

PROPERTY OVERVIEW

# HUNT RIDGE BUSINESS PARK

## 2

12114 INSURANCE WAY, HAGERSTOWN, MD 21740



## Building Information

- One-story flex building with mezzanine office totaling 30,330 SF
- 5,000 SF of office on the first floor and 5,000 SF of office on the mezzanine
- 22' clear in warehouse
- A/C in warehouse
- Four docks and one drive-in
- Elevator
- Quick access to I-81, I-70 and U.S. Highway 40
- Located in the Hagerstown/Washington Enterprise Zone
- 120/208 & 277/480 volts, 3-phase, 4-wire service
- Gas heat/public utilities
- FiOS service available
- Sprinklered
- Ample parking
- Washington County, HI zoning: office, warehouse, manufacturing, distribution



## Surrounding Amenities

- McDonald's
- KFC
- Wendy's
- Arby's
- Uno Pizzeria & Grill
- Panera Bread
- IHOP
- TGI Fridays
- Starbucks
- Chipotle
- Walmart
- PetSmart
- The Home Depot
- Bed Bath & Beyond

# Site Plan

Hunt Ridge Business Park 2

12114 Insurance Way

Industrial

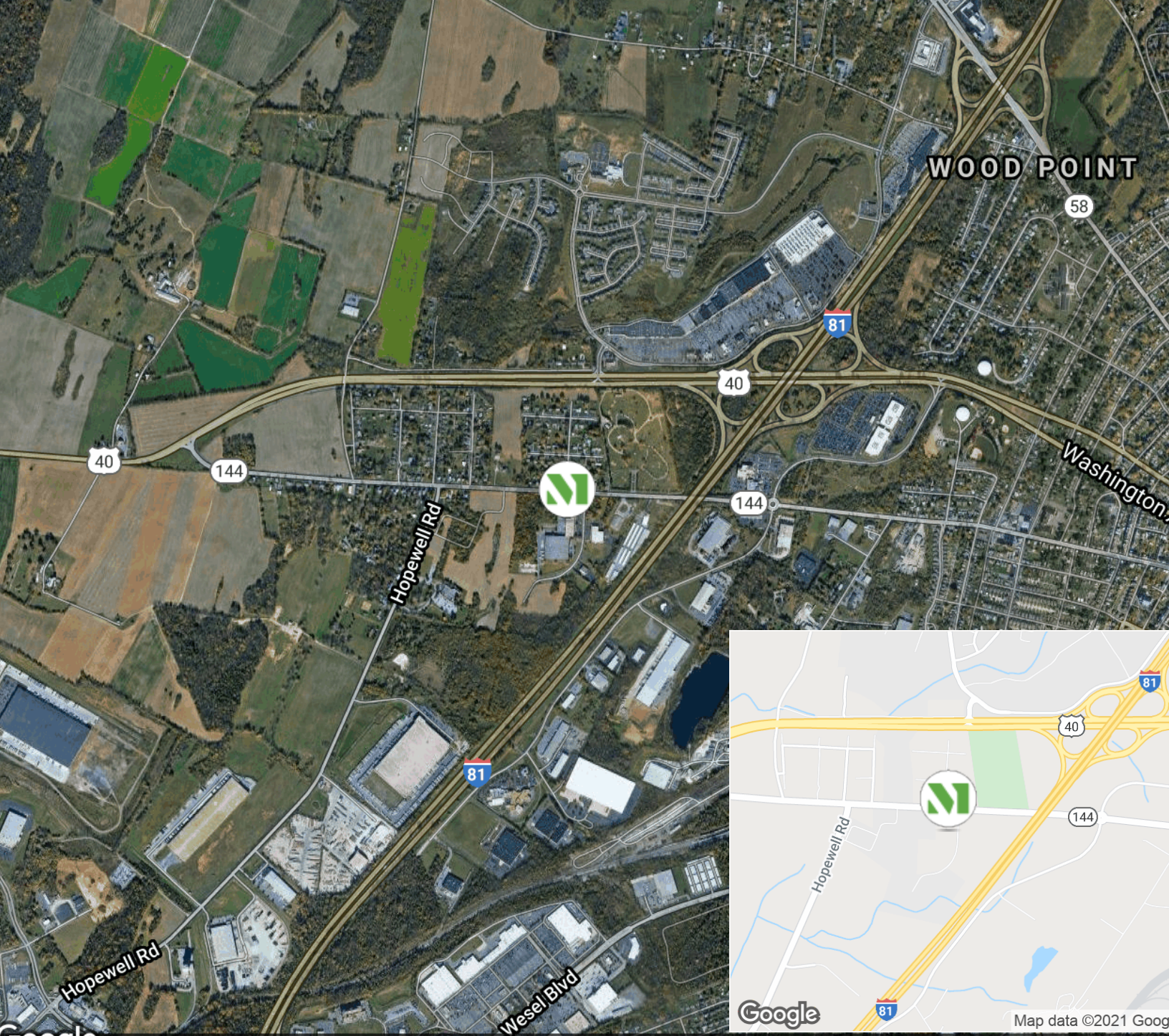
30,330 SF



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**ALEXANDER WONG,**  
OWNER  
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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For additional information or to schedule a tour, contact:  
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