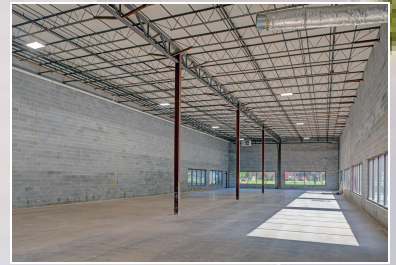


PROPERTY OVERVIEW

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
12101-07 Insurance Way
12114 Insurance Way

Light Industrial
Bulk
Light Industrial

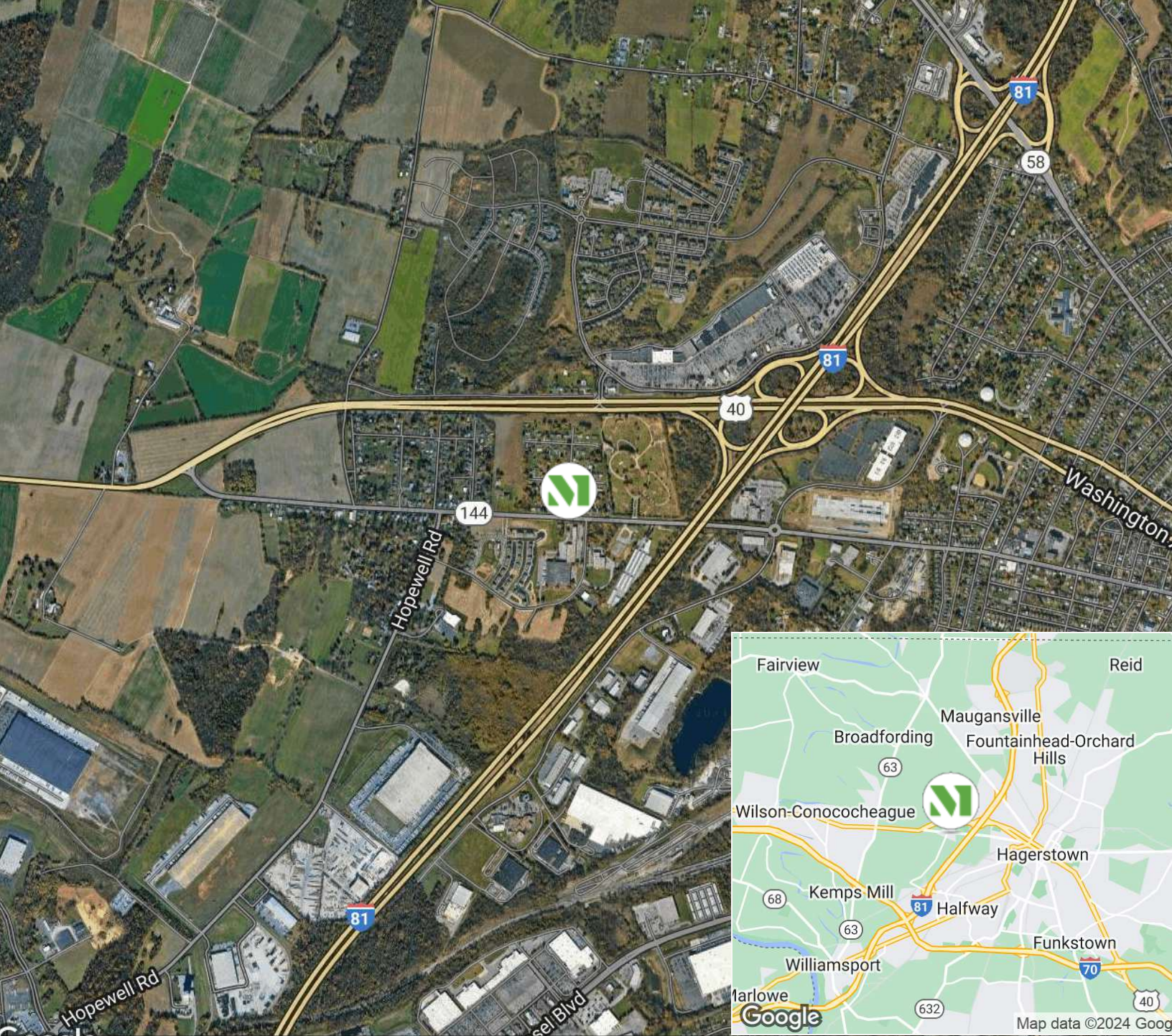
31,700 SF
101,048 SF
30,330 SF



“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:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

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