

DEVELOPMENT OPPORTUNITY

The Moller Building, Hagerstown, MD



The Moller Organ Complex has three all-brick buildings that face Prospect Street. Each building is roughly the same size and has three floors that measure approximately 30' wide by 90' long, with windows running the length of each floor on both sides. The space in these three buildings thus totals nine floors of 2,700 SF each, for a combined total of approximately 24,000 SF. Each of these roughly 2,700 SF floors is available for lease separately or can be combined. The as-is rental rate for a 2,700 SF floor is \$600/month plus utilities. There is ample free parking at the rear of the building.



The all-brick New Erecting Room in the Moller Organ Complex is an impressive 75' x 200' in size and 40' high with no interior partitions. This 15,000 SF facility is sufficiently large to handle virtually any manufacturing or assembly task, and it has ample adjacent parking on three sides as well as easy loading dock access. The huge window facing North Avenue and Prospect Street is both an impressive architectural feature as well as an excellent source of natural lighting. The as-is rental rate for the entire New Erecting Room is only \$3.00/SF/year, plus utilities.