

# FOR LEASE

Wicomico County, MD



## INDUSTRIAL WAREHOUSE

300 MOSS HILL LANE

SALISBURY, MD 21804



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# 300 MOSS HILL LANE

SALISBURY, MARYLAND 21804



LOCATED IN AN  
OPPORTUNITY ZONE

## AVAILABLE

1st Floor: 55,000 ± sf (Divisible)  
- Ceiling height: 14' - 19'  
- Column Spacing : Varies throughout  
- 1 dock door and 3 drive-ins

2nd Floor: 60,000 ± sf (Ramp Served)  
- Ceiling height: 9'5"  
- Column Spacing: 20' x 30'  
- 55 lbs PSF floor load

Total Available: 100,000 ± sf

## LOT SIZE

30 ± Acres

## ZONING

I-2 (Heavy Industrial)

## RENTAL RATE

\$6.50/sf, NNN

## HIGHLIGHTS

- ▶ Zoned I-2, Heavy Industrial
- ▶ Located in the heart of Salisbury with accessible access to Route 13 and 346
- ▶ Drive-in and Dock Loading
- ▶ Former Chris Craft boat manufacturing facility built in 1954
- ▶ 10 AC ± of outside storage
- ▶ Heavy 480V electric service
- ▶ New LED lighting
- ▶ 10 ton crane
- ▶ Capability to add rail spur via Conrail with service to Wilmington, DE



STREET VIEW



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