

AVAILABLE: 829,948 SF

5139 Williamsport Pike | Martinsburg, West Virginia 25404



MARTINSBURG LOGISTICS CENTER

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

John D. Aderholt
Broker
+1 304 232 5411
jdaderholt@centuryequities.com

Adam Weidner
Executive Vice President
+1 304 232 5411
aweidner@century-realty.com

John Barker, Jr., SIOR
Red Rock Developments
+1 980 233 3837
jbarker@redrockdevelopments.com

Leah B. Bailey, SIOR
Red Rock Developments
+1 980 288 6222
lbailey@redrockdevelopments.com

Gerard J. Blinebury, Jr.
Vice Chairman
+1 717 231 7291
gery.blinebury@cushwake.com

McLane G. Fisher
Managing Director
+1 410 685 9884
mclane.fisher@cushwake.com

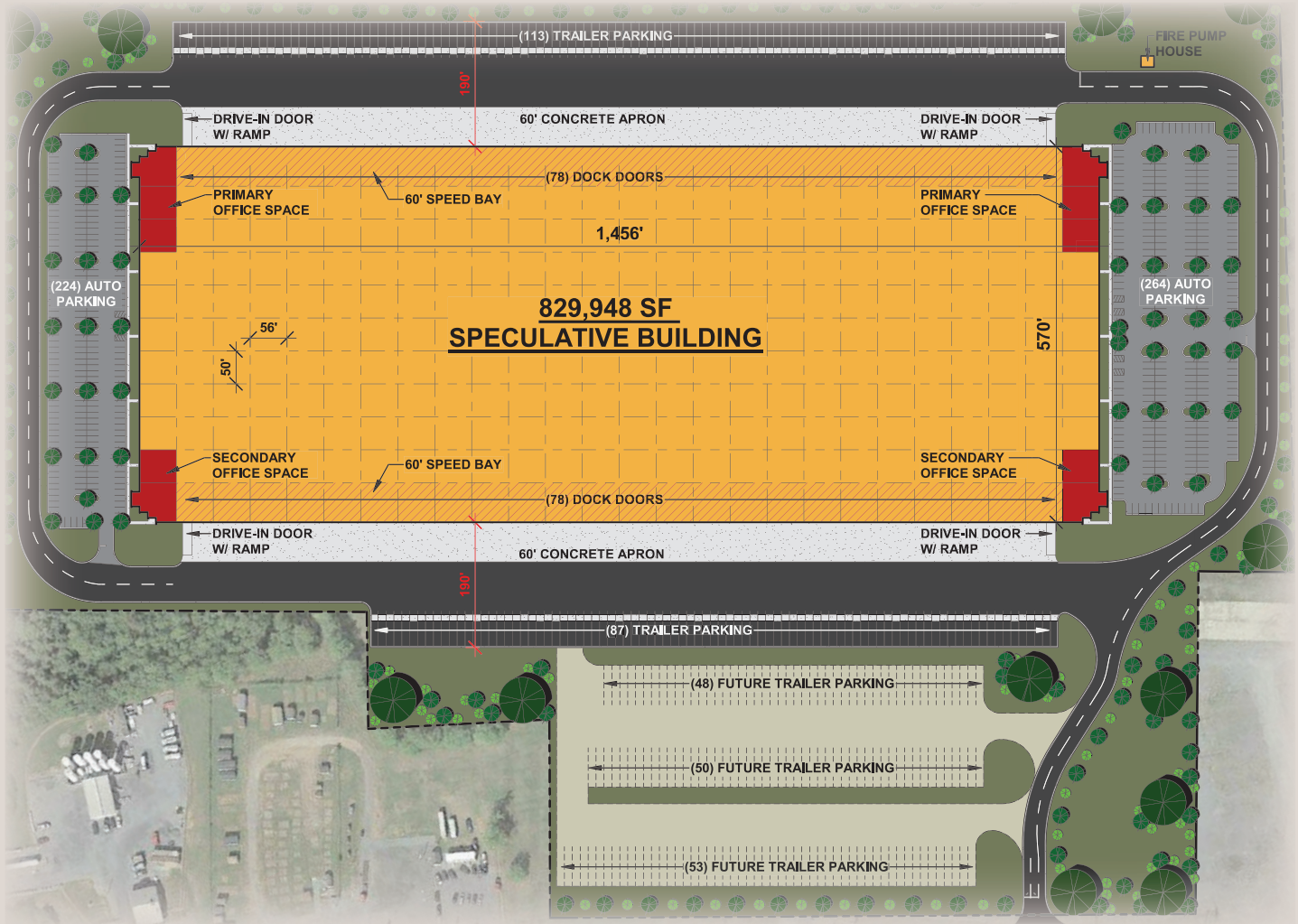
Collin Potter
Associate
+1 717 231 7460
collin.potter@cushwake.com



