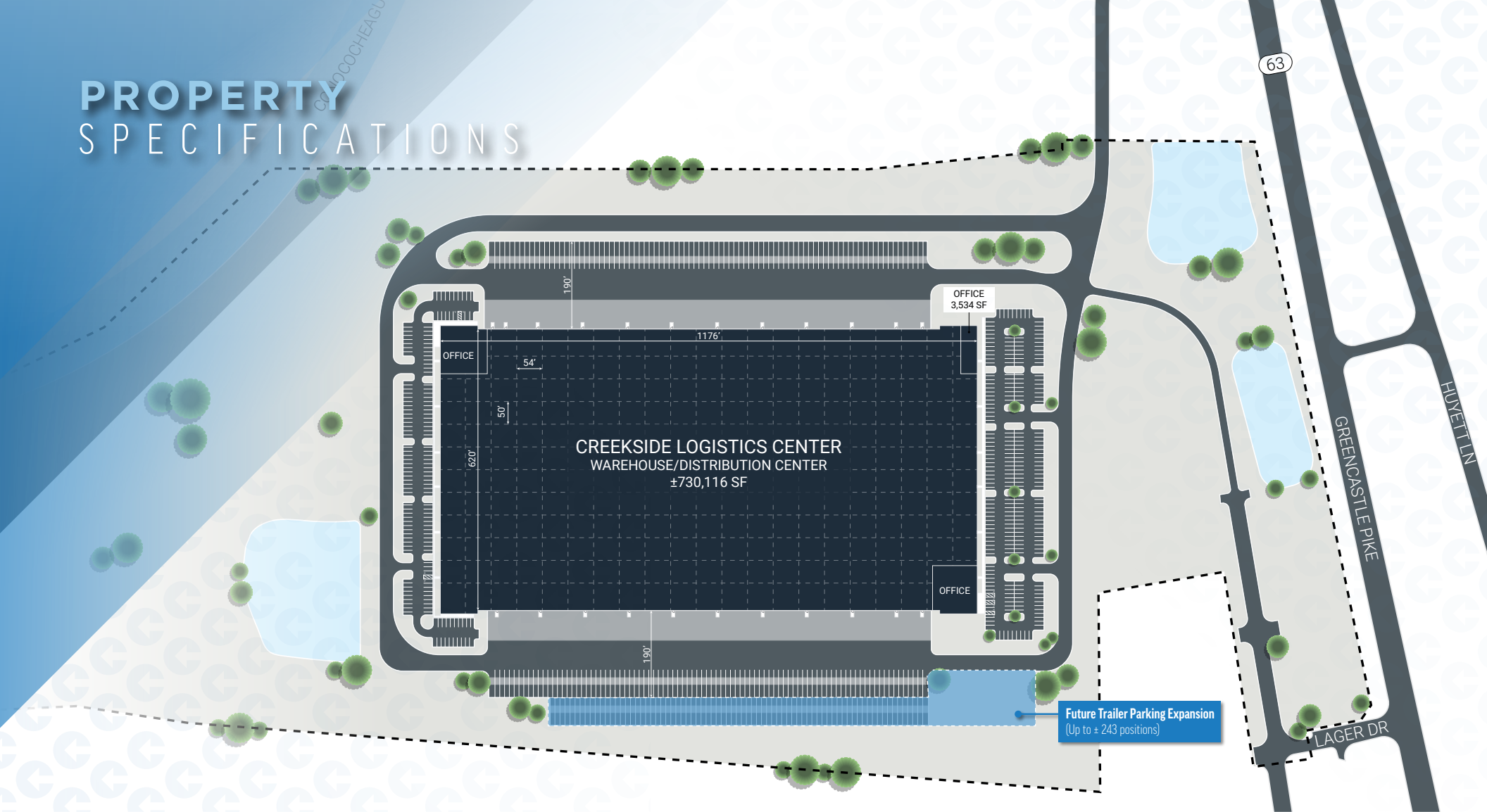
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PROPERTY SPECIFICATIONS



730,116 SF
BUILDING AREA

3,534 SF
SPEC OFFICE

CROSS DOCK
LOADING CONFIGURATION (FULL CIRCULATION)

40'
CLEAR HEIGHT

1,176' X 620'
BUILDING DIMENSIONS

4
DRIVE-INS

190'
TRUCK COURT

50' X 54'
COLUMN SPACING

170 ±
TRAILER SPACES

406 ±
CAR SPACES

LED
LIGHTING

ESFR
SPRINKLERS

40,000 lbs
MECHANICAL DOCK LEVELERS

76
LOADING DOCKS
(EQUIPPED WITH DOCK SEALS,
BUMPER AND NORDOCK)

HVAC
ROOF MOUNTED
(Cambridge, Gas-fired, unit heaters)

7"
FLOOR CONCRETE SLAB
(thick reinforced)

**[1] 3,000 amp,
277/480 volt**
ELECTRICAL

IMMEDIATE ACCESS MAP

 **CREEKSIDE**
LOGISTICS CENTER

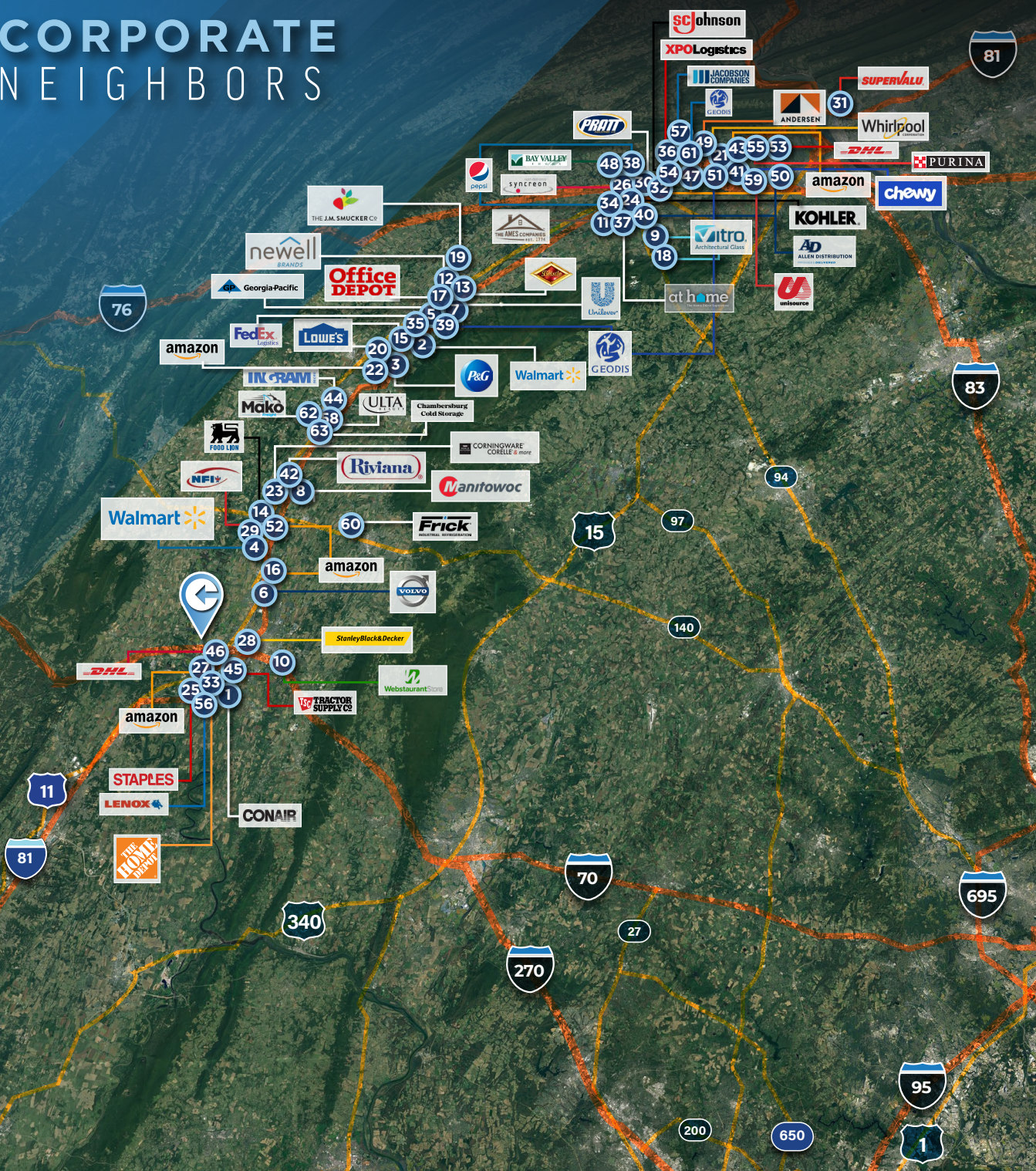
EXIT 6
3 MILES

EXIT 24
2 MILES

	2.5 Miles
	3.5 Miles
	7.6 Miles
	2 Miles
	3 Miles
	25.3 Miles
	46.4 Miles



CORPORATE NEIGHBORS



- | | | | |
|----|----------------------------|----|-------------------------------|
| 1 | Conair Corporation | 33 | The Home Depot |
| 2 | Walmart | 34 | PepsiCo, Inc. |
| 3 | Procter & Gamble | 35 | FedEx Corporation |
| 4 | Walmart | 36 | XPO Logistics |
| 5 | Georgia Pacific | 37 | At Home |
| 6 | Volvo | 38 | PepsiCo, Inc. |
| 7 | Unilever plc | 39 | Geodis |
| 8 | The Manitowoc Company | 40 | Allen Distribution |
| 9 | Vitro Architectural Glass | 41 | Chewy |
| 10 | WebstaurantStore | 42 | Riviana Foods, Inc. |
| 11 | The AMES Companies, Inc. | 43 | Amazon |
| 12 | Newell Brands | 44 | Ingram |
| 13 | The Beistle Company | 45 | Tractor Supply Company |
| 14 | Food Lion | 46 | DHL Supply |
| 15 | Lowe's | 47 | Amazon |
| 16 | Amazon | 48 | Bay Valley Foods |
| 17 | Office Depot | 49 | Andersen Windows |
| 18 | Vitro | 50 | Allen Distribution |
| 19 | J.M. Smucker Company | 51 | Geodis |
| 20 | Lowe's | 52 | Amazon |
| 21 | Whirlpool Corporation | 53 | DHL |
| 22 | Amazon | 54 | Exel-S.C. Johnson |
| 23 | Corningware Corelle & More | 55 | Nestle Purina PetCare Company |
| 24 | Kohler | 56 | Lenox |
| 25 | Staples | 57 | Jacobson Companies |
| 26 | Syncreon | 58 | ULTA Beauty |
| 27 | Amazon | 59 | Unisource |
| 28 | Stanley Black and Decker | 60 | Frick Controls |
| 29 | NFI | 61 | Geodis |
| 30 | Pratt Industries | 62 | Mako Freight |
| 31 | Supervalu DC | 63 | Chambersburg Cold Storage |
| 32 | Amazon | | |

DEMOGRAPHICS & LABOR FACTS

WAREHOUSE WORKERS

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2017-2023)	2023 Net Commuters
15 Min	2,074	21%	1,279
30 Min	7,300	17%	2,719
45 Min	18,629	18%	826

CUMBERLAND

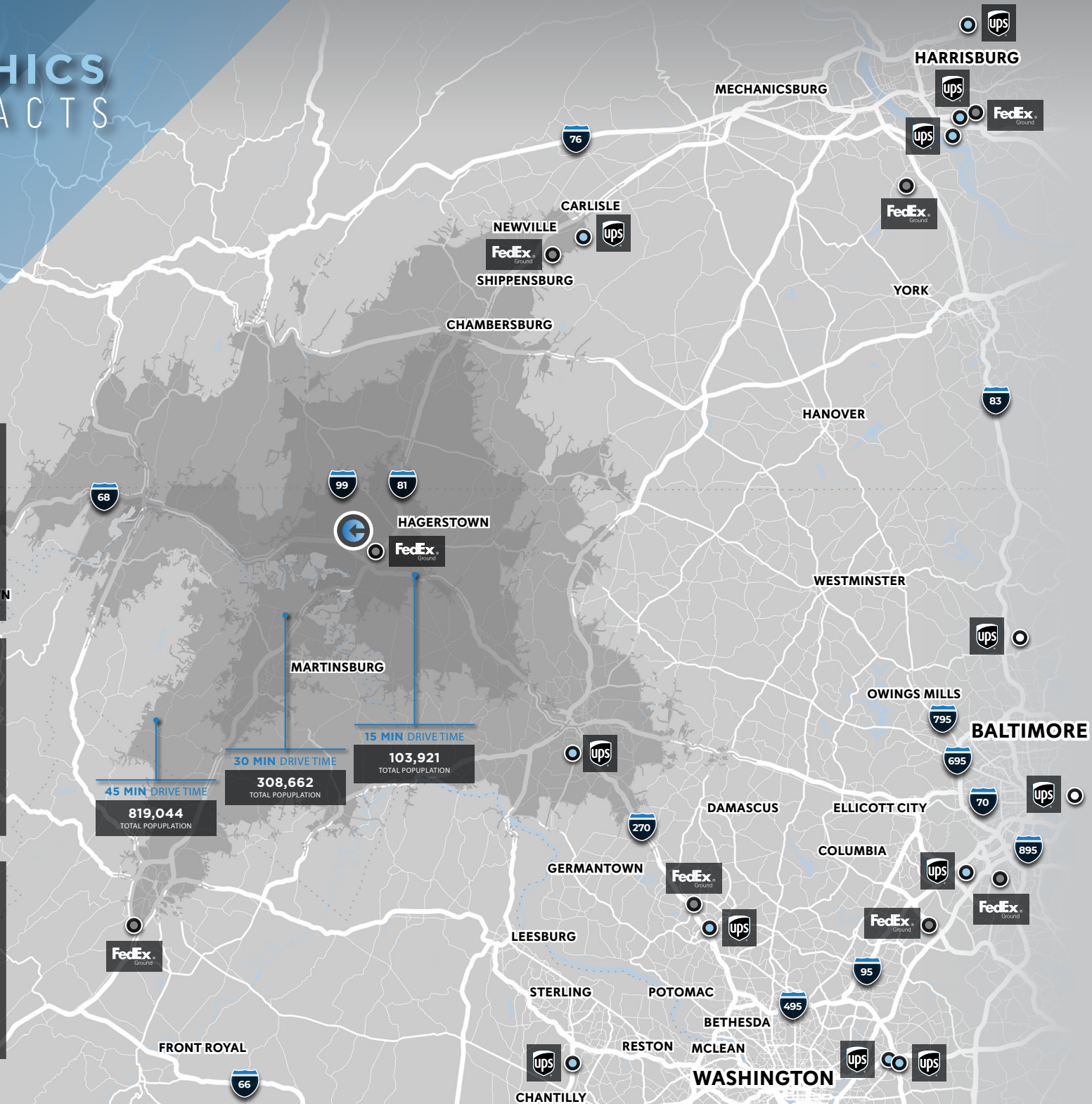
ALLENTOWN

FORKLIFT DRIVERS

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2017-2023)	2023 Net Commuters
15 Min	216	89%	-60
30 Min	993	43%	372
45 Min	2,682	42%	185

MANUFACTURES & ASSEMBLERS

DRIVE TIME	2023 Resident Workers	% Change in Resident Workers (2017-2023)	2023 Net Commuters
15 Min	255	-24%	-10
30 Min	1,171	-10%	-199
45 Min	3,190	2%	-143



ACCESS POINTS

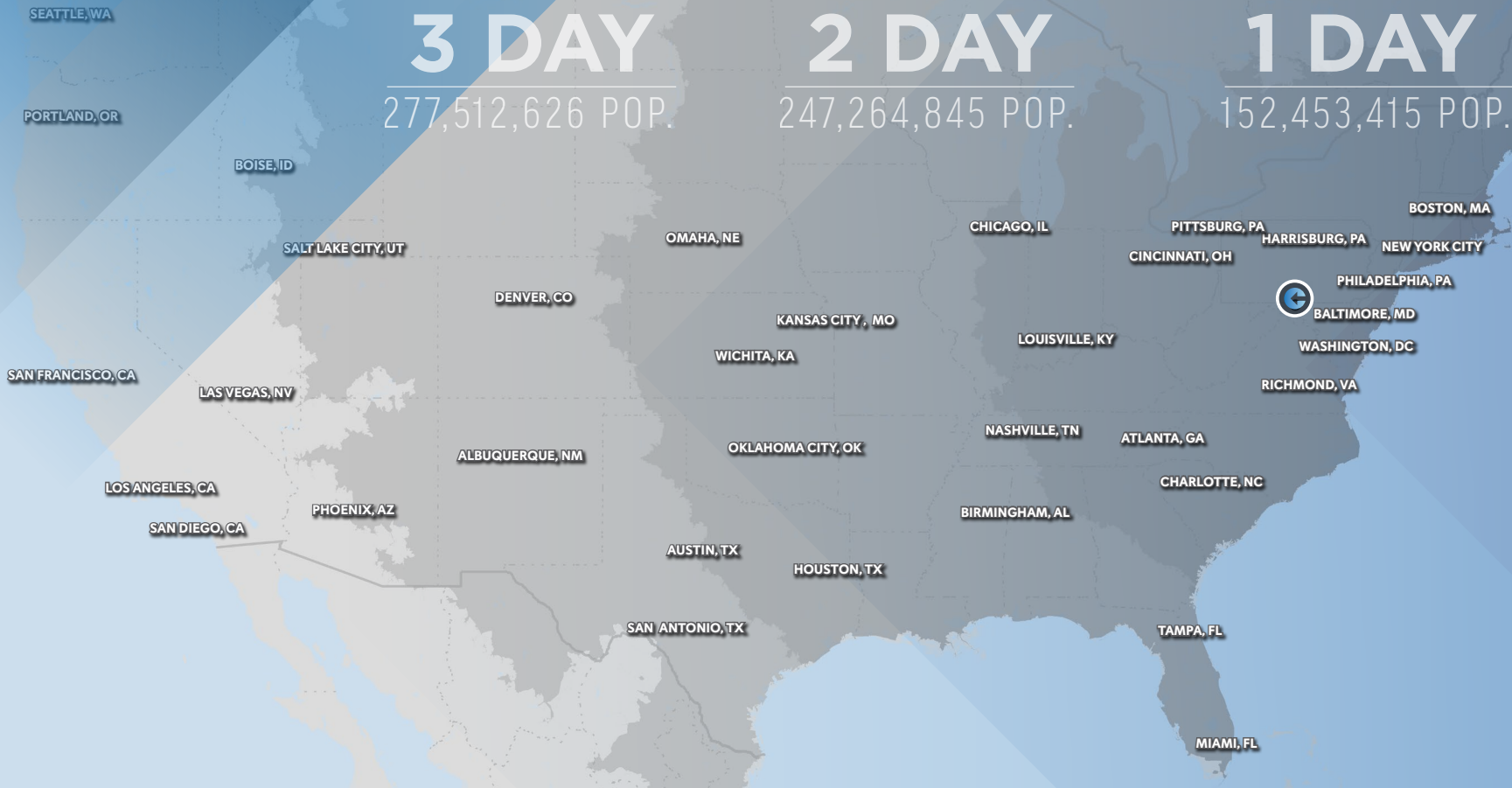


CREEKSIDE
LOGISTICS CENTER

🚢	Port of Baltimore	86 Miles
🚢	Port of Wilmington, DE	152 Miles
✈️	Philadelphia Int'l Airport	173 Miles
🚢	PhilaPort	181 Miles
🚢	Port Newark Elizabeth	235 Miles
✈️	JFK Int'l Airport	263 Mile

📍	Philadelphia, PA	70 Miles
📍	New York, NY	76 Miles
📍	Harrisburg, PA	90 Miles
📍	Baltimore, MD	156 Miles
📍	Washington, D.C.	195 Miles
📍	Boston, MA	308 Miles

DISTRIBUTION REACH



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