

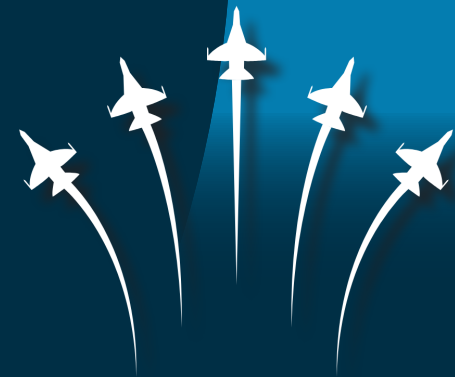
NEW HEIGHTS INDUSTRIAL PARK

@ HAGERSTOWN REGIONAL AIRPORT

**18450 Showalter Rd
Hagerstown, MD**

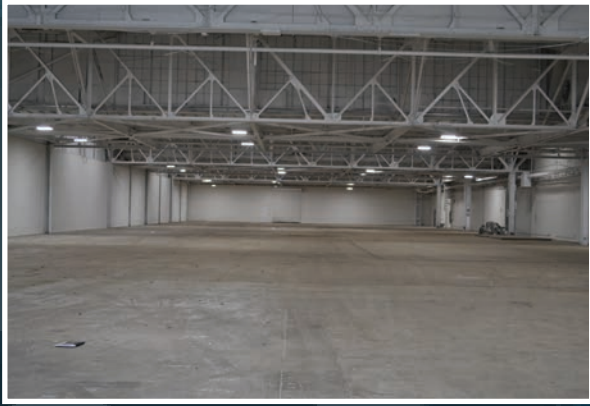


48,000 - 250,000 SF
Intermodal | Industrial | Warehouse



New Heights Industrial Park

INDUSTRIAL SPACE



INDUSTRIAL HIGHLIGHTS

- Availabilities from 48,000 SF to 250,000 SF
- Up to 46 ft. clear height
- Dock and drive-in loading
- Column free spaces
- Heated
- Full fire suppression
- Overhead handling from 1-ton to 10-ton capacity
- Doors up to 24' x 60'
- Heavy floor loads throughout
- Various office space configurations

EXAMPLE INDUSTRIAL USES

- Third party logistics services
- E-Commerce distribution centers
- Auto manufacturers
- Modular building manufacturers
- Defense/Aerospace
- Space manufacturing/satellite
- Government contractors
- Autonomous vehicle research and manufacturing
- Food manufacturing and distributors
- Storage

24-HR. SECURITY | GATED ACCESS | 26' - 46' CEILING HEIGHTS

New Heights Industrial Park

MANUFACTURING



MANUFACTURING HIGHLIGHTS

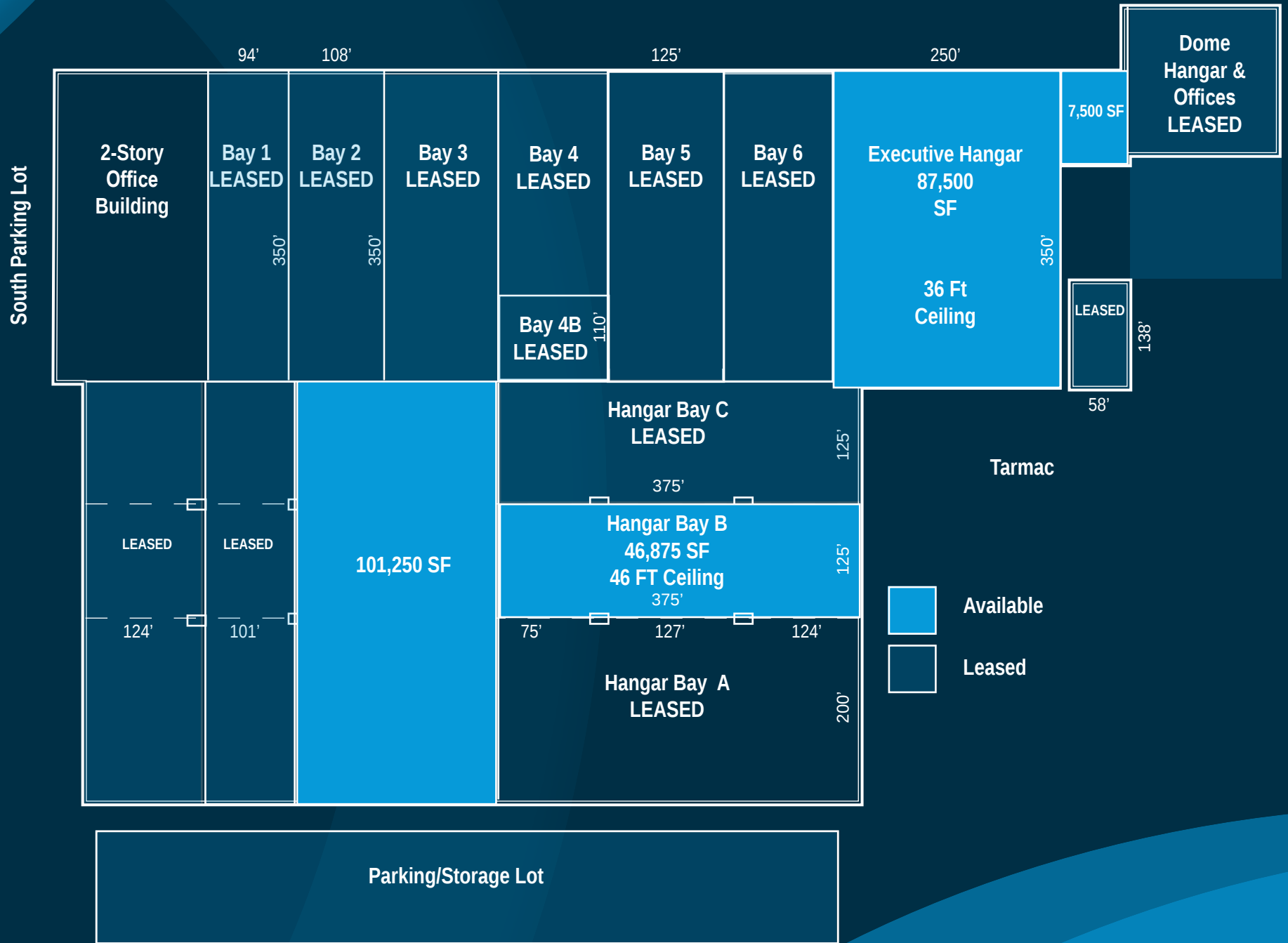
- 48,000 SF and up to 250,000 SF
- Up to 46 ft. clear height
- Heated
- Full fire suppression
- FBO facilities available
- Hangars suitable for up to B-737 class aircraft
- Dedicated ramp to Hagerstown Regional Airport
- Ample outside storage
- Self-fueling potential
- Specialized space available built to the rigorous specifications required to create a Sensitive Compartmented Information Facility (SCIF)

