

NOW FOR SALE

COLD STORAGE OPPORTUNITY
AVAILABLE FOR SALE OR LEASE



3946

Federalburg Hwy

FEDERALSBURG, MD

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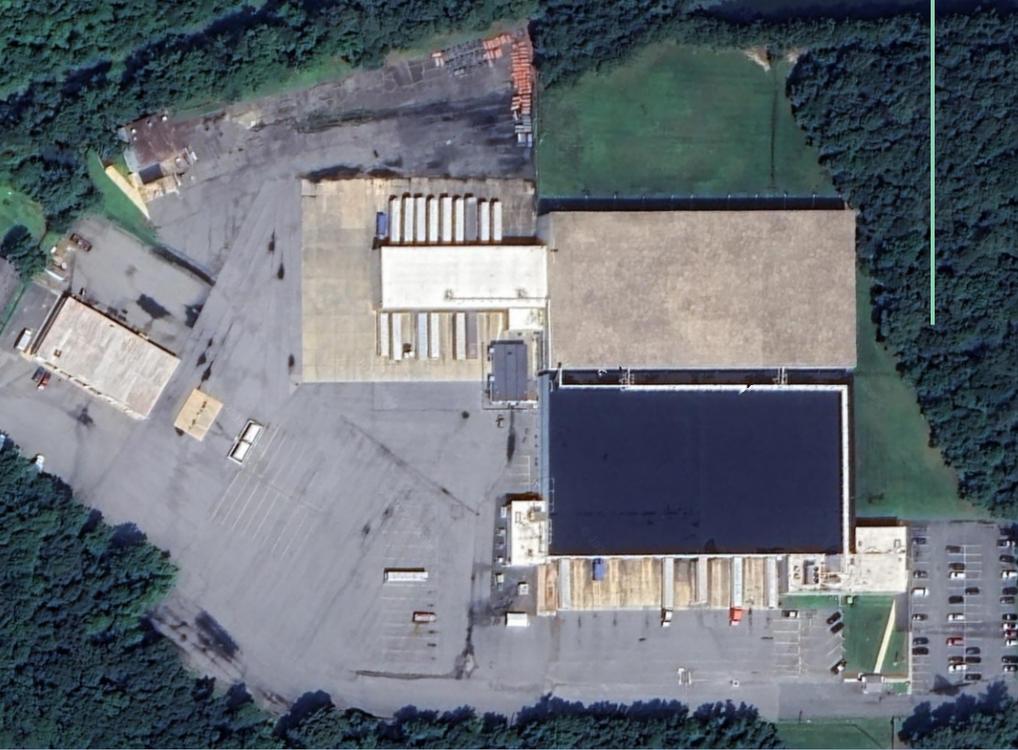
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CBRE