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SITE PLAN



SPECIFICATIONS

Building size:	829,948 sf (570' x 1456')	Floor:	8" concrete slab
Site area:	63 acres	Dock loading:	156 (9'x10') insulated doors with bumpers and z guards (cross-dock configuration)
Clear height:	40" minimum first bay	Drive-in loading:	Four (12'x14') manual doors
Construction:	Tilt-up concrete w/ exterior paint	Auto parking:	488 spaces
Roof:	45 Mil TPO w/ R-20 insulation	Trailer storage:	200 total with 151 future spaces : 351 total possible spaces
Column spacing:	50' x 56' bays	Truck court:	190' from edge of building to back of curb
Interior lighting:	LED high bay fixtures, open floor plan, 36K Lumen w/ motion sensors	Utility providers:	Electric: Potomac Edison Gas: MGC Water: Berkley County Sewer: Berkley County Fiber: Comcast
Exterior lighting:	Light poles to achieve 1.5 FC average		
Sprinkler system:	NFPA compliant ESFR fire protection system		
Electrical:	Two, 2,000 amp panels		

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SITE LAYOUT



NOTABLE TENANTS IN THE IMMEDIATE AREA



KEY DISTANCES



Washington D.C. Dulles International Airport
76 miles



Port of Baltimore
86 miles



I-81 North & South Interchange: .5 miles



Baltimore Thurgood Marshall International Airport
87 miles



FedEx Ground
7 miles

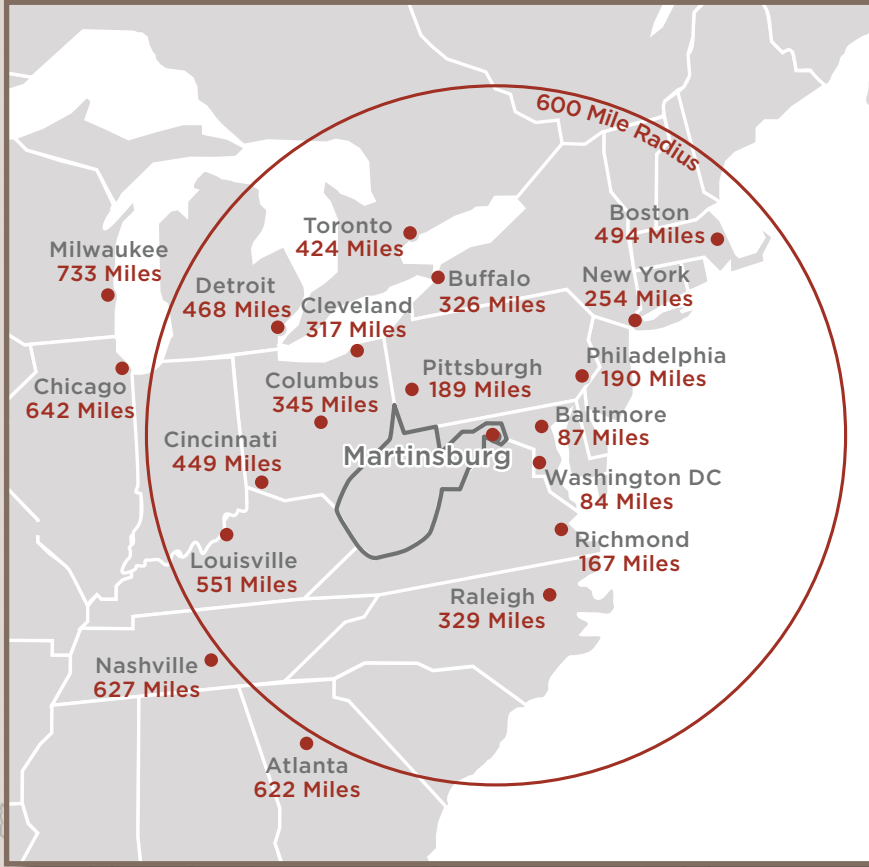


I-70 East & West Interchange: 9 miles

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LOCATION, LOCATION, LOCATION



Prime Location within a day proximity to over 40% of the nation's population.



One of the top labor markets in the region due to workforce demographics, wages and low union exposure.



Immediate access to I-81 and close proximity to PA, MD, and VA.

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Tax incentives available for many industrial tenants in the region provided on a case by case basis.

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