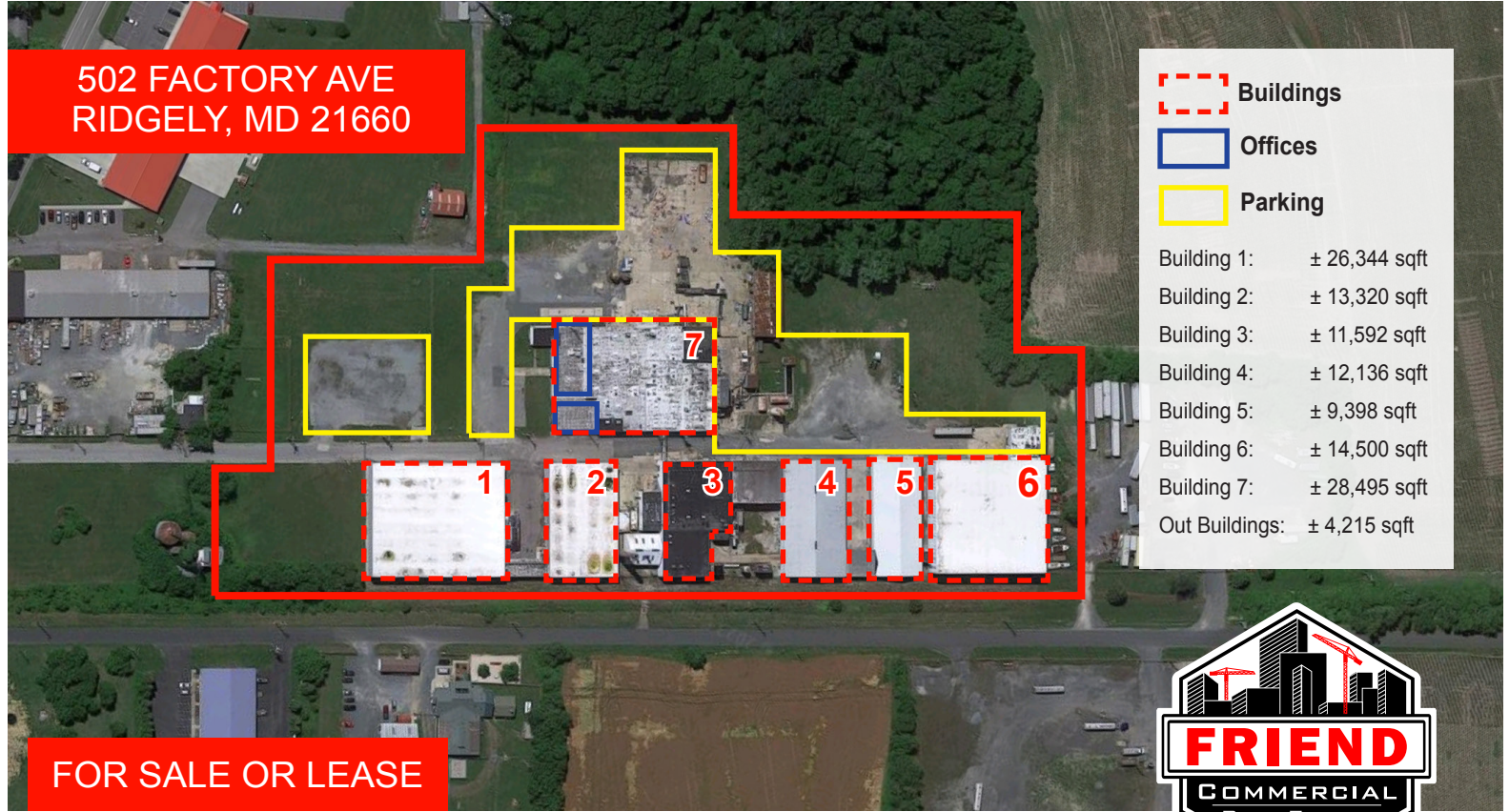


**502 FACTORY AVE
RIDGELEY, MD 21660**

Buildings (dashed red line)
Offices (blue outline)
Parking (yellow outline)

Building 1:	± 26,344 sqft
Building 2:	± 13,320 sqft
Building 3:	± 11,592 sqft
Building 4:	± 12,136 sqft
Building 5:	± 9,398 sqft
Building 6:	± 14,500 sqft
Building 7:	± 28,495 sqft
Out Buildings:	± 4,215 sqft



FOR SALE OR LEASE

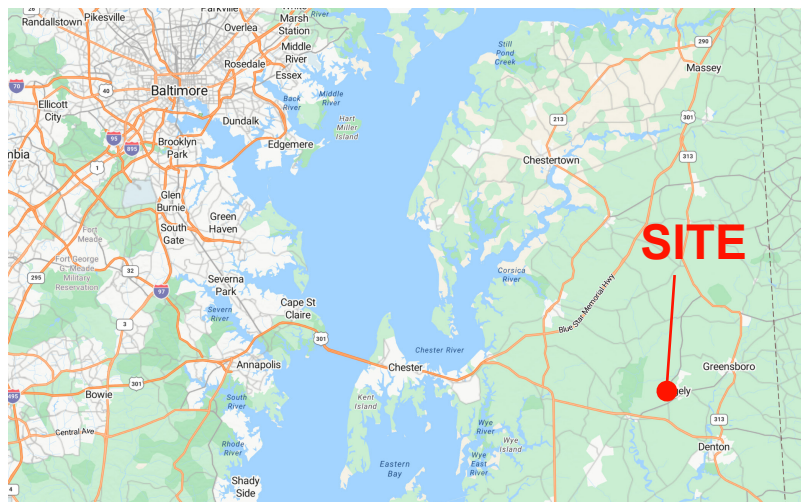


Heavy Industrial Properties Available Dry Storage Warehouses And Refrigerated Warehouses

- Industrial buildings totaling approximately **129,163 sqft** – Zoned I-2
- ± 9.679 acres - with additional ± 4.616 acres available
- Cold storage warehouses, 2 warehouses, 2 offices and multiple manufacturing/food areas
- Potential for warehousing, food production, truck court parking, truck scale, and freezer building with some food equipments still in place – 8 Mega watts of power
- **Asking Price: \$3,750,000 (PRICE REDUCTION!!)**
- **Lease rate: \$4.75 per sqft NNN**

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