

FOR LEASE

Newly Constructed Industrial Building

28932 I-Way Court (12-W) Easton, MD 21601

Available SF: 53,752

Zoning: Business Commercial District (BC)

Talbot County

\$9.95/SF NNN



CONTACT

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PROPERTY INFORMATION

Acreage	2.339
Number of Stories	1
Year Built	2023
Roof Construction	Metal
Heat Type & Fuel	Gas fired air rotation
Air Conditioning	Office area only - CAC
Floor Construction	Concrete 6" 4000 psi
Ceiling Height	32.0' center / 30.0 at eave
Sprinkler System	Wet
Parking	On-site, 43 spaces total
Power	440V, Three phase
Docks	6
Drive-Ins	2

GENERAL INFORMATION

Parcel ID	2101088394
Availability	Immediate
Sewer	Public
Water	Public
Gas	Public
Electric	Public

LOCATION DESCRIPTION

Property is located in Easton, Maryland on Airport Road right off of Route 50.

EASTON AIRPORT

According to the Easton Airport website, the Easton Airport is designated as one of only 84 "National" level public use general aviation airports by the Federal Aviation Administration. The airport supports the national and state system by providing communities with access to national and international markets in multiple states and throughout the United States. Easton Airport is an attractive alternative to busy commercial airports and has all the services that business and recreational traveler's desire.

www.eastonairport.com

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$2.25/SF
Electric	Tenant - Direct
Gas	Tenant - Direct
Water	Tenant - Direct
Sewer	Tenant - Direct
Refuse	Tenant - Direct
Janitorial	Tenant - Direct
HVAC Maint.	Tenant - OE
Repairs Int.	Tenant - Direct
Repairs Ext.	Tenant - OE
Roof/Structure	Tenant - OE
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Sprinkler Maint.	Tenant - OE
Contents/Liability Ins.	Tenant - Direct
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Newly Constructed Industrial Building

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
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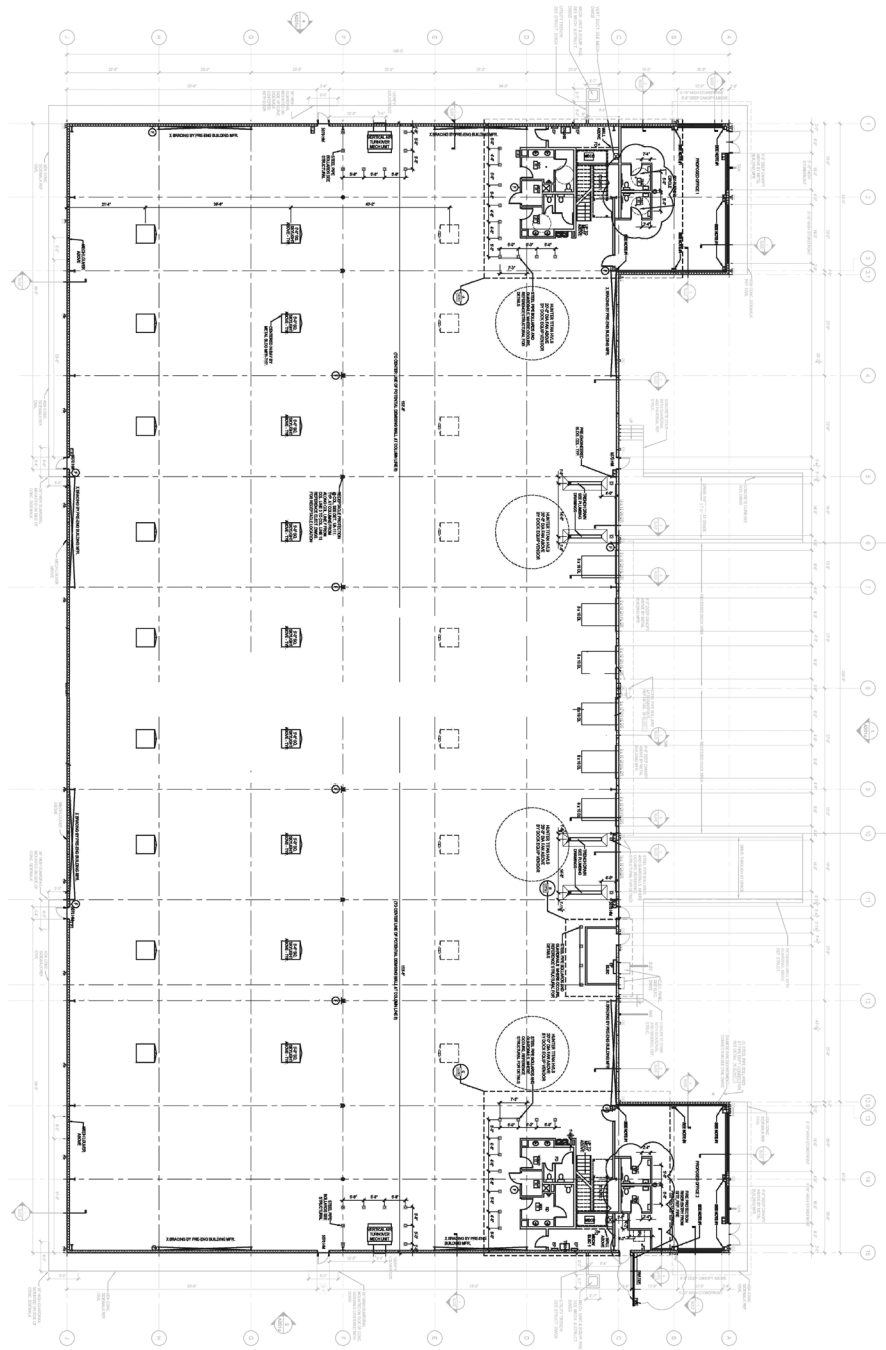
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The building is 53,752 SF and delivered with all public utilities, high speed internet, 440V electric. The building has a 1,267 SF 'bump out' on opposite sides of the building to accommodate office needs and each bump out has 2 restrooms and a concrete mezzanine above for storage, which is accessible by staircase.

The warehouse features:

- 32' clear height at the center and 30' clear at the eave,
- 2 sets of men's and women's ADA restrooms
- 2 janitorial closets
- 6 - 9' x 10' dock doors
- 2 - 14' x 18' drive-in doors
- Access control doors at all man doors
- 4 large overhead fans for air circulation
- Skylights throughout for electrical efficiency

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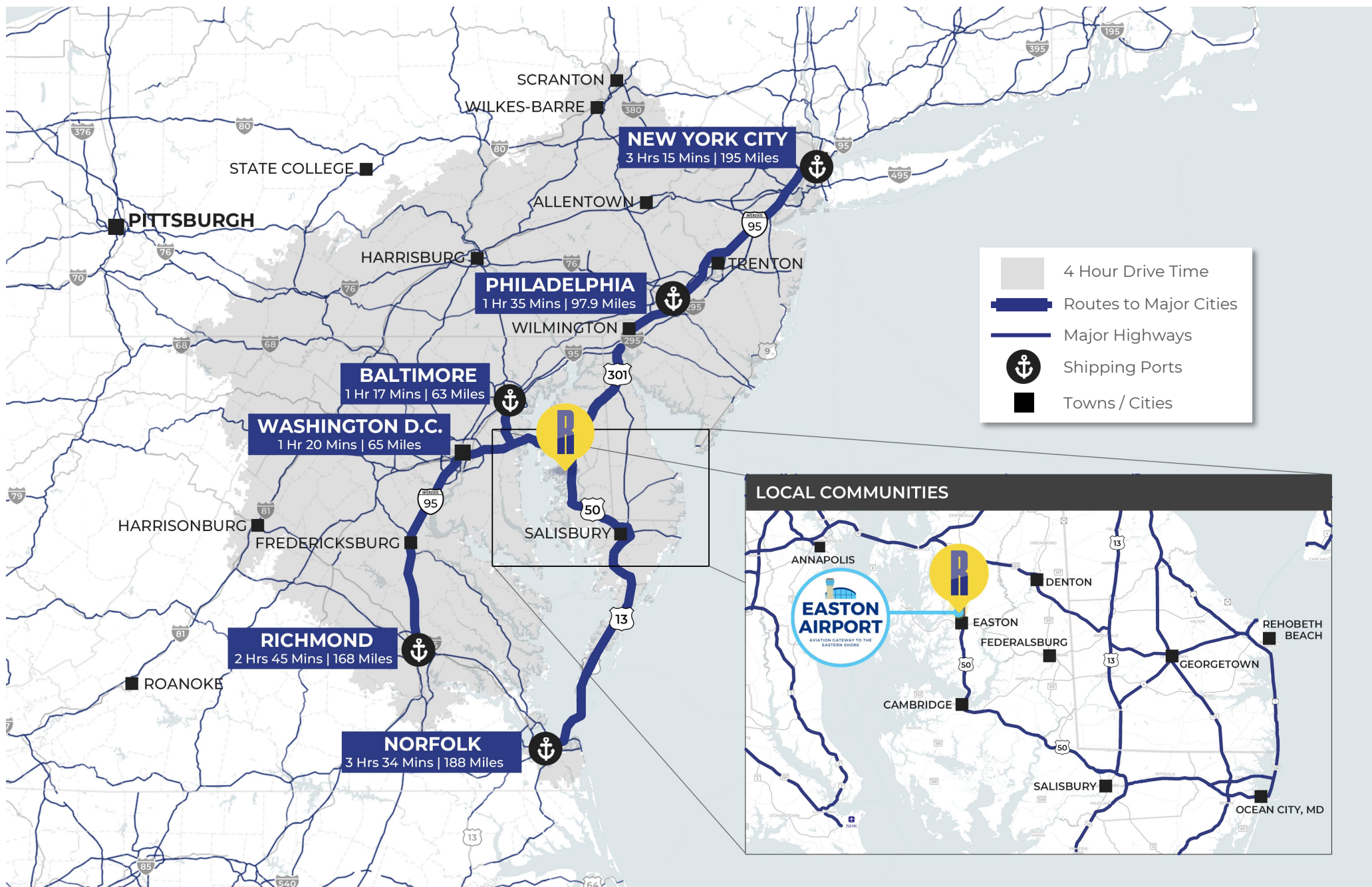
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Interstates & Ports

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