

LIVE ON-SITE PUBLIC AUCTION

Cochran
AUCTIONEERS & ASSOCIATES LTD.

HESCO
INCORPORATED

**OUTSTANDING COMMERCIAL
REAL ESTATE
AT 12:00 PM**

**INVENTORY, EQUIPMENT
& OFFICE FURNITURE
AT 9:30 AM**

SATURDAY - OCTOBER 25, 2025

**OUTSTANDING COMMERCIAL REAL ESTATE
COMPLETE LIQUIDATION OF INVENTORY,
EQUIPMENT & OFFICE FURNITURE**

OVER 17,000 SQUARE FEET

ON-SITE

**720 N. MULBERRY STREET
HAGERSTOWN, MD 21740**



The **REAL ESTATE** with improvements is located in Washington County's 22nd Election District in the City of Hagerstown, Maryland. There are Four (4) Parcels to be offered at auction – selling together.

720 North Mulberry Street, Hagerstown, Maryland 21740:

Commercial and Industrial Use Office, Production Area and Warehouse. Better described in Liber 00882, Folio 00078, Tax Map 0304, Grid 0000 and Parcel 0023 of the Washington County Maryland Land Records. A corner lot approximately 75' X 140' with property land area of approximately 15,624 square feet. The block building with pitched composite roof offers 12,000 square feet on three levels. Office Area includes Secure Front Entry Access with Waiting Area, Executive Office Suite with private rest room and access to Small Kitchenette Area with Small Sink, Refrigerator and Two Burner Stove, with adjoining General Partitioned Office & Working Area with an additional restroom. The Main Floor manufacturing area includes Multiple Large and Small Working Rooms, a Lunch Room with Refrigerator and Storage Closet, Stock Room, Storage Area, Separate Men's and Women's Restrooms, Tile, some Concrete & Wood Flooring and Metal Grid Protective Flooring thru the building. Lower Level has Concrete Flooring with Multiple Rooms, Elevator Access, Garage Door Access, Restroom, Utility Room and Storage Room. Upper Level has Wood Floor, Garage Door, and Hoist for Equipment and is Suitable for Light Warehousing. There is Fire Stairwell Access from All Floors. Security System, Intercom System, City Electric, Water & Sewer. Oil heat with Two (2) Furnaces, Office and Manufacturing Areas are Air Conditioned, Ground Transformer Enclosure & Three Pole Mounted Electric Transformers providing 2400 amp service – 240 / 3 Phase Power. Rear Loading Dock with Garage Door and Elevator Access. The real estate is zoned Industrial-R.

North Mulberry Street, Hagerstown, Maryland 21740: Warehouse ≈ 5,800 sq. ft. Better described in Liber 01412, Folio 00826, Tax Map, 0304, Grid 0000 and Parcel 0047 of the Washington County Maryland Land Records. Lot size

of approximately 35.5' X 136' with property land area of approximately 5,884 square feet. Block Construction, pitched rubber roof, Front Door Entrance, Two (2) Side Loading Entrances, Loading Dock and Oversized Indoor Two (2) Car Parking with motorized Overhead Doors.

Cross Street Lot 36: Gravel Lot - Better described in Liber 01552, Folio 01040, Tax Map 0304, Grid 0009 and Parcel 0045 of the Washington County Maryland Land Records. Property Land Area approximately 3,672 sq. ft. – approximately 34'X108'.

Cross Street Lot 42: Gravel Lot - Better described in Liber 01552, Folio 01040, Tax Map 0304, Grid 0009 and Parcel 0046 of the Washington County Maryland Land Records. Property Land Area approximately 5,013 sq. ft. – approximately 0.12 Acres

INSPECTION OF THE REAL ESTATE may be made by contacting the Auction Company for an appointment at 301-739-0538 or 301-964-7047 – Marilee Kerns Director of Real Estate.

TERMS OF THE REAL ESTATE includes a non-refundable deposit of Thirty Thousand Dollars (\$30,000.00) in certified funds in the form of cash, certified check, approved check with bank letter of credit or in other forms as the Auction Company may determine acceptable prior to the auction. Taxes, water, sewer, and other public charges and assessments shall be pro-rated on and as of the date of settlement. Purchaser shall pay the costs of all documentary stamps, transfer taxes, agricultural taxes, if any, document preparation, title insurance, and other costs of settlement. Settlement to be made within 45 days. Additional terms and conditions may be made at time of auction. The property with improvements is being sold in an "AS IS" condition.

**NO BUYER'S PREMIUM ON REAL ESTATE
1% BROKER PARTICIPATION AVAILABLE**