

AVAILABLE: 829,948 SF

5177 Williamsport Pike | Martinsburg, West Virginia 25404



MARTINSBURG LOGISTICS CENTER

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

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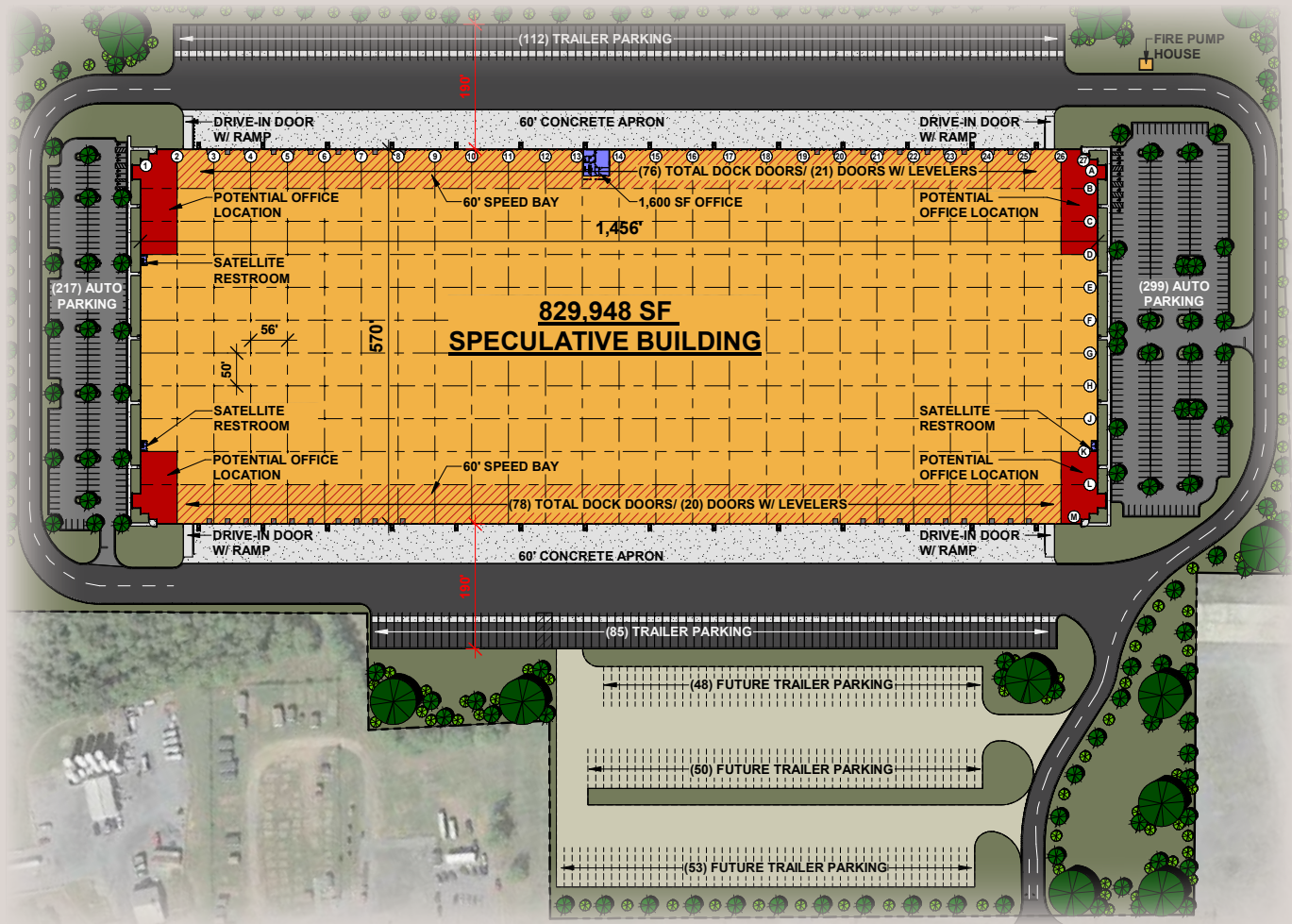
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SITE PLAN