EXAMPLE MANUFACTURING USES

- Maintenance, Repair, and Overhaul (MRO) operation
- Aircraft manufacturing
- Air cargo
- Aircraft interiors and completion operations
- Painting operations
- Aircraft component manufacturing and installation
- Specialized Aviation Services Operations (SASO), such as for Wi-Fi installation
- UAS/Drone manufacturing, research, and testing
- Aircraft disassembly/parts operations
- Private flight departments
- Aircraft collections

5000 KVA - 34.5/12.5 KV SUBSTATION | FIBER INFRASTRUCTURE

West Parking Lot





Washington County, MD
HAGERSTOWN REGIONAL AIRPORT



0.6 Mile



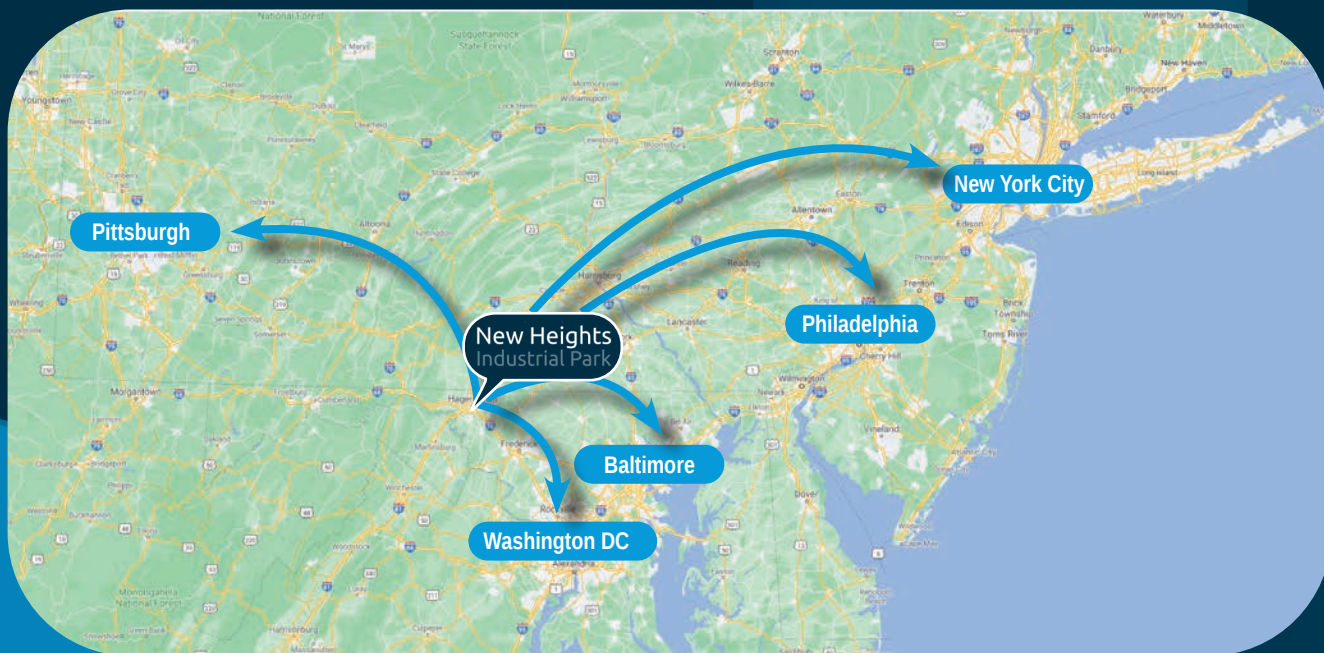
81 miles to
Washington DC

84 miles to
Baltimore, MD

175 miles to
Philadelphia, PA

164 miles to
Pittsburgh, PA

237 miles to
New York, NY





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New Heights Industrial Park

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