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**

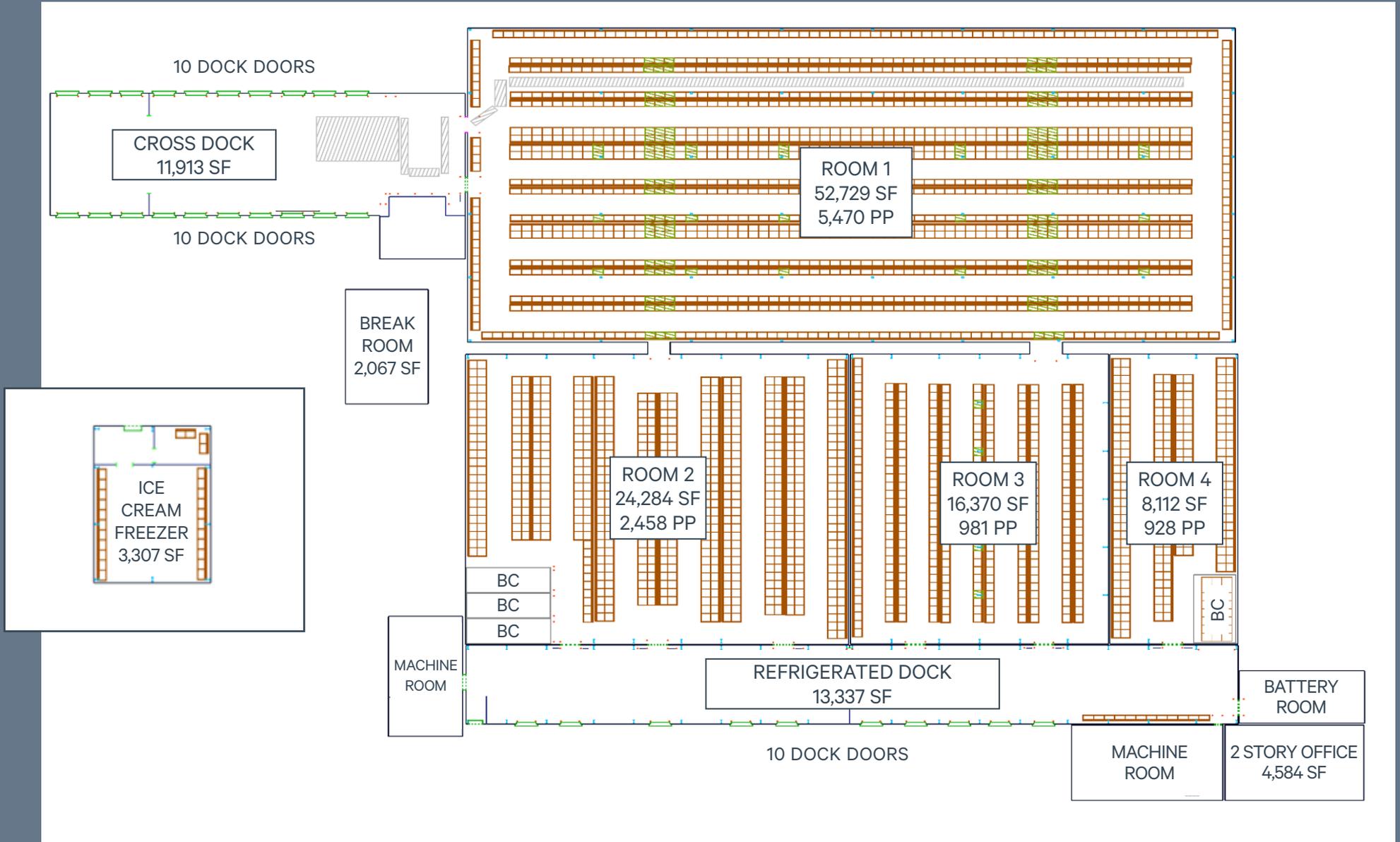


**4
Blast Freezers**

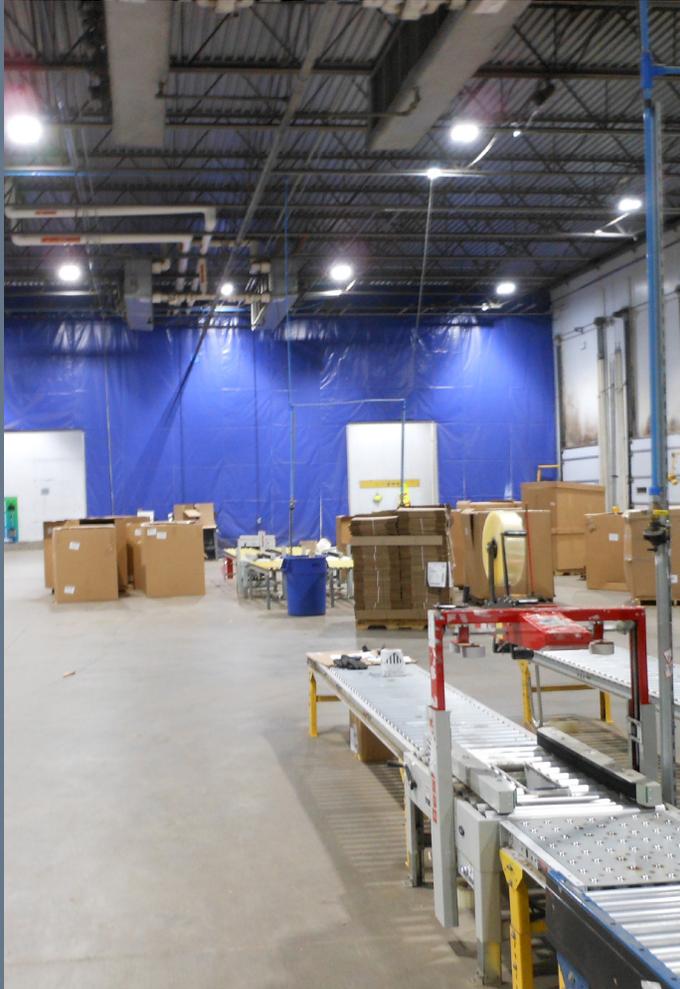


**20
Cross Dock Doors**

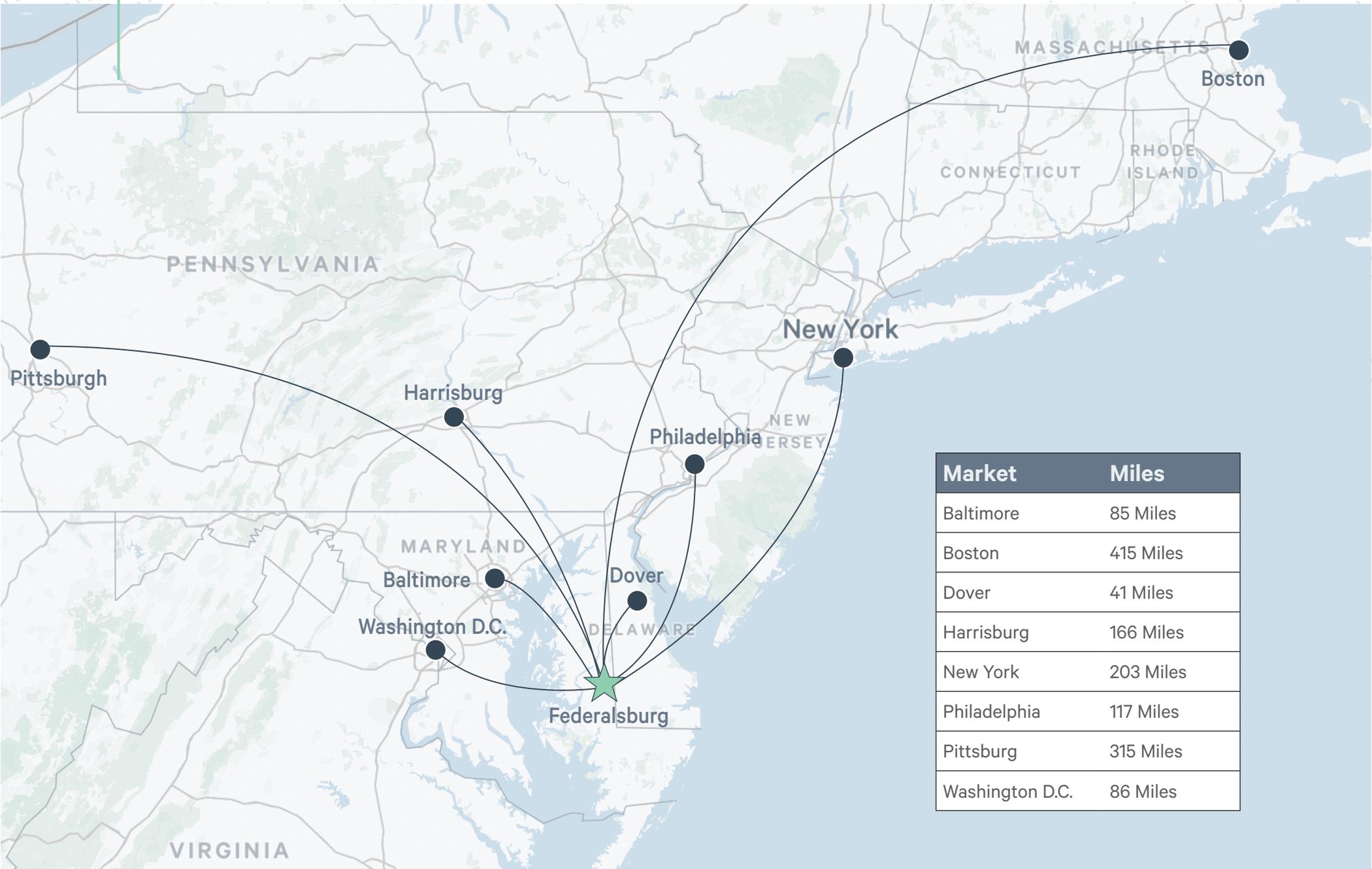
BUILDING & RACK PLAN



PHOTOS



REGIONAL MAP



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