

NOW FOR SALE

COLD STORAGE OPPORTUNITY
AVAILABLE FOR SALE OR LEASE



3946

Federalsburg Hwy

FEDERALSBURG, MD

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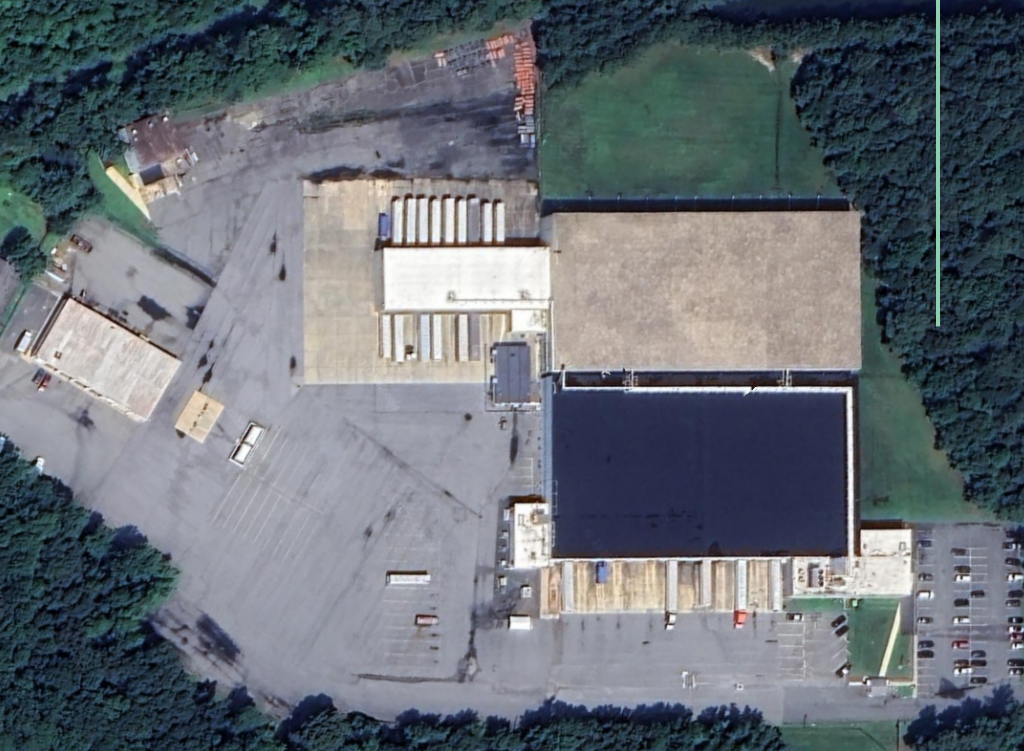
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PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

Property Address	3946 Federalsburg Hwy Federalsburg, MD 21632
Property Type	Cold Storage Warehouse
Building SF	142,586 SF
Year Built	1980 - 1988
Clear Height	27'-9" to 34'-9"
Cold Storage Areas	Main Freezer - 101,495 SF (4 Rooms) Ice Cream Freezer - 3,307 SF
Temperature Range	40° F to -10° F
Pallet Positions	9,789 (Main Freezer)
Refrigeration System	Ammonia
Refrigerated Dock	13,337 SF (Main Freezer)
Cross Dock Building	11,913 SF (20 Dock High Doors)
Battery, Engine & Break Rooms	6,002 SF
Office Area	4,584 SF (2 Story)
Dock High Doors Total	30 Doors
Truck Maintenance Building	9,433 SF
Trailer Parking	Abundant



**101,495
Freezer SF**



**9,789
Pallet Positions**



**10
Dock Doors**



**9,433 SF
Truck Main. Bldg**

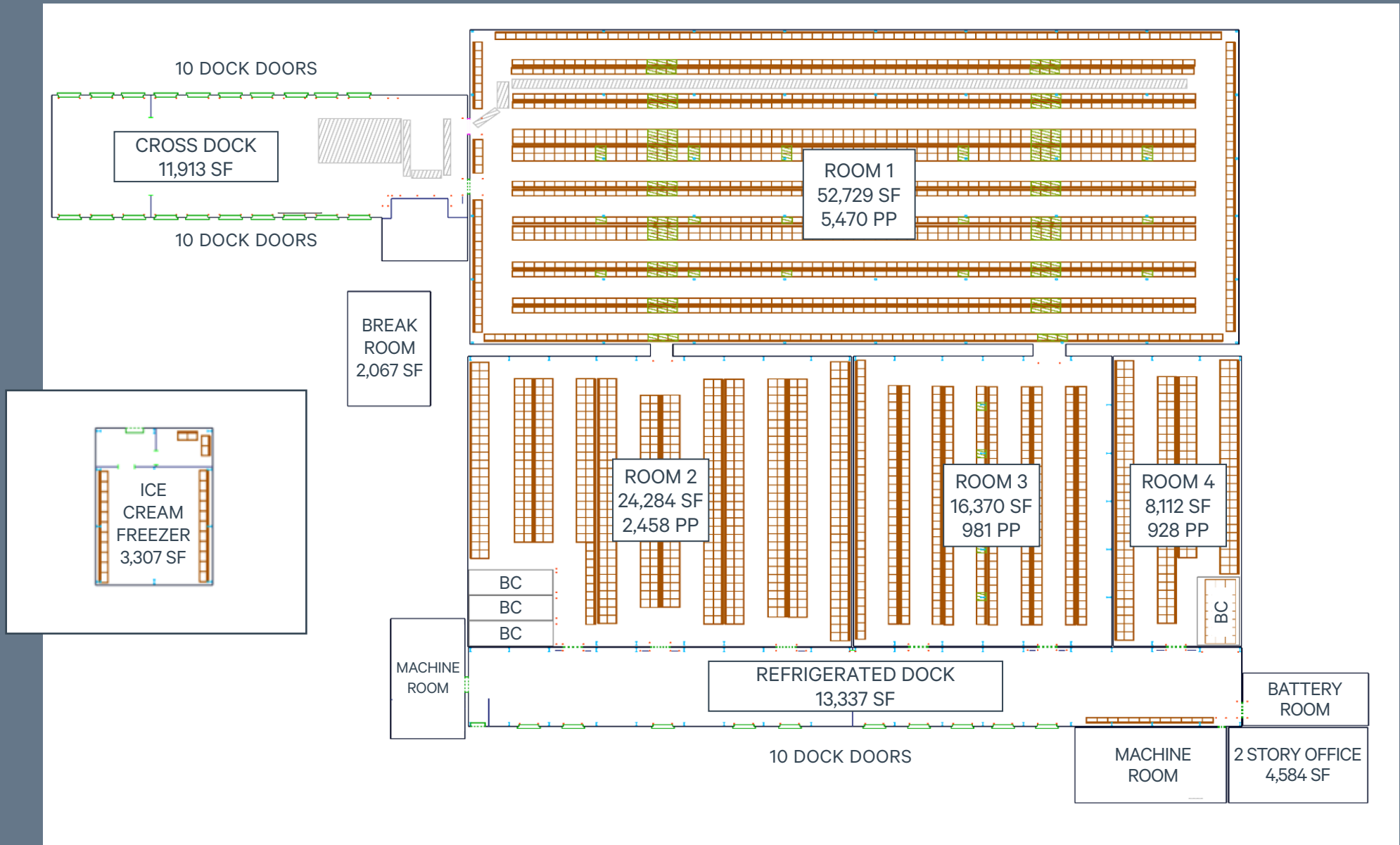


**4
Blast Freezers**



**20
Cross Dock Doors**

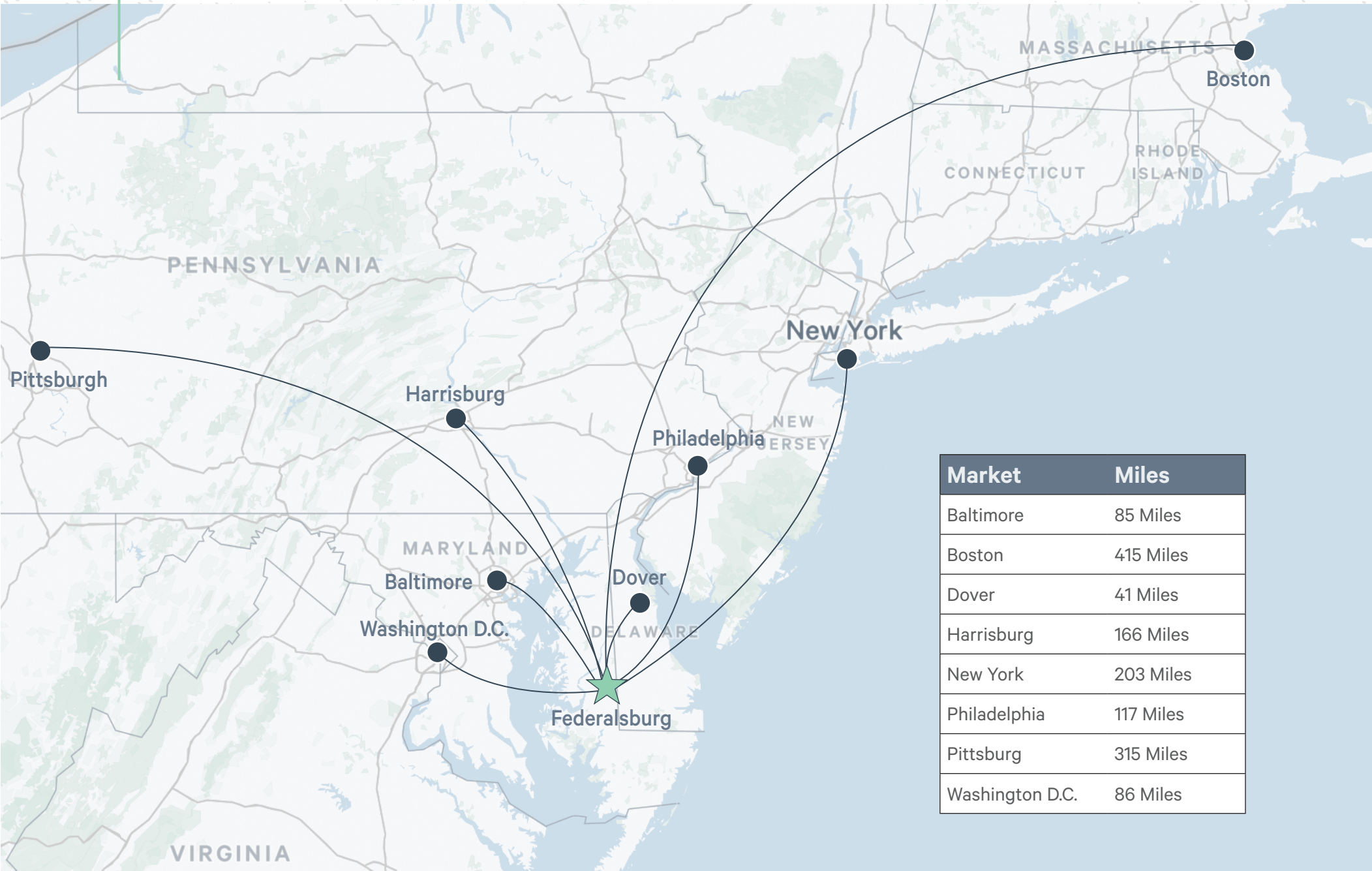
BUILDING & RACK PLAN



PHOTOS



REGIONAL MAP



3946
Federalburg Hwy

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