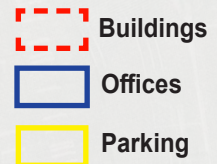


502 FACTORY AVE
RIDGELY, MD 21660



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

SALE OR LEASE

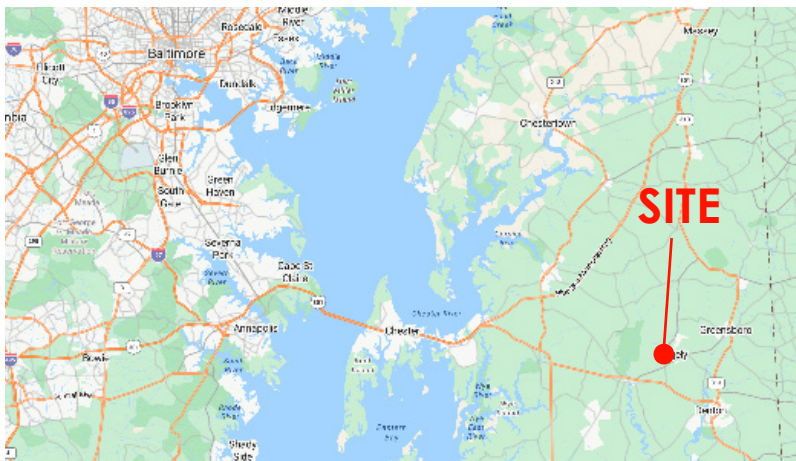


Heavy Industrial Properties Available

- Industrial buildings totaling approximately **128,704 sqft** – Zoned I-2
- ±15.699 acres - 5 Parcels
- Storage warehouses, 1 office and multiple manufacturing/production
- Potential for warehousing, food production, truck court parking, truck scale
- 8 Mega watts of power
- Buildings 1, 2, 3, 4, and 7 are available for lease (Total of ± 91,887 sqft)**
- Asking Price: \$3,950,000**
- Lease rate: \$10.95 per sqft NNN**

JOHN FRIEND
Commercial Salesperson
410-449-1145
jfriend@friendre.com

TED KROOS
Commercial Salesperson
410-449-1074
tkroos@friendre.com



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
8436 Veterans Hwy, Millersville, MD 21108

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**502 FACTORY AVE
RIDGELY, MD 21660**

AVAILABLE FOR LEASE



Building 1 (Refrigerated)
± 26,344 sqft
2 Docks - 20' Ceiling Height



Building 2 (Refrigerated)
± 13,320 sqft
1 Drive-in - 20' Ceiling Height



Building 3 (Refrigerated)
± 11,592 sqft
1 Drive-in - 20' Ceiling Height



Building 4
± 12,136 sqft
2 Docks - 26' Ceiling Height

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502 FACTORY AVE
RIDGELY, MD 21660

AVAILABLE FOR LEASE



Building 5
± 8,820 sqft



Building 6 (Refrigerated)
± 23,782 sqft



Building 7
± 28,495 sqft
2 Drive-ins - 12' Ceiling Height
Truck Scale and Office

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