



ENTERPRISE
ZONE -
Significant
RE Tax
Credits

CLOSE
PROXIMITY
TO
SHIPPING
HUBS

LEED
CAPABLE
DESIGN

SIZABLE
LABOR
MARKET


CONSTRUCTION
PROGRESS
(click here)


217 S Edgewood Road, Hagerstown, MD
CURRWOODLOGISTICS.COM

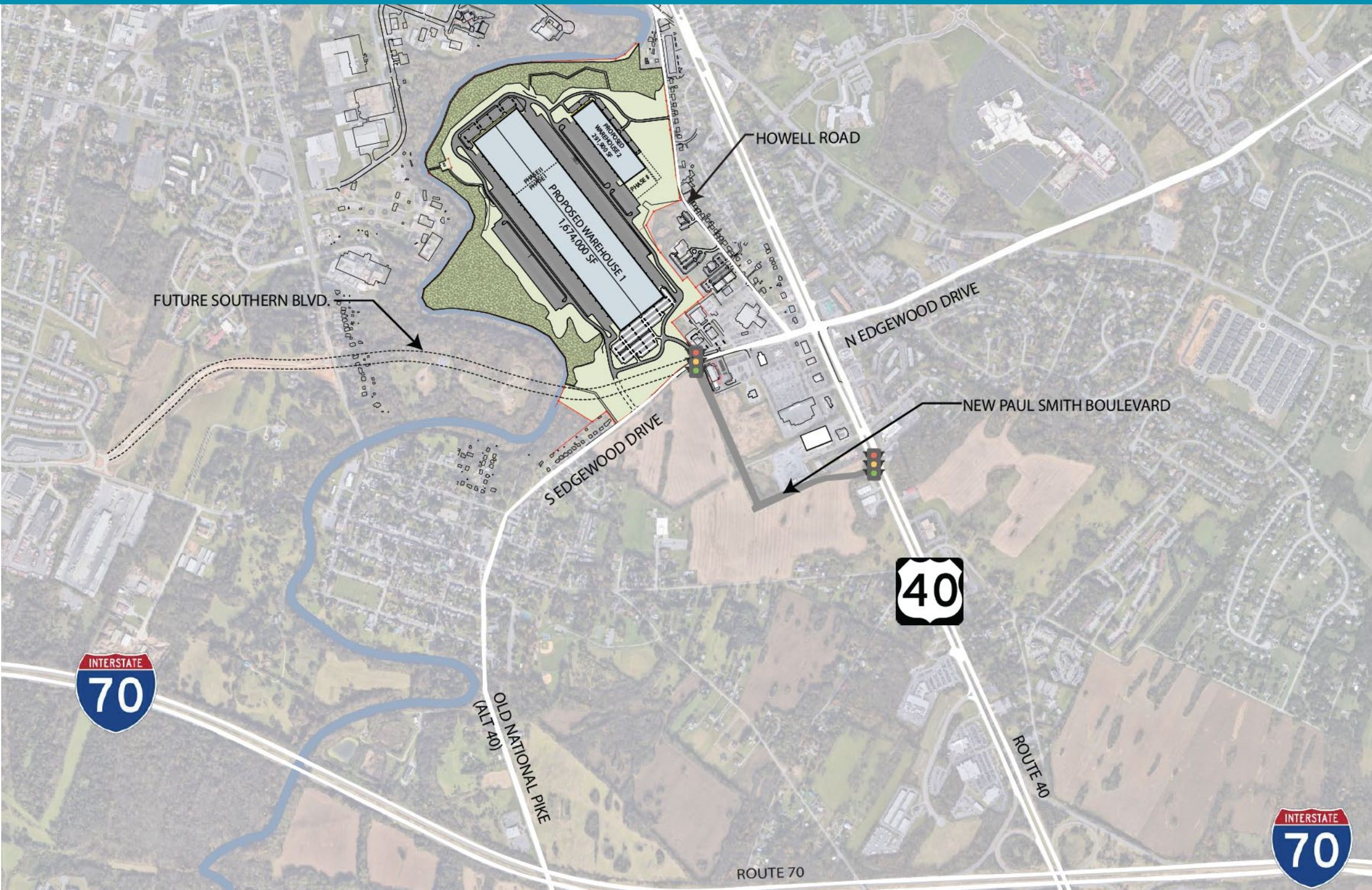
LEASING BY:



DEVELOPMENT BY:

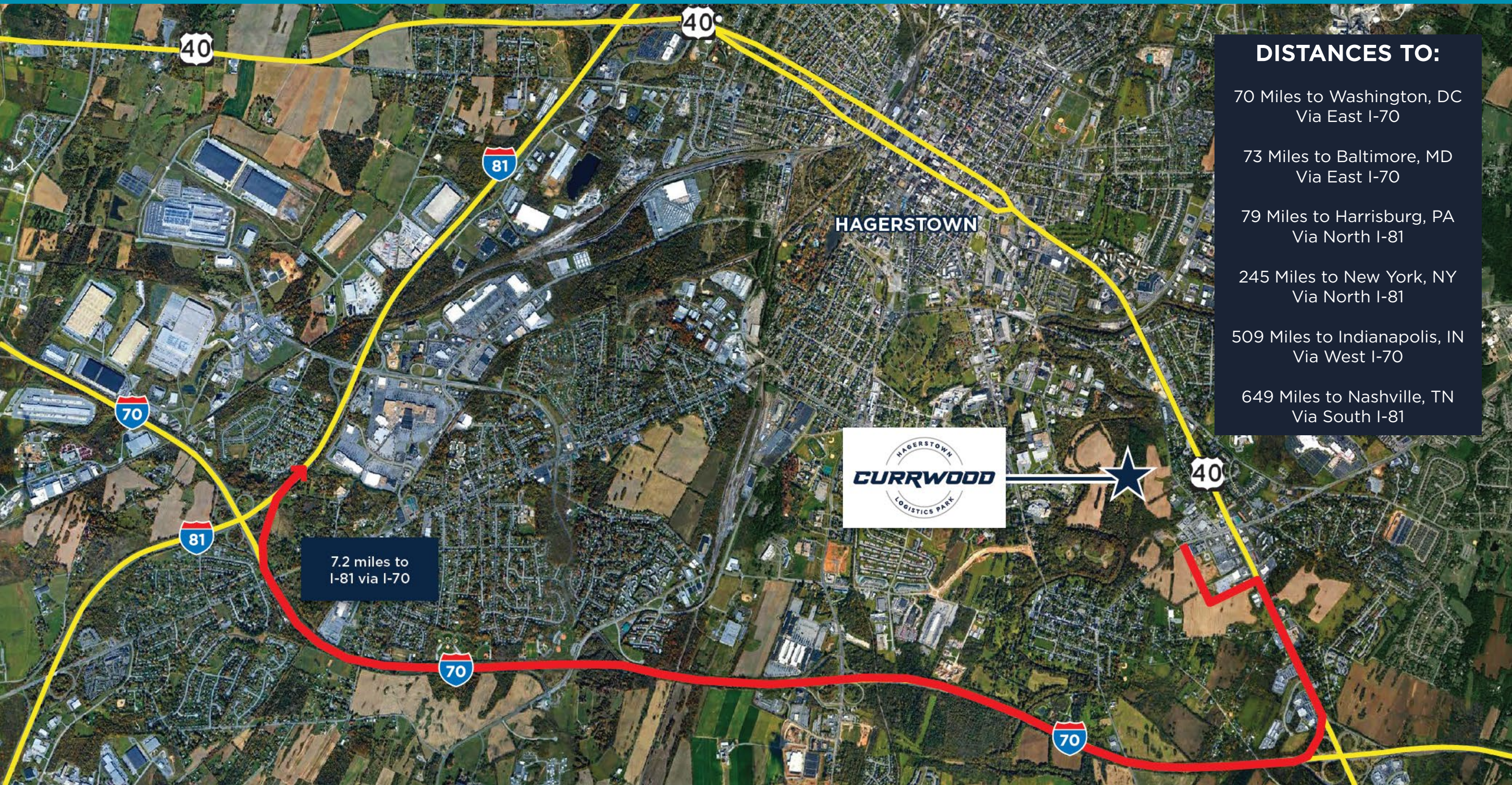


LOCATION OVERVIEW



Currwood Hagerstown Logistics Park is a new multi-building industrial development located at 217 S Edgewood Road in Hagerstown, MD, less than two miles from I-70, and seven miles from I-81. This state-of-the-art project offers one of the largest contiguous blocks of industrial space along the eastern seaboard, with superior access to the greater region.

LOCAL ACCESS - I-70 & I-81



7.2 miles to
I-81 via I-70

DISTANCES TO:

- 70 Miles to Washington, DC
Via East I-70
- 73 Miles to Baltimore, MD
Via East I-70
- 79 Miles to Harrisburg, PA
Via North I-81
- 245 Miles to New York, NY
Via North I-81
- 509 Miles to Indianapolis, IN
Via West I-70
- 649 Miles to Nashville, TN
Via South I-81

REGIONAL MAP



MAJOR CITIES

Washington, D.C.	67 miles
Baltimore, MD	73 miles
Philadelphia, PA	175 miles
New York, NY	245 miles

PORTS

Port of Baltimore, MD	73 miles
Port of Philadelphia, PA	175 miles
Port of NJ/NY	245 miles
Port of Norfolk, VA	286 miles

INTERMODALS

Norfolk Southern (NS)	4 miles
CSX	17 miles
Virginia Inland Port	60 miles

CORPORATE OCCUPIERS



CHEP
A Brambles Company

VOLVO

amazon

THE HOME DEPOT

Stanley Black & Decker

R+L CARRIERS

FedEx

TEMPUR+SEALY

knauf

HAGERSTOWN LOGISTICS PARK
CURRWOOD

HITACHI
Inspire the Next

amazon

Staples

TSC TRACTOR SUPPLY CO.

LENOX

bowman LOGISTICS

FedEx

LOWE'S

ups

CURRWOOD HAGERSTOWN LOGISTICS PARK

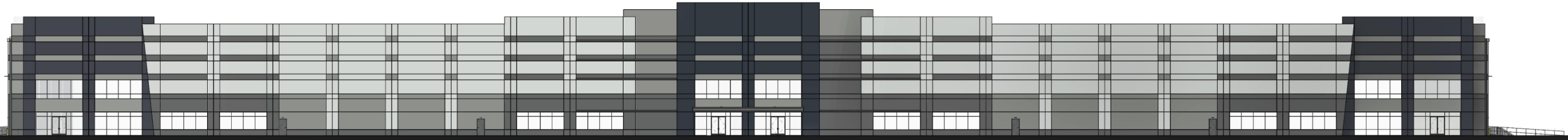
EDGEWOOD DRIVE

APPROVED SITE PLAN

WAREHOUSE 1	WAREHOUSE 2
1,238,760 SF	291,600 SF
TOTAL	1,530,360 SF

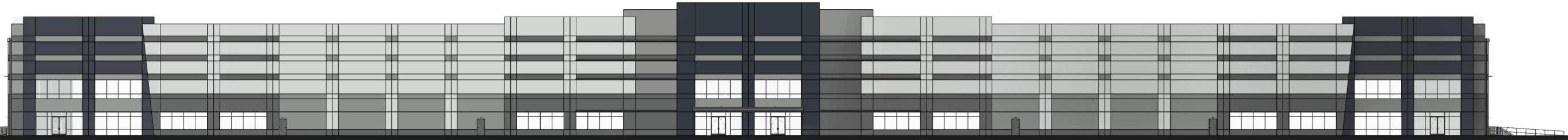


WAREHOUSE 1



Building Size:	1,238,760 SF	Trailer Parking:	356
Expandable to:	1,674,000 SF	Expandable to:	500
Dimensions:	1998' x 620'	Employee/Visitor Parking:	664
Clear Height:	40'	Expandable to:	978
Column Spacing:	50' x 54' with 60' speed bays	Lighting:	Motion-sensing LED
Format:	Cross-dock	HVAC:	Gas-fired heating units in warehouse
Loading Doors:	222	Fire Protection:	ESFR Sprinkler
Drive-in Doors:	4	Office Buildout:	Per Tenant requirement
Power:	2x 5000 Amp	Floor Slab	8"

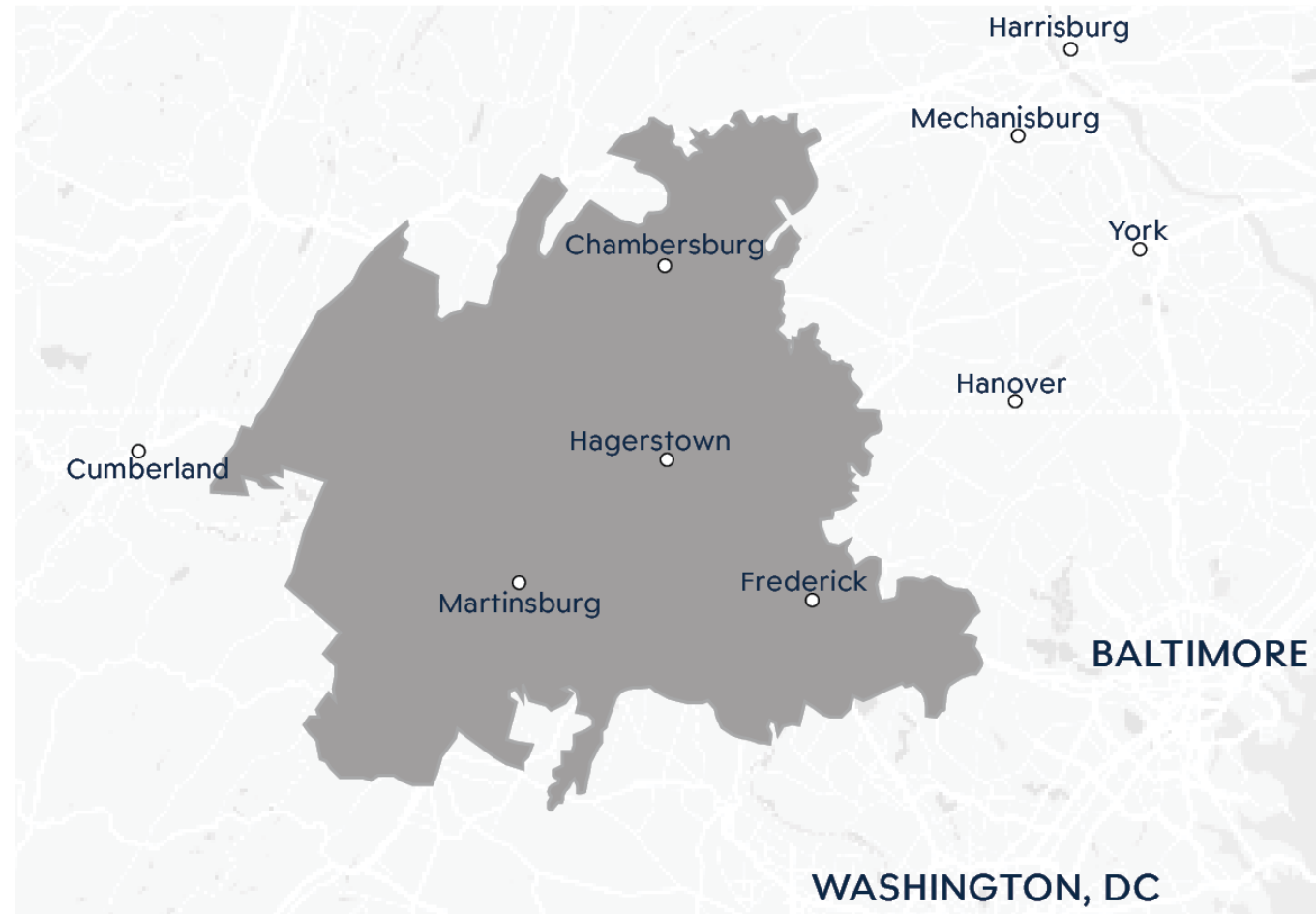
WAREHOUSE 2



Building Size:	291,600 SF	Trailer Parking:	65
Expandable to:	356,400 SF	Expandable to:	115
Dimensions:	972' x 300'	Employee/Visitor Parking:	202
Clear Height:	36'	Expandable to:	282
Column Spacing:	50' x 54' with 60' speed bays	Lighting:	Motion-sensing LED
Format:	Rear-load	HVAC:	Gas-fired heating units in warehouse
Loading Doors:	53	Fire Protection:	ESFR Sprinkler
Drive-in Doors:	2	Office Buildout:	Per Tenant requirement
Power:	1x 4000 Amp		

LABOR MARKET - HAGERSTOWN, MD

The Hagerstown labor market has a number of advantages relative to other regional locations, drawing from the densely populated suburbs of Washington DC to the east and south and as far north as Chambersburg, PA. The 30-mile commuter drive time is significantly shorter versus alternative I-95 locations; and median household incomes are perfectly aligned to attract a qualified workforce.



WORKFORCE CHARACTERISTICS

REGION	POPULATION	MEDIAN AGE	LABOR FORCE SIZE	PRIME AGE LABOR FORCE (AGE 25-54)
Hagerstown Laborshed	781,944	40.4	408,382	258,545
Washington DC MSA	6,196,585	37.3	3,486,436	2,330,901
Maryland	6,018,484	38.7	3,238,282	2,071,267

PROJECT SCHEDULE



Break Ground:
June 2022



Steel On-Site:
February 2023



Substantial Building Completion:
Building 2 - September 2023
Building 1 - November 2023



Pad Ready:
February 2023



Paul Smith Road Extension Completion:
August 2023



SPONSOR OVERVIEW



MCB REAL ESTATE - EXPERIENCED, CURATED AND DIVERSIFIED INVESTOR

MCB Real Estate, LLC (“MCB”) is an institutional investment management firm headquartered in Maryland. MCB boasts a diverse portfolio of operating assets totaling approximately 10 million sq. ft. of industrial, office, retail, mixed-use, and multi-family properties with almost 4 million sq. ft. in its development pipeline.

The firm was founded in 2007 by P. David Bramble, and Peter Pinkard who have over 60 years of combined real estate experience in acquisitions, development, private equity, structured finance, workouts, management, operations, and law. Through diverse real estate expertise, and long-term industry relationships MCB is able to identify and invest in a variety of challenging and complex properties that require extensive real estate experience, deep market knowledge, significant capital deployment, and efficient deal execution.

EQUITY SPONSOR OVERVIEW



INVESCO REAL ESTATE - GLOBAL PLAYER WITH A WORLD VIEW AND DEEP LOCAL INSIGHT

Invesco Real Estate (IRE), a global real estate investment manager, invests in direct property and publicly traded real estate securities, and has a 38-year investment track record. IRE is one of the largest real estate firms globally, and benefits from its exclusive focus on investment management and a performance-driven culture. Services range from fund management, investment strategy, structuring and finance to acquisitions, asset management, and dispositions. IRE is a highly stable organization, with its global senior team having an average tenure of 15 years and 27 years' industry experience. As the real estate investment management arm of Invesco Ltd., IRE has the global strength of a large organization complemented by the expertise of the company's on-the-ground specialists who are active in their local markets every day. Underpinning this local expertise is the creation of IRE's investment strategy by regional strategists and data analytics teams; its focus is on applied outputs, rather than theoretical research, enabling IRE to present its best ideas to clients and aim to invest in the right markets, at the right time.

MANAGES \$82.8 BILLION OF REAL ESTATE ASSETS GLOBALLY FOR ITS CLIENTS

STABLE BUSINESS, STABLE TEAM: 589 STAFF GLOBALLY ACROSS 21 OFFICES

PROVEN INVESTMENT TRACK RECORD OF 38 YEARS WITH A PERFORMANCE DRIVEN FOCUS

INDEPENDENT AND FOCUSED

CROSS-BORDER SPECIALISM: ACCESS TO GLOBAL CAPABILITIES AND LOCAL MARKET INSIGHT

“APPLIED RESEARCH”: AIM TO INVEST IN THE RIGHT MARKET, AT THE RIGHT TIME





LEASING BY:



DAVE DANNENFELSER

Managing Director

+1 410 382 4653

David.Dannenfelser@cushwake.com

TYLER BOYKIN

Managing Director

+1 443 451 2610

Tyler.Boykin@cushwake.com

GERARD J. BLINEBURY, JR.

Executive Vice Chair

+1 717 231 7291

Gerry.Blinebury@cushwake.com

ADAM D. CAMPBELL

Executive Vice Chair

+1 717 231 7292

Adam.Campbell@cushwake.com

ALEX WENGER

Associate

+1 717 231 7290

Alexandra.Wenger@cushwake.com

DEVELOPMENT BY:

