

# HAGERSTOWN II WAREHOUSE

# 118,000 SF



## VALUE-ADDED WAREHOUSING. AWARD-WINNING LTL & CONTRACT DEDICATED SERVICES. ALL UNDER ONE ROOF.

*Experience the exceptional advantages afforded by the unique blend of quality services offered at Pyle Integrated locations.*

- Increased Shipping Velocity with Expedited Same Day & Next Day Delivery Options
- Secure Transportation Capacity
  - Dedicated Fleet & LTL Assets Domiciled at Single Location
  - Eliminate Potential Service Disruptions from Driver Constraints
  - Flexible Staffing Capability to Meet Business Surge Demand
- Improved Shipment Integrity with Less Handling
- Enhanced Flexibility Including Extended Cut Times
- Direct Next-Day Shipping Lanes via Pyle's LTL Linehaul Network
- Dedicated Customer Service Resources Providing Total Supply Chain Coordination and Communication

### WAREHOUSE SERVICES

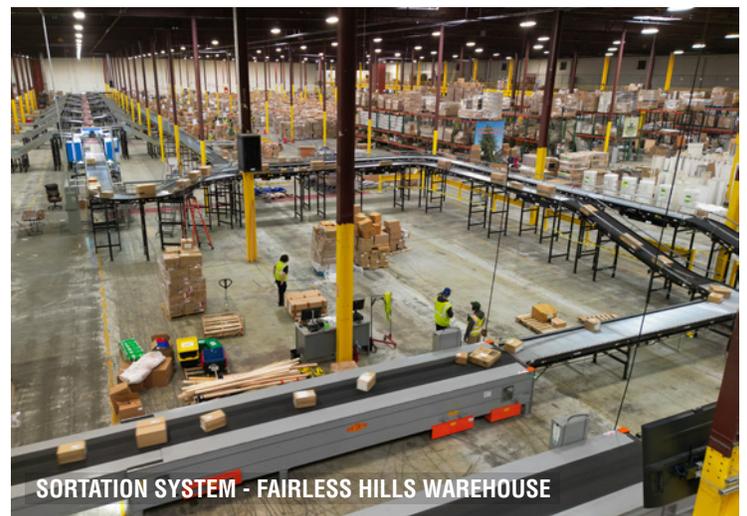
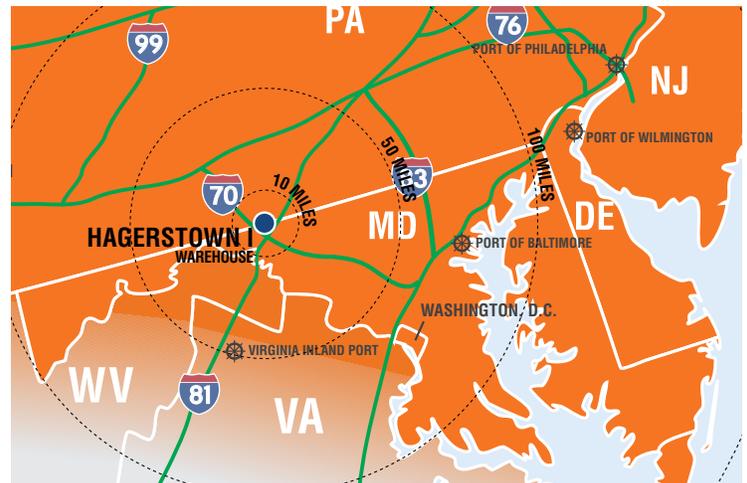
- HazMat Storage
- WMS Technology
- Pick and Pack
- Racked Storage
- Bulk Storage
- Flammable Room
- Transload
- Pool Distribution
- Consolidation
- Deconsolidation

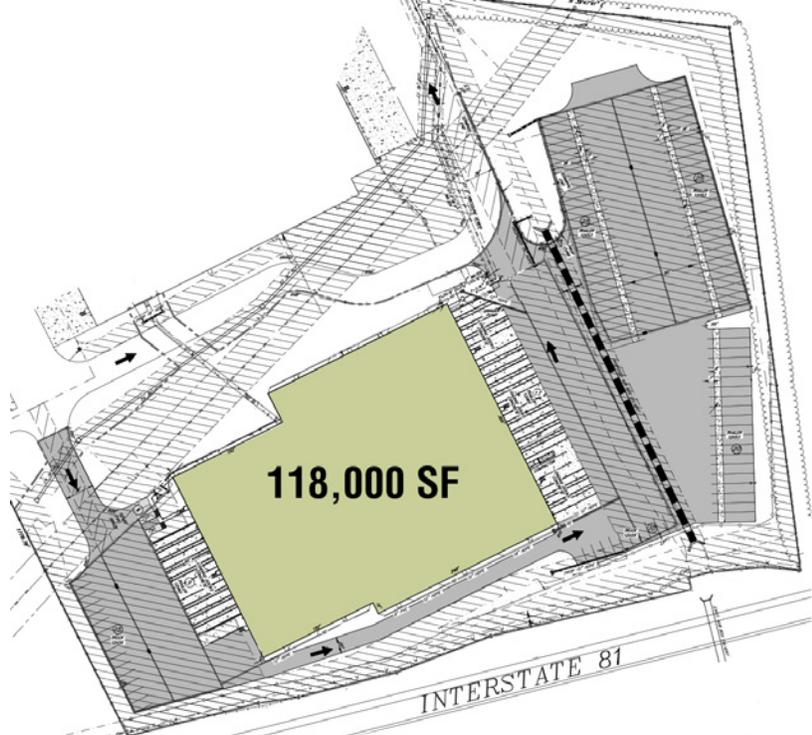


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FLAMMABLE RACKING - HAGERSTOWN II WAREHOUSE

**SIZE**

- Available Space: 118,000 SF
- Property Acreage: 37.58 Acres
- Dock Doors: 12

**CONSTRUCTION**

- Floor: 8" Concrete Kryton Hard-Cem
- Roof: Fully Adhered, 60 mil EPDM
- Walls: Steel Frame, Prefab Concrete Structural Wall Panels
- Ceiling Height: 40' in Center, Tapering to 36'

**PARKING**

- 135 Trailer Parking Spaces
- 80 Truck Parking Spaces

**UTILITIES**

- Utilities: Municipal Water, Sewer
- Electric: 600 amp, 3 Phase with On-Site Backup Power Generation
- Heat: Natural Gas
- Lighting: Managed, Integral LED Lighting Systems
- Sprinkler: Fully Sprinklered, ESFR Design
- Security: 24/7 Fire & Burglar Protection, 3rd Party Monitoring

**SITE**

- Access to Route 11, I-81 and I-70
- Close proximity to Norfolk Southern & CSX Intermodal Yard
- On-Site Maintenance Facility with 4 Bays
- On-Site Trailer Roof Snow Scraper
- Fully Fenced and Gated
- Attached to LTL Terminal