



FOR LEASE

New Heights Industrial Park

AT HAGERSTOWN REGIONAL AIRPORT

18450 SHOWALTER RD HAGERSTOWN, MD 21742

APPROXIMATELY 900,000 SF OF HANGAR,
INDUSTRIAL AND OFFICE SPACE
AT NEW HEIGHTS INDUSTRIAL PARK

CBRE

FEATURES

LEASE RATE: \$4.80/SF/MONTH

CBRE is pleased to offer this exceptional opportunity to secure commercial aircraft-sized hangars bays and industrial space at New Heights Industrial Park with runway access to Hagerstown Regional Airport (HGR), Maryland. The property is recently under new ownership that has significantly invested in the facilities, including a roof rehabilitation project and a facility wide system, energy and cosmetic upgrades.

It is rare to have an opportunity to secure this much existing hangar space large enough to accommodate commercial-sized aircraft.

The facility was originally developed for Fairchild Aircraft to manufacture military and commercial aircraft, and is located on approximately 50 acres of fee land with runway access.

EXAMPLE AVIATION USES

- Maintenance, Repair, and Overhaul (MRO) operation
- Aircraft manufacturing
- Air Cargo
- Aircraft interiors and completion operations
- Aircraft 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

EXAMPLE INDUSTRIAL USES

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



PROPERTY HIGHLIGHTS



DEDICATED RAMP TO
HAGERSTOWN REGIONAL AIRPORT



GATED ACCESS AND
24-HOUR SECURITY



26' - 46' CEILING HEIGHTS
IN THE MAJORITY OF THE BUILDING



5000 KVA - 34.5/12.5 KV
SUBSTATION PROVIDES
AMPLE POWER



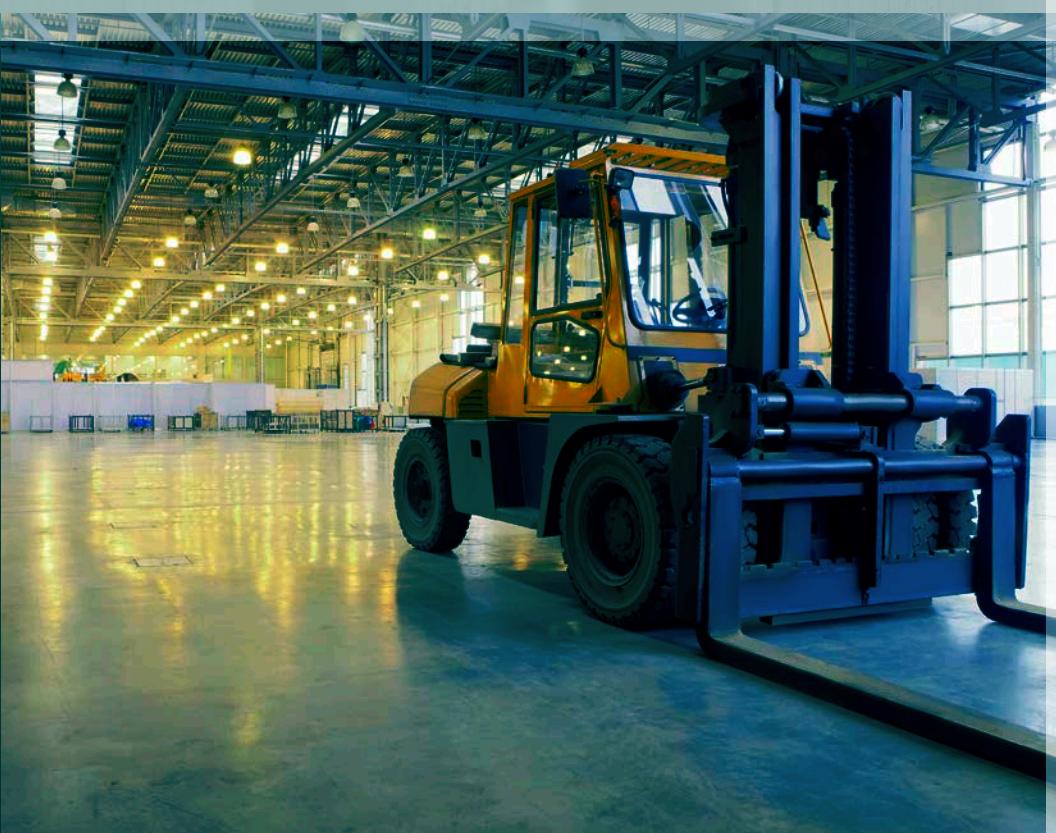
FIVE COMPANIES PROVIDE FIBER
INFRASTRUCTURE TO THE FACILITIES



LEASE RATE
\$4.80/SF, MONTH

HANGAR SPACE HIGHLIGHTS

- Hangar bays can be as large as 250,000 sq. ft. and up to 450,000 feet with removal of interior wall.
- Ceiling heights up to 46 ft.
- Heated
- Full fire suppression
- FBO facilities available
- Hangars suitable for up to B-737 class aircraft.
- Dedicated Ramp to Hagerstown Regional Airport
- Ample ramp space
- Self-fueling potential
- Specialized space available built to the rigorous specifications required to create a Sensitive Compartmented Information Facility (SCIF)

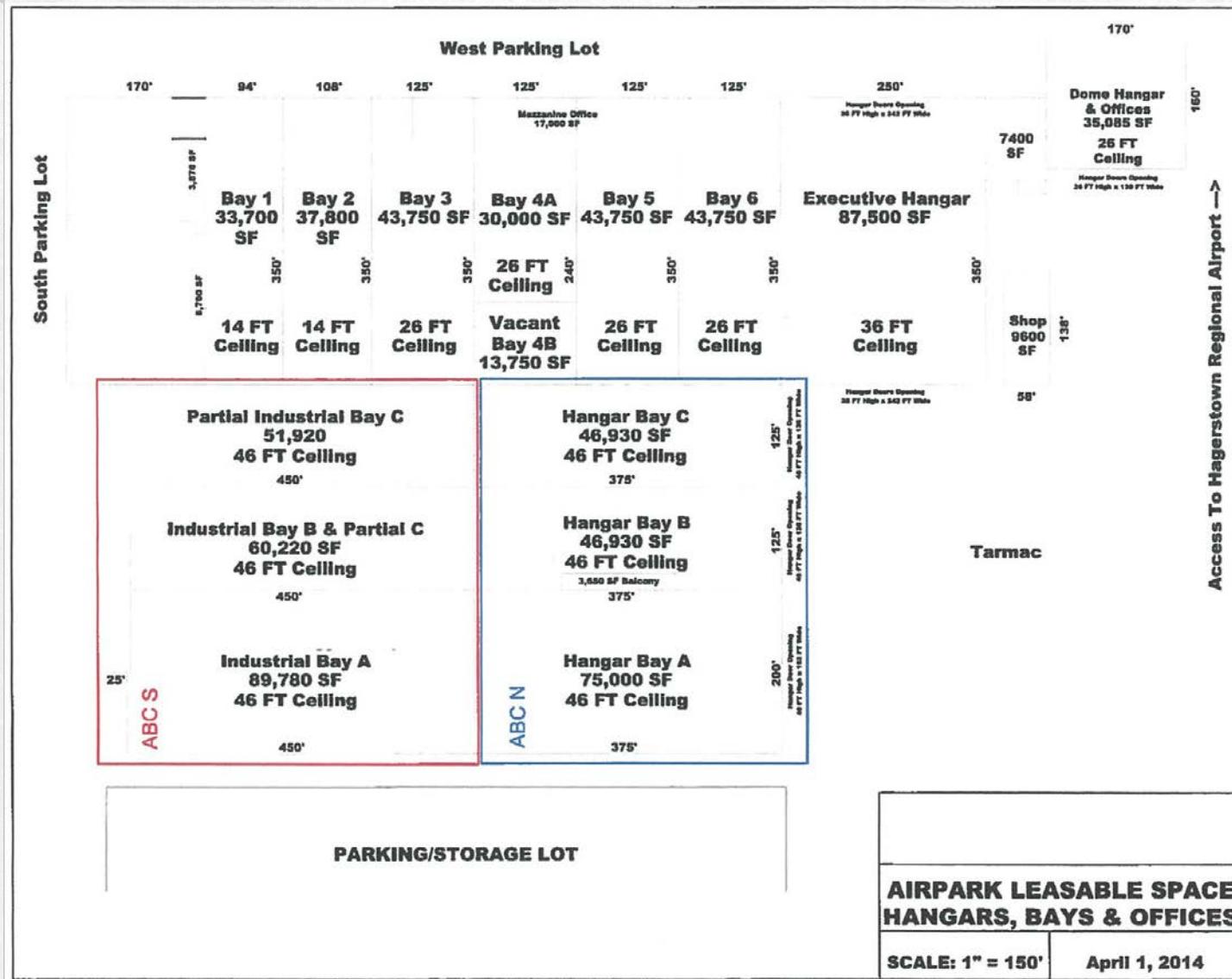


INDUSTRIAL / WAREHOUSE SPACE HIGHLIGHTS

- Bays from 35,000 sq. ft. to 200,000 sq. ft.
- Ceiling heights up to 46 ft.
- Heated
- Full fire suppression
- Overhead handling from 1-ton to 10-ton capacity
- Doors are 24' x 60'.
- Ample loading and ramping
- Floor loads to 500 PSF
- Adjacent balcony office space



FLOOR PLAN





SITE PLAN

SURVEYOR'S CERTIFICATE

To: Barron Peterson:

This is to certify that his map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 7(c), 8, and 9 of Table A thereto. The fieldwork was completed on June 27, 2017.

This survey is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12 of the minimum practice for Land Surveyors.

B. Peterson
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires 8-15-18

September 27, 2017

Date of Plat or Map



WASHINGTON COUNTY COMMISSIONERS
C/O FLIGHT MANAGEMENT CORP.
UBER 718 FOLIO 591
TAX MAP 24 GRID 4 PARCEL 689

TAPE MEASURE

No.	Direction	Length	No.	Direction	Length
L1	N 88° 10' W	392.61'	L2	N 88° 10' W	135.72'
L3	S 88° 47' 07" E	322.66'	L4	S 88° 47' 07" E	7.95'
L5	S 88° 47' 07" E	322.66'	L6	S 88° 47' 07" E	23.57'
L7	S 21° 58' 39" W	170.05'	L8	S 21° 58' 39" W	145.49'
L9	S 21° 58' 39" W	170.05'	L10	S 21° 58' 39" W	8.08'
L11	N 21° 15' 37" E	116.01'	L12	N 21° 15' 37" E	200.51'
L13	N 21° 15' 37" E	116.01'	L14	N 67° 17' 00" E	6.15'
L15	N 67° 17' 00" E	147.87'	L16	N 67° 17' 00" E	218.79'
L17	N 67° 17' 00" E	147.87'	L18	N 21° 15' 37" E	214.87'
L19	N 21° 15' 37" E	147.87'	L20	N 67° 17' 00" E	124.88'
L21	N 21° 15' 37" E	147.87'	L22	N 67° 17' 00" E	7.73'
L23	N 21° 15' 37" E	147.87'	L24	N 21° 15' 37" E	24.12'
L25	N 67° 17' 00" E	147.87'	L26	N 67° 17' 00" E	37.97'
L27	N 67° 17' 00" E	147.87'	L28	N 67° 17' 00" E	48.46'
L29	N 20° 51' 51" E	12.70'	L30	N 21° 14' 14" W	318.02'
L31	N 21° 17' 17" W	4.06'	L32	N 20° 51' 51" E	8.58'
L33	N 21° 17' 17" W	4.06'	L34	N 21° 10' 53" E	1.64'
L35	N 21° 10' 53" E	7.44'	L36	N 67° 17' 00" E	8.56'
L37	S 08° 46' 29" W	84.42'	L38	S 31° 12' 51" W	426.62'
L39	S 04° 46' 07" W	291.83'	L40	S 09° 49' 29" W	105.37'
L41	S 36° 47' 13" W	25.18'	L42	S 36° 47' 13" W	2.27'
L43	S 60° 17' 44" W	38.81'	L44	S 67° 49' 27" W	349.98'
L45	S 60° 17' 44" W	38.81'	L46	S 21° 09' 11" E	125.58'
L47	S 60° 17' 44" W	38.81'	L48	S 68° 47' 00" E	352.68'

ABSTRACT NOTES:

ABSTRACT PROVIDED BY EXPRESS ABSTRACTS & TITLE SERVICES, CASE NUMBER 08103080MC THROUGH 9/20/2013.

RIGHTS OF WAY:

LIBER 188 AT FOLIO 263, POTOMAC EDISON COMPANY RIGHT OF WAY - SHOWN ON SURVEY

LIBER 194 AT FOLIO 328, STATE ROAD COMMISSION RIGHT OF WAY - SHOWN ON SURVEY

LIBER 219 AT FOLIO 328, POTOMAC EDISON COMPANY RIGHT OF WAY - SHOWN ON SURVEY

LIBER 224 AT FOLIO 326, 37, 329, AND 440, 30 SEWER AND STORM WATER EASMENT - SHOWN ON SURVEY

LIBER 224 AT FOLIO 554, COUNTY COMMISSIONERS OF WASHINGTON COUNTY EASEMENT AND RIGHT OF WAY - SHOWN ON SURVEY

LIBER 485 AT FOLIO 583, COLUMBIA GAS CO. OF MARYLAND RIGHT OF WAY EASEMENT - SHOWN ON SURVEY

LIBER 498 AT FOLIO 96, GAS EASEMENT - SHOWN ON SURVEY

LIBER 550 AT FOLIO 818, POTOMAC EDISON COMPANY RIGHT OF WAY - SHOWN ON SURVEY

LIBER 750 AT FOLIO 544, COVENANT ASSUMING RESPONSIBILITY FOR GROUNDWATER CONTAMINATION BY FARMCO INDUSTRIES, INC - RUNS WITH THE SUBJECT PROPERTY

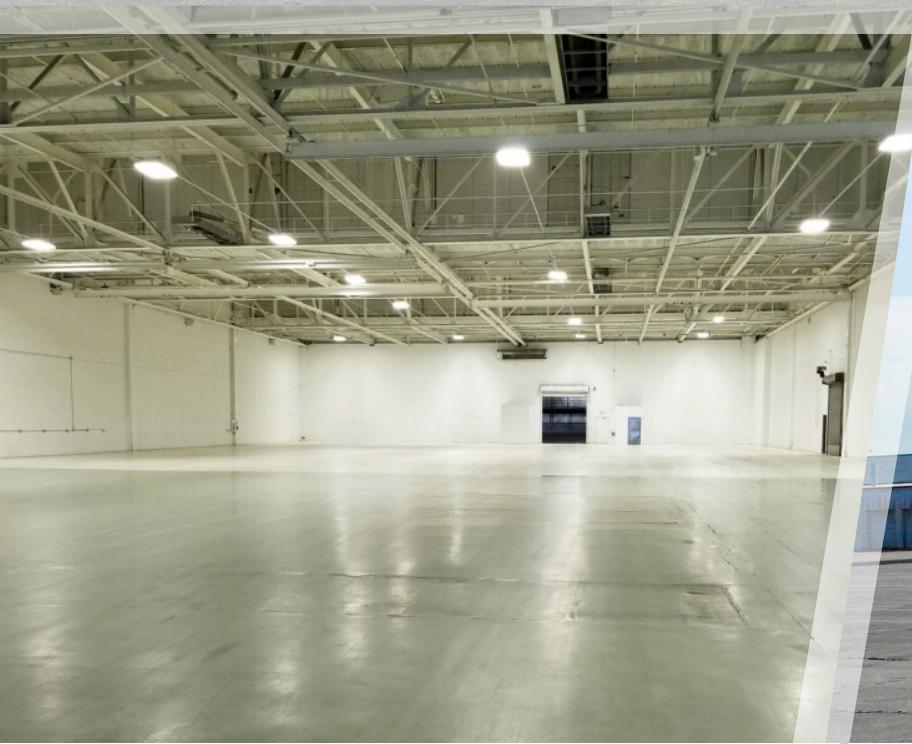
LIBER 774 AT FOLIO 31, DEED TO STATE OF MARYLAND - SHOWN ON SURVEY

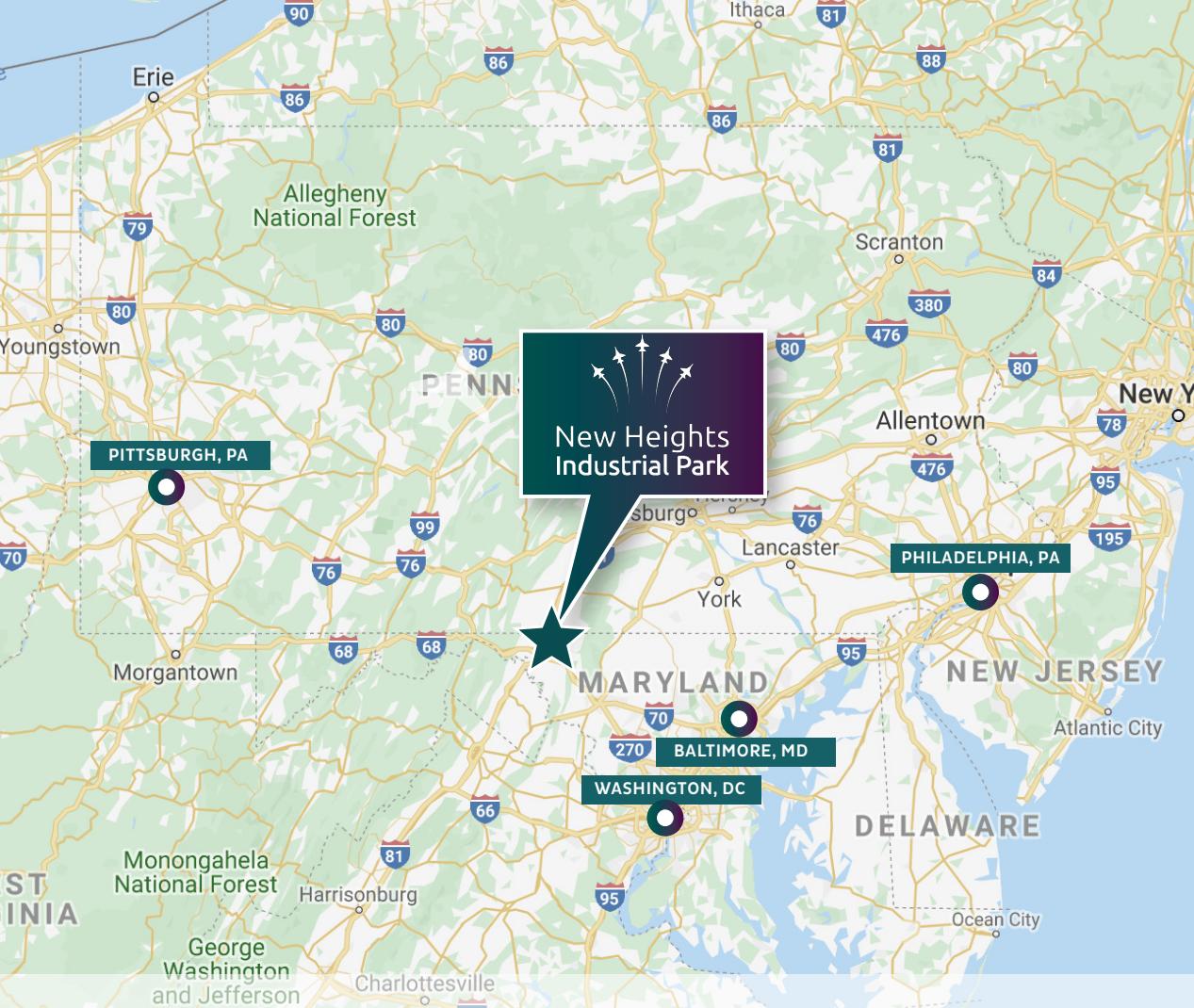
LIBER 834 AT FOLIO 403, DEED TO FIRST FLIGHT PARTNERSHIP - SHOWN ON SURVEY

LIBER 812 AT FOLIO 704, AGREEMENT FOR ACCESS BETWEEN THE AIRPORT AND SUBJECT PROPERTY - SHOWN ON SURVEY

THE HOLDING COMPANY INC. 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THE PROPERTY





THE AIRPORT



Allegiant Airlines offers flights to various destinations from HGR



7,000 x 150' Asphalt Runway



Historical photo of the site showing the facilities fully operational

CENTRALLY LOCATED

Hagerstown Regional Airport (HGR) is a full-service airport and home to a variety of businesses that provide services to the general public at the terminal and airside services to the general aviation community. Located on Route 11 approximately 3 miles north of Hagerstown, it has excellent Interstate-81 access, one of the most active trucking corridors in the nation.



70
MILES

TO WASHINGTON D.C.

72
MILES

TO BALTIMORE, MD

168
MILES

TO PHILADELPHIA, PA

72
MILES

TO PITTSBURGH, PA

BUSINESS INCENTIVES + SUPPORT

Washington County is known for its pro-business climate. Incentives and financing programs from a variety of sources, facilitate businesses to open, expand or relocate here. The Washington County Department of Business Development (DBD) works with partners to develop custom programs that help businesses accomplish their goals. Washington County offers the following business incentives and support:

- Enterprise Zone
- Foreign Trade Zone
- High Performance Commercial Building Tax Incentive Program
- Job Creation and Capital Investment Real Property Tax Ordinance
- New Jobs Tax Credit
- Opportunity Zone

CONTACT

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New Heights Industrial Park

AT HAGERSTOWN REGIONAL AIRPORT

FOR LEASE | 18450 SHOWALTER RD | HAGERSTOWN, MD 21742

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