SPECIFICATIONS

Building size:	829,948 sf (570' x 1456')	Floor:	8" concrete slab
Office area:	1,600 sf spec office w/ restrooms	Dock loading:	Cross-dock configuration 154 (9'x10') insulated doors with bumpers and z-guards 41 doors equipped with 40,000 lb. hydraulic levelers
Site area:	63 acres	Drive-in loading:	Four (12'x14') manual doors
Clear height:	40' minimum first bay	Auto parking:	516 spaces
Construction:	Tilt-up concrete w/ exterior paint	Trailer storage:	197 total with 151 future spaces: 348 total possible spaces
Roof:	45 Mil TPO w/ R-20 insulation	Truck court:	190' from edge of building to back of curb
Column spacing:	50' x 56' bays	Utility providers:	Electric: Potomac Edison Gas: MGC Water: Berkeley County Sewer: Berkeley County Fiber: Comcast
Interior lighting:	LED high bay fixtures, open floor plan, 36K Lumen w/ motion sensors		
Exterior lighting:	Light poles to achieve 1.5 FC average		
Sprinkler system:	NFPA compliant ESFR fire protection system		
Electrical:	2,000A (4,000A available in Q1 '24)		

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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

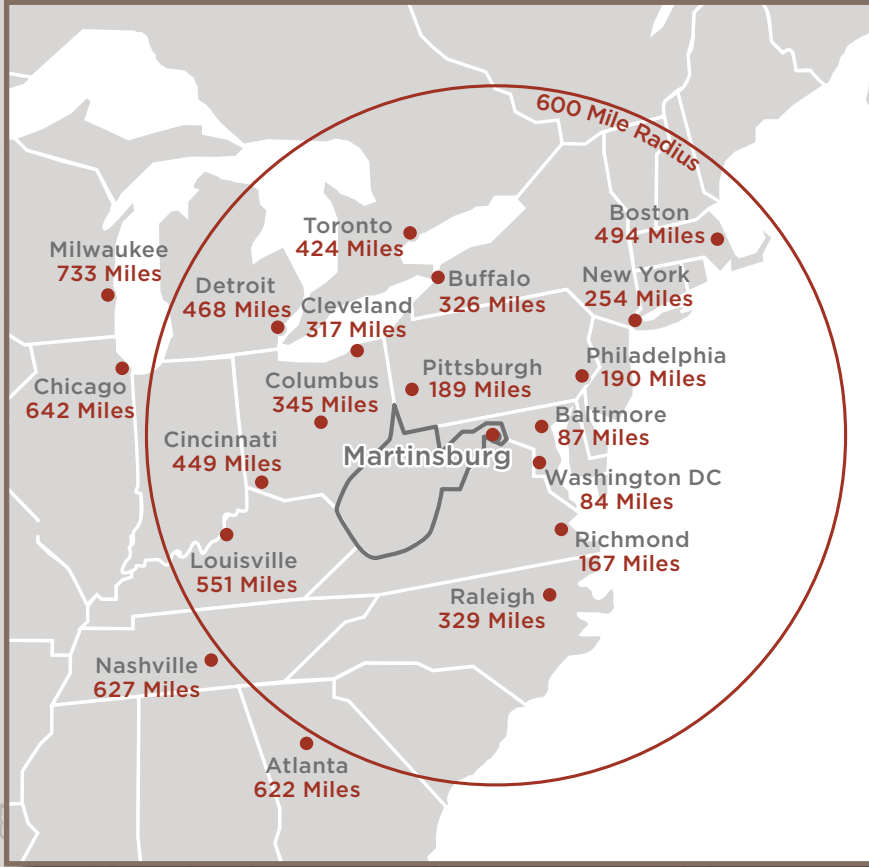


I-70 East & West Interchange: 9 miles

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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.



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

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