



FOR LEASE
INDUSTRIAL / MIXED-USE
MARKETING FLYER



11311 HOPEWELL ROAD
HAGERSTOWN, MD 21740

EXIT 5B

81

70

EXIT 26

◆ 11311 HOPEWELL ROAD

AC&T MAIN OFFICE

70

81

STAPLES DISTRIBUTION

APPLE VALLEY RECYCLING CENTER

LENOX DISTRIBUTION

PEPSI-COLA

HOME DEPOT DISTRIBUTION

FEDEX FREIGHT

DOT FOODS

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INDUSTRIAL / MIXED-USE FOR LEASE

11311 HOPEWELL ROAD
HAGERSTOWN, WV 21740

RENTAL RATE / \$11.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 14,944 (+/-) SQ FT

GROSS LOT SIZE / 3 (+/-) ACRES

PROPERTY FEATURES / OVERHEAD DOORS,
QUICK AND EASY INTERSTATE ACCESS,
ON-SITE PARKING, ROOM TO EXPAND

Flexible Industrial & Multi-Building Layout

- Approximately 14,944 (+/-) square feet across multiple buildings, providing flexibility for a variety of industrial, flex, warehouse, and contractor users.
- Includes a combination of warehouse/shop space, office areas, specialty-use buildings, and storage bays to accommodate diverse business needs.

Ideal Location for Industrial & Business Operations

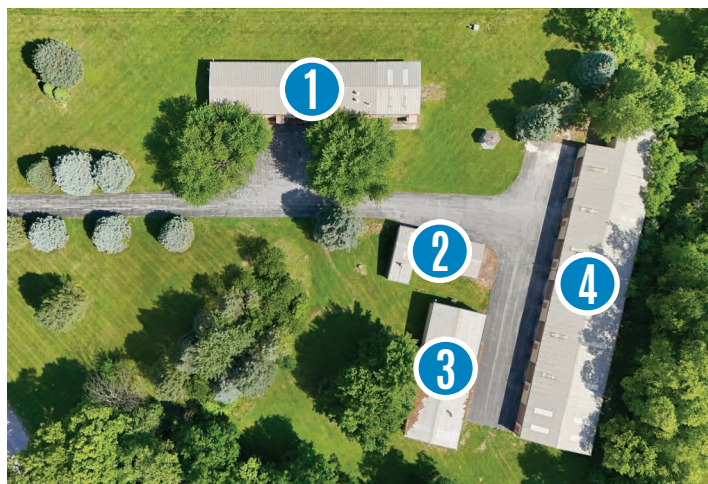
- Positioned within the growing Hagerstown industrial market, supported by demand from contractors, warehouse users, logistics providers, and expanding small businesses.
- Strategically located in Washington County with immediate access to major transportation corridors, including I-81 (Exit 5B – Halfway Boulevard) and I-70 (Exit 26 – I-81 Interchange), each approximately 1-3 miles (+/-) from the property.

FOR LEASE
INDUSTRIAL / MIXED-USE - LOCATED 1.4 MILES FROM I-81, EXIT 5B
11311 HOPEWELL ROAD · HAGERSTOWN, MD 21740 · FOUR SEPARATE INDUSTRIAL BUILDINGS

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- **Building 1:** 3,750 (+/-) square foot main office/shop building featuring two overhead doors and 14' ceiling height, providing functional space for warehouse, shop, office, or light manufacturing operations. Overhead door sizes include 10' H x 12' W (front) and 11' H x 11' W (side).
- **Building 2:** 1,144 (+/-) square foot building (currently being renovated) featuring one overhead door and 11' 5" of ceiling height, offering dedicated workspace for specialty applications, production, or service-related uses. Overhead door measures 8' H x 6' W.
- **Building 3:** 2,400 (+/-) square foot building featuring one overhead door and 13' ceiling height, providing versatile space for fabrication, storage, workshop, or industrial operations. Overhead door measures 8' H x 9' W.
- **Building 4:** 7,650 (+/-) square foot garage/storage building featuring eight overhead doors and 15' ceiling height, providing secure storage, equipment parking, fleet support, or additional operational space. The far-left overhead door measures 10' H x 10' W, while the remaining seven overhead doors each measure 10' H x 12' W.



UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison
Water	Well
Sewer	Septic

INGRESS / EGRESS / PARKING

- Expansive 3 (+/-) acre site provides ample space for employee and customer parking, fleet vehicles, equipment staging, and outdoor storage.
- Currently one access point along Hopewell Road providing efficient ingress and egress.

LEGAL DESCRIPTION

- Outside city limits of Hagerstown
- Parcel 0797, Tax Map 0016, District 0048
- Deed reference 07834 / 00291

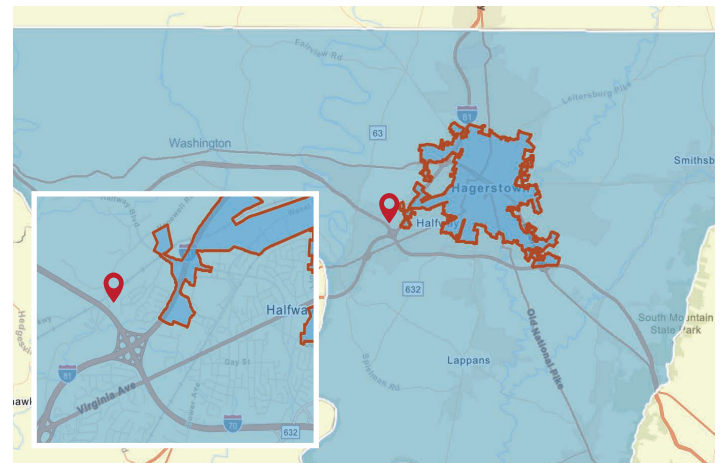
LOCATION ANALYSIS

Washington County, Maryland, is a prime destination for businesses and investors seeking commercial real estate opportunities. Strategically positioned along the I-81 and I-70 corridors, the county offers exceptional connectivity to major markets such as Baltimore, Washington, D.C., and Pittsburgh. With a pro-business climate, affordable property costs, and a skilled workforce, Washington County is an ideal location for industrial, retail, office, and mixed-use developments. The area boasts thriving logistics and manufacturing sectors, ample warehouse and distribution space, and strong economic growth fueled by ongoing infrastructure investments. Paired with its rich history, vibrant communities, and scenic landscapes, Washington County provides a unique and profitable setting for businesses looking to expand or relocate.

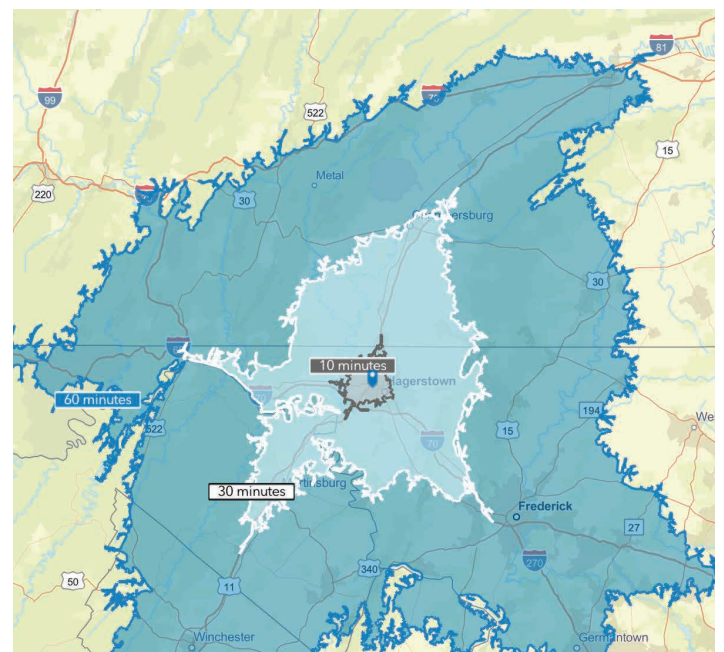
Washington County has a total population of 156,955 and a median household income of \$71,869. Total number of businesses is 5,576.

The **City of Hagerstown** has a total population of 44,274 and a median household income of \$47,695. Total number of businesses is 2,119.

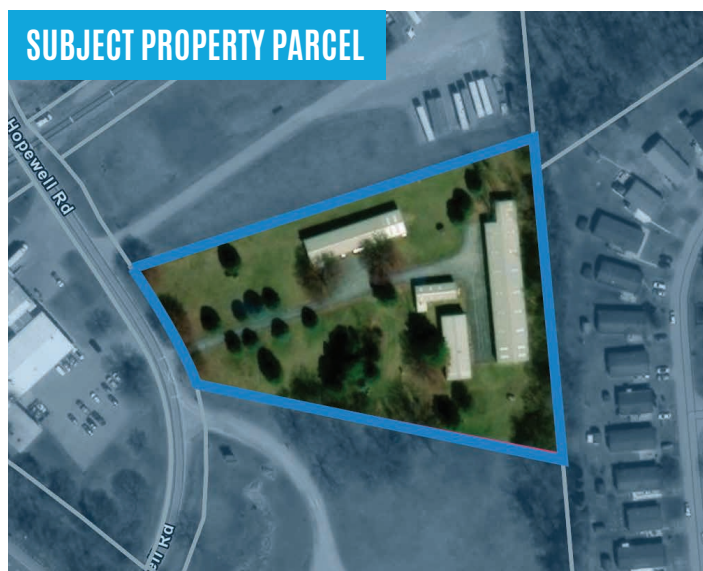
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Washington County, MD Hagerstown City Limits Subject Location

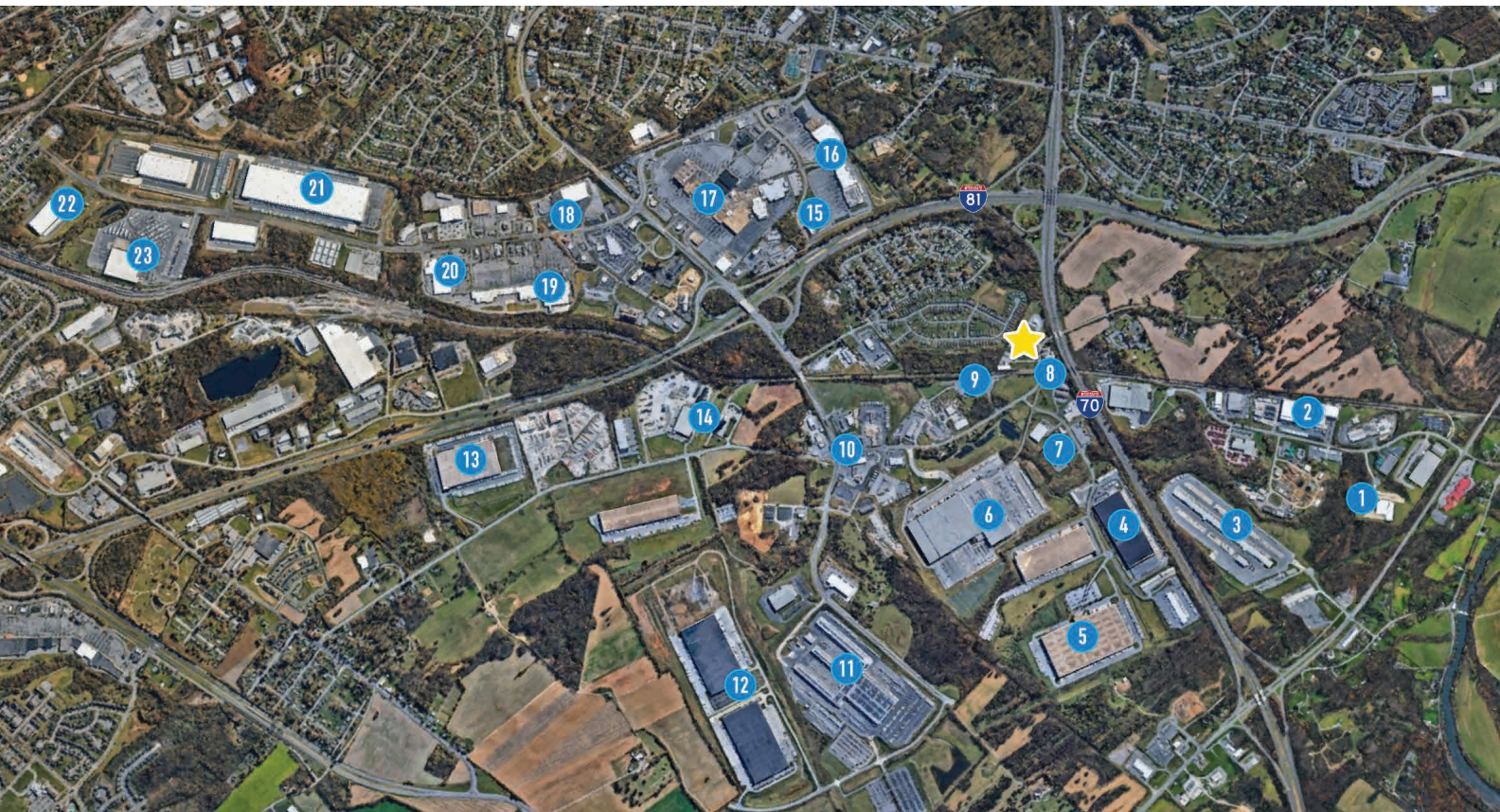


Distance to nearby cities: Martinsburg, WV - 18 miles, Frederick, MD - 26 miles, Cumberland, MD - 70 miles, Baltimore, MD - 70 miles, Washington, DC - 75 miles, Philadelphia, PA - 150 miles, Pittsburgh, PA - 150 miles.



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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject property, 11311 Hopewell Road, has been referenced with a yellow star.

- | | |
|--|---|
| ① Walmart Distribution | ⑬ Tractor Supply Co. |
| ② Dot Foods, Pepsi-Cola | ⑭ Purina Mills |
| ③ FedEx Freight | ⑮ Bob's Discount Furniture |
| ④ Lenox Distribution | ⑯ Target, Khol's, Petco |
| ⑤ The Hope Depot Distribution | ⑰ Valley Mall, Regal Movie Theater, Starbucks, Olive Garden |
| ⑥ Staples Distribution | ⑱ Hobby Lobby |
| ⑦ Apple Valley Recycling Center | ⑲ Sam's Club |
| ⑧ Hopewell Sheet Metal Manufacturing | ⑳ Lowe's |
| ⑨ Blue Seal Feeds | ㉑ Amazon Fulfilment Center |
| ⑩ AC&T Main Office, Pilot Travel Center, McDonald's, Super 8 | ㉒ Hagerstown Logistics Center |
| ⑪ FedEx Ground | ㉓ Lowe's Flatbed Distribution |
| ⑫ Knauf Insulation, DHL Supply Chain Hagerstown | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



23,604

Total
Population



1,120

Businesses



31,331

Daytime
Population



\$274,401

Median Home
Value



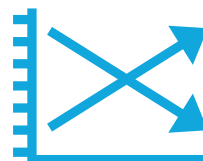
\$36,833

Per Capita
Income



\$76,762

Median Household
Income



0.3%

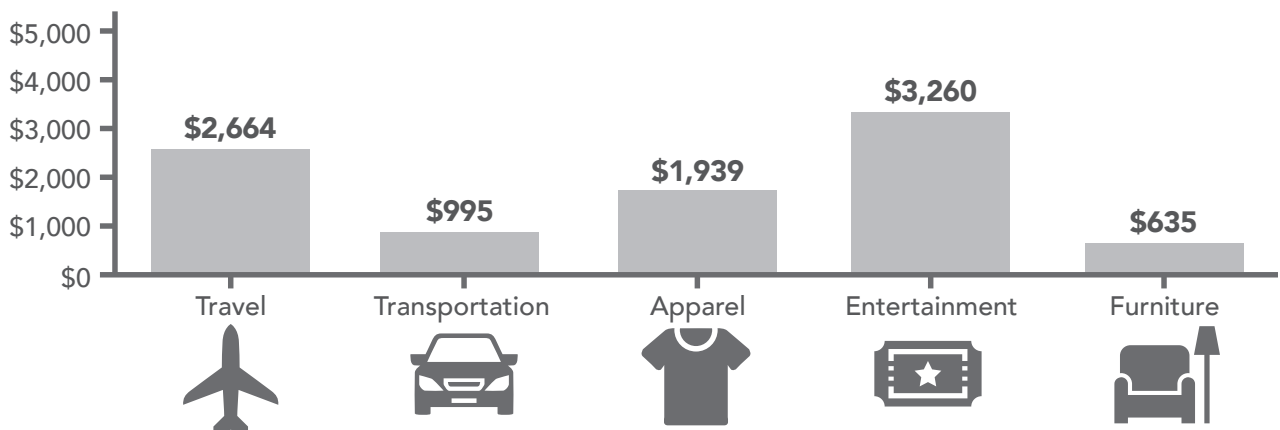
2025-2030
Pop Growth Rate



9,516

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



77,282

Total
Population



3,330

Businesses



86,010

Daytime
Population



\$284,138

Median Home
Value



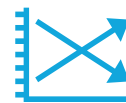
\$35,586

Per Capita
Income



\$69,169

Median
Household
Income



0.3%

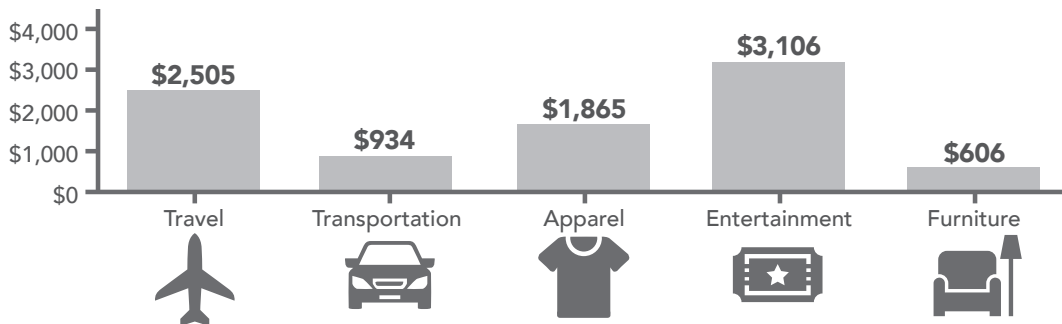
2025-2030
Pop Growth
Rate



32,404

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



159,467

Total
Population



5,350

Businesses



154,890

Daytime
Population



\$326,182

Median Home
Value



\$39,978

Per Capita
Income



\$80,683

Median
Household
Income



0.5%

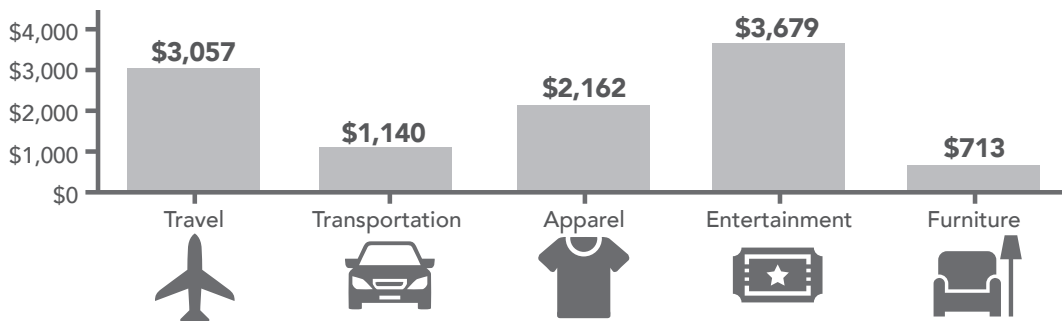
2025-2030
Pop Growth
Rate



62,129

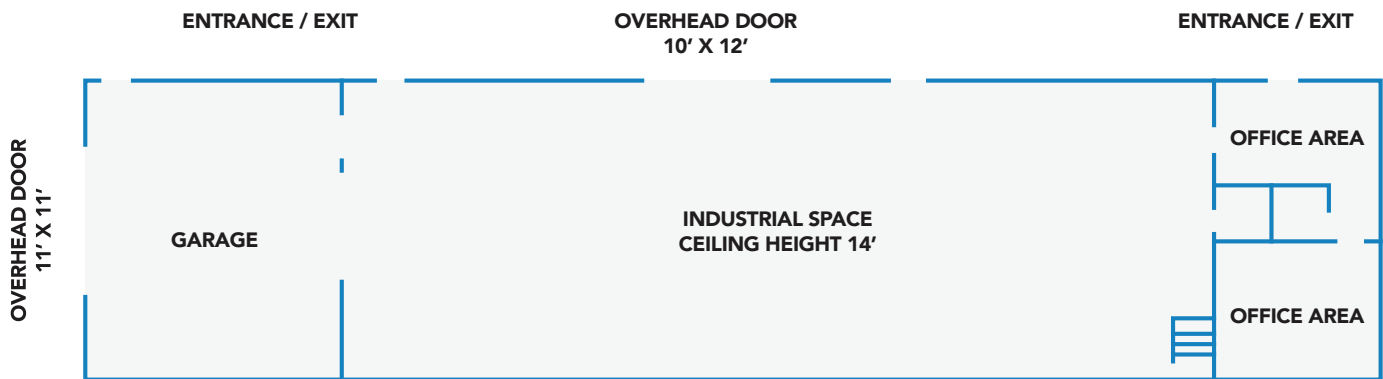
Housing Units
(2020)

KEY SPENDING FACTS

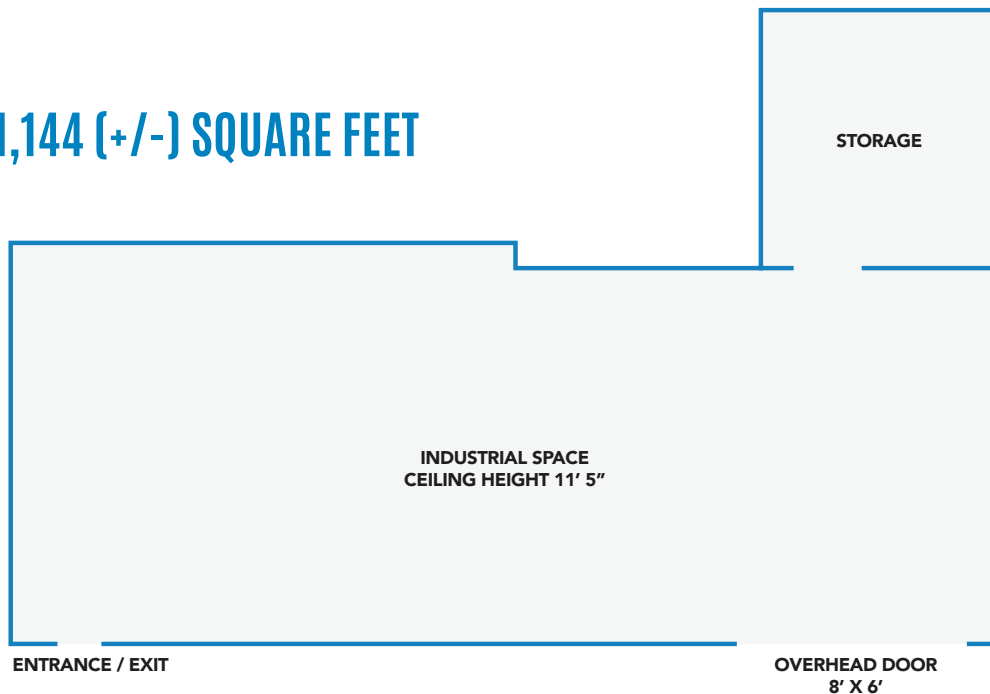


FLOOR PLANS

BUILDING 1: 3,750 (+/-) SQUARE FEET



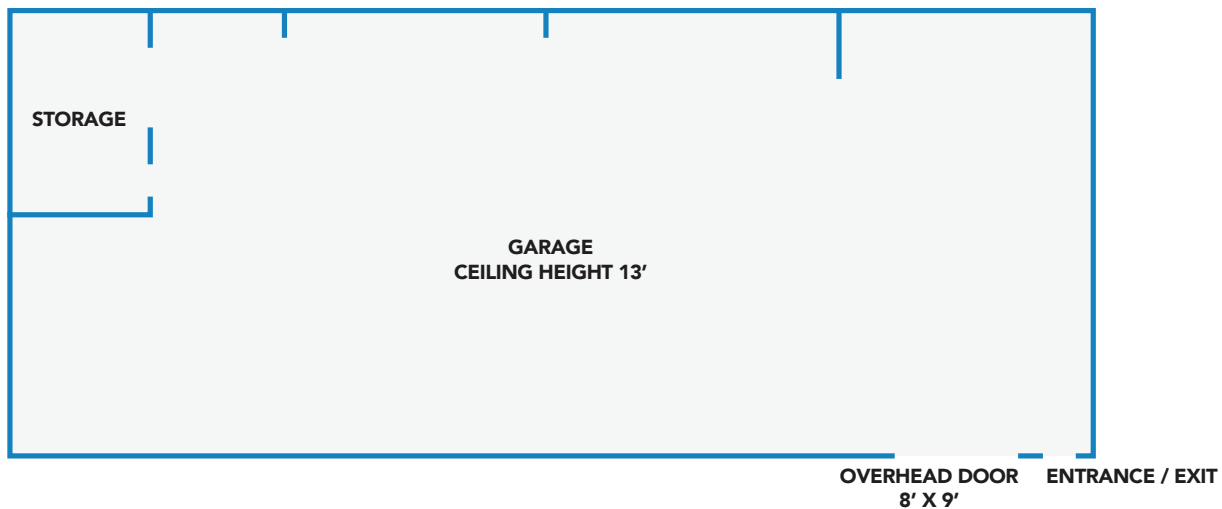
BUILDING 2: 1,144 (+/-) SQUARE FEET



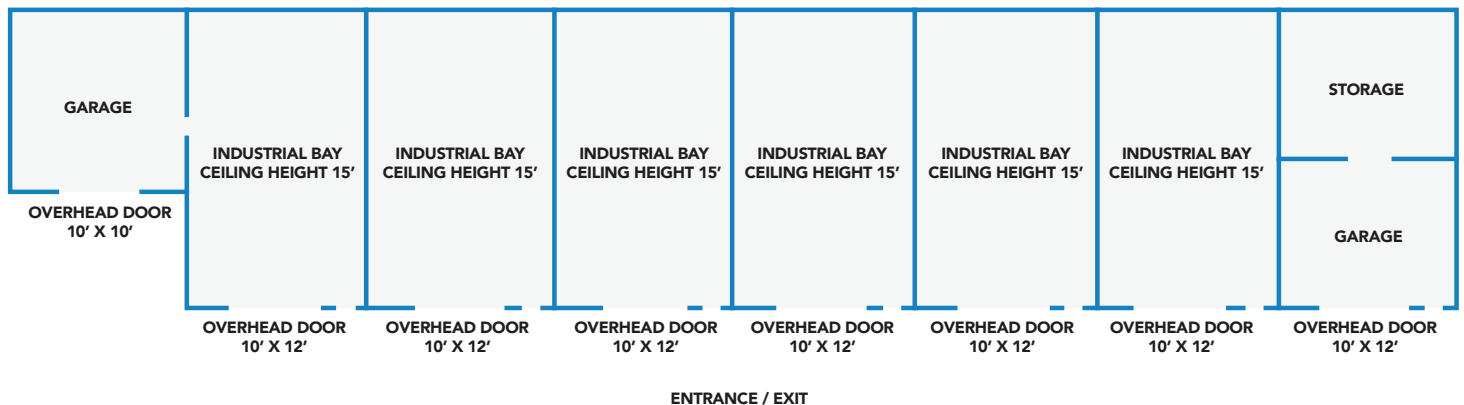
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BUILDING 3: 2,400 (+/-) SQUARE FEET



BUILDING 4: 7,650 (+/-) SQUARE FEET



INTERIOR PHOTOS



FOR LEASE

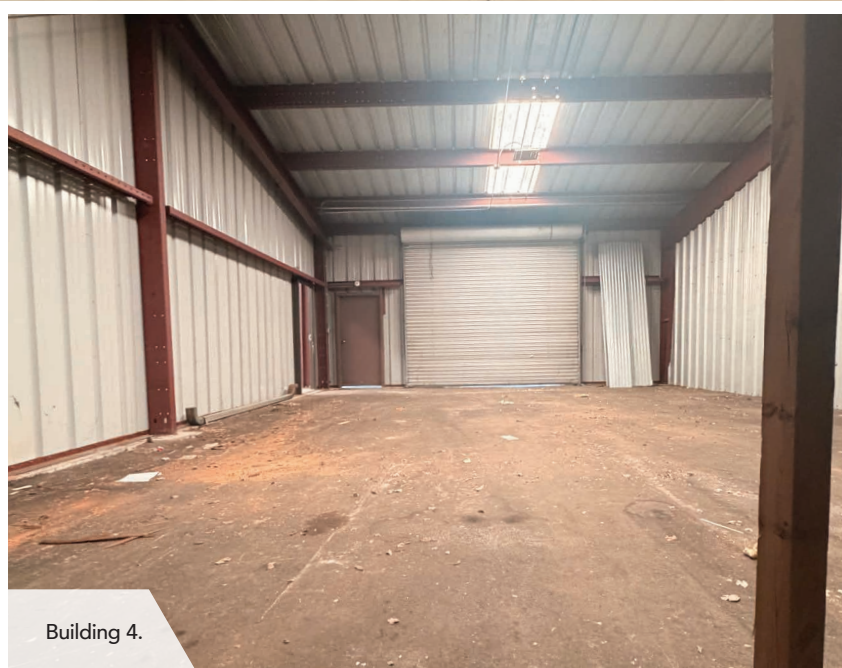
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Building 3.



Building 4.



Building 4.

EXTERIOR PHOTOS



Exterior Building 1.



Exterior Building 2.

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Exterior Building 3.



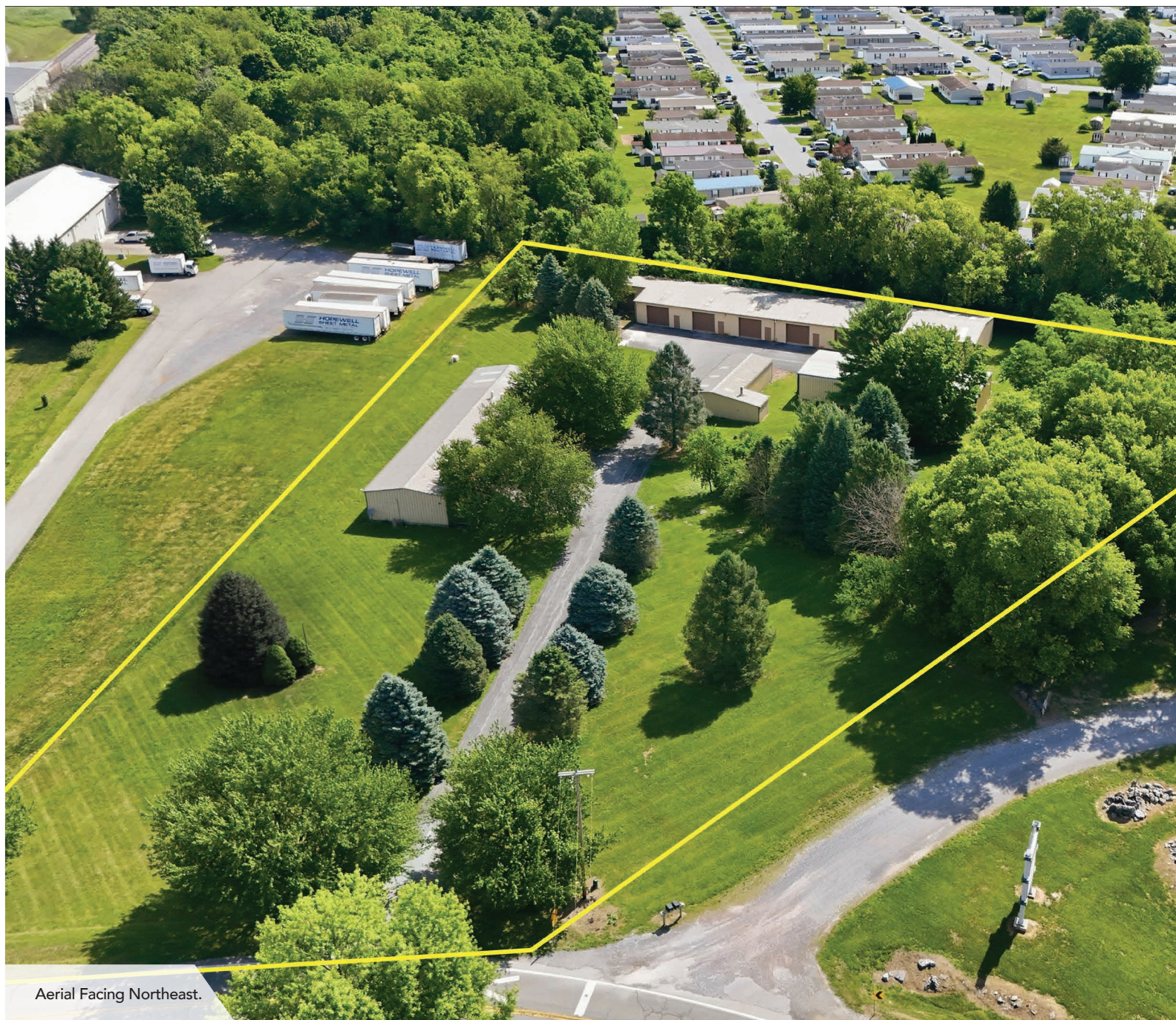
Exterior Building 4.

AERIAL PHOTOS



Aerial Facing West.

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Aerial Facing Northeast.

AERIAL PHOTOS



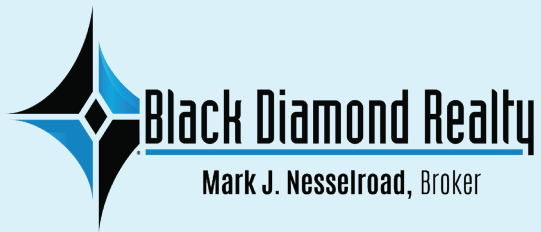
Aerial Facing East.

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