

Land Sale / Development Opportunity

UP TO 72 ACRES

savills
Studley



Property Highlights

- 1 hour from Washington/Baltimore metro area
- Up to 72 acres available
- Zoned Commercial Business
- City of Martinsburg, West Virginia
- Outstanding I-81 frontage & access

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Overview/Strategic Location

The I-81 Land Sale is a 72-acre site located in Martinsburg, WV fronting Interstate 81, situated just north of highly traveled Apple Harvest Drive and south of Tuscarora Pike. The redevelopment of neighboring Foxcroft Towne Center presents a full array of development opportunities. High visibility from Interstate 81 has attracted national brands to nearby locations such as: Walmart, Chick-Fil-A, Lowe's, OfficeMax, PetSmart, Cracker Barrel, Buffalo Wild Wings, JC Penney, and Hampton Inn. More will come in the way of retail, multifamily, office, industrial, education and the arts with the anticipated arrival of Procter & Gamble's new 1 million sq.ft. facility, expected to create 700 jobs at P&G with its opening in early 2018. Further, Berkeley County's location places it within 500 miles of 50% of the U.S. population and two-thirds of all industrial activity in the U.S. The major highway systems connect the County to the Washington-Baltimore metropolitan area as well as most of the East Coast and Canada.

- Up to 72 Acres fronting Interstate 81
- High visibility
- Few remaining large sites on Interstate 81
- City of Martinsburg water and sewer
- Prime location with easy access
- MARC commuter rail service runs daily from Martinsburg to Washington, DC
- Procter & Gamble is investing over \$500 million to build a new 1 million sq.ft. facility in early 2018, bringing over 700 new full-time jobs
- Macy's invested \$165 million to open a new 1.3 million square foot fulfillment center in Martinsburg in July 2012



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Area Map

