




502 FACTORY AVE
RIDGELY, MD 21660

-  Buildings
-  Offices
-  Parking

- 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

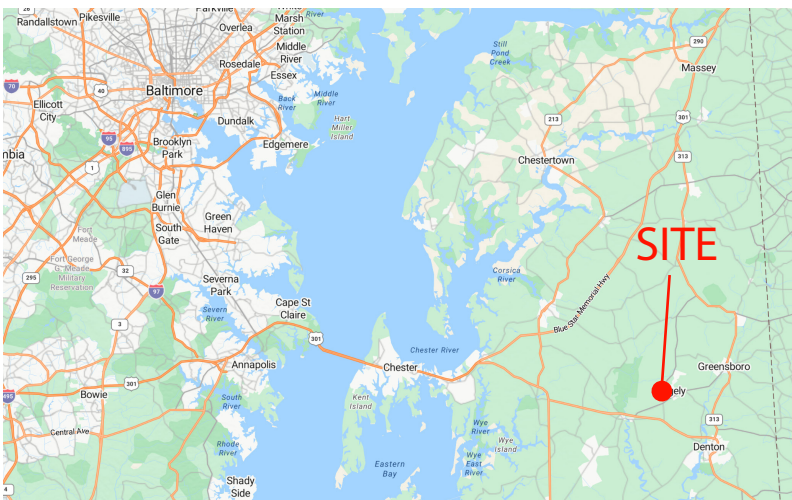


Heavy Industrial Properties Available Dry Storage Warehouses And Refrigerated Warehouses

- Industrial buildings totaling approximately **120,000 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, and Freezer building with some food equipments still in place
- Asking Price: \$5,585,000 – Lease rate: \$4.75 per sqft NNN**

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