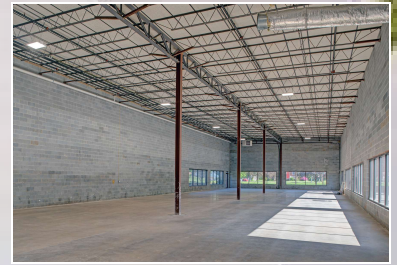


PROPERTY OVERVIEW

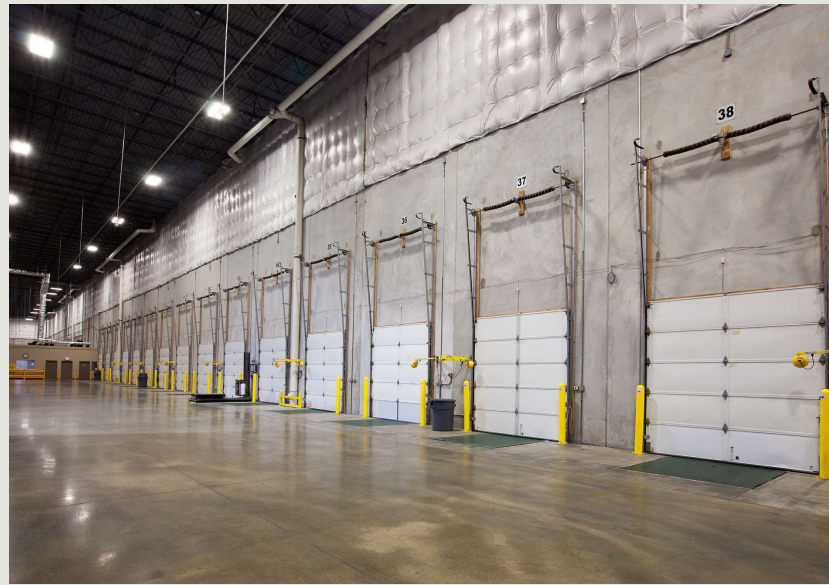
HUNT RIDGE BUSINESS PARK

12101-17 INSURANCE WAY, HAGERSTOWN, MD 21740



Building Information

- Industrial-warehouse/flex-warehouse building totaling 132,098 SF
- One-story block & brick construction with steel mansard
- 20' & 24' clear ceiling heights
- 20 docks and one drive-in
- Quick access to I-81, I-70 and U.S. Highway 40
- Located in the Hagerstown/Washington Enterprise Zone
- 120/208 & 277/480 volts, 3-phase, 4-wire service
- Gas heat/public utilities
- FiOS service available
- Sprinklered
- Ample parking
- Washington County, HI zoning: office, warehouse, manufacturing, distribution



Surrounding Amenities

- Arby's
- Bed Bath & Beyond
- Chipotle
- Dunkin'
- IHOP
- KFC
- Lowe's
- McDonald's
- Panera Bread
- PetSmart
- Regal Valley Mall
- Sam's Club
- Sheetz
- Starbucks
- Target
- TGI Fridays
- Truist
- The Home Depot
- Uno Pizzeria & Grill
- Walmart Supercenter
- Wendy's

Site Plan

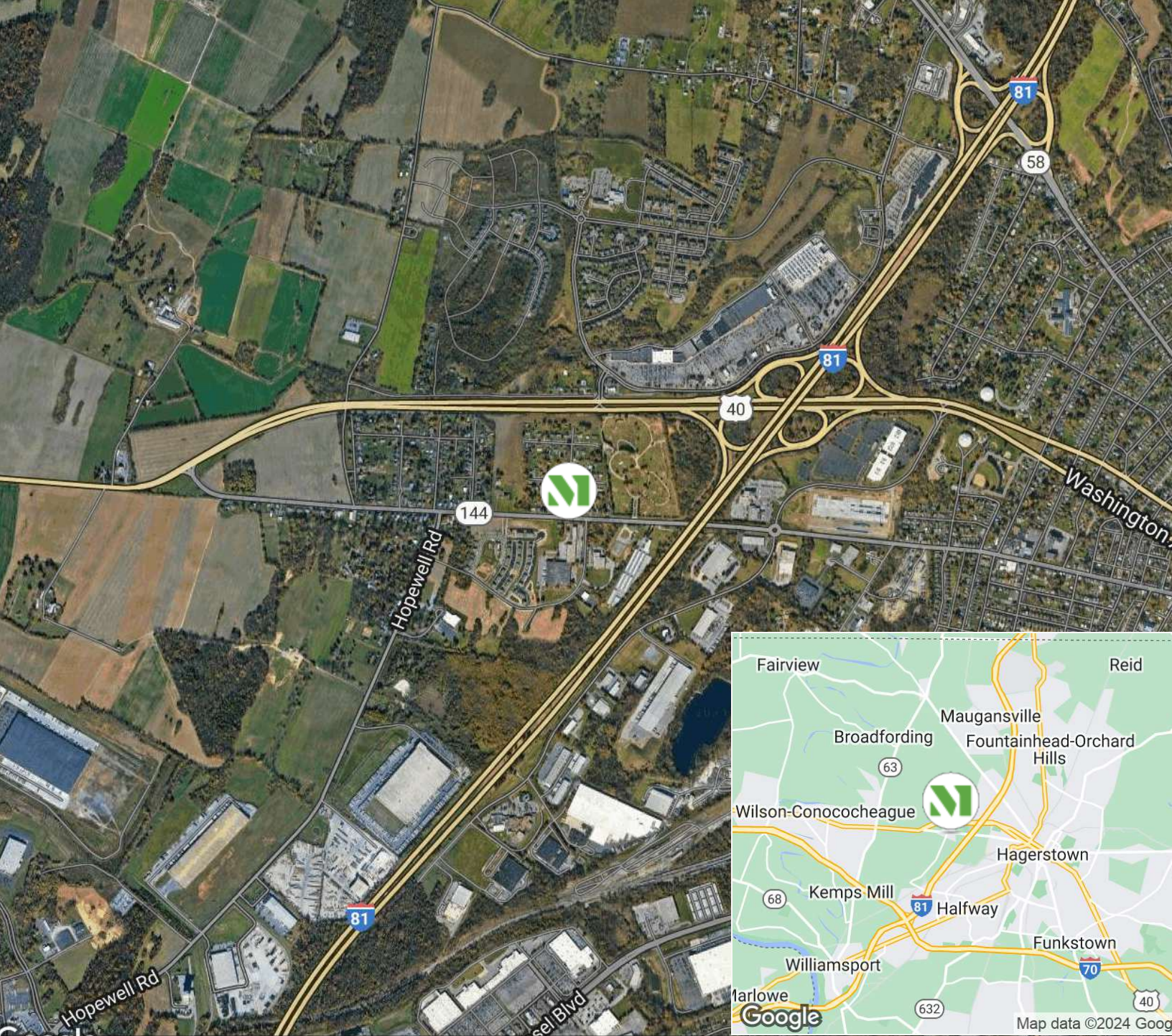
Hunt Ridge Business Park	12111-17 Insurance Way	Light Industrial	31,700 SF
	12101-07 Insurance Way	Bulk	101,048 SF
	12114 Insurance Way	Light Industrial	30,330 SF



“The dedication to meeting our needs has been evident in each and every project...the end result has been nothing short of spectacular.”

BRIAN HUDKINS
PRESIDENT
GRAMOPHONE





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Whit Levering | Ashley Reimer | Lauren Lindsay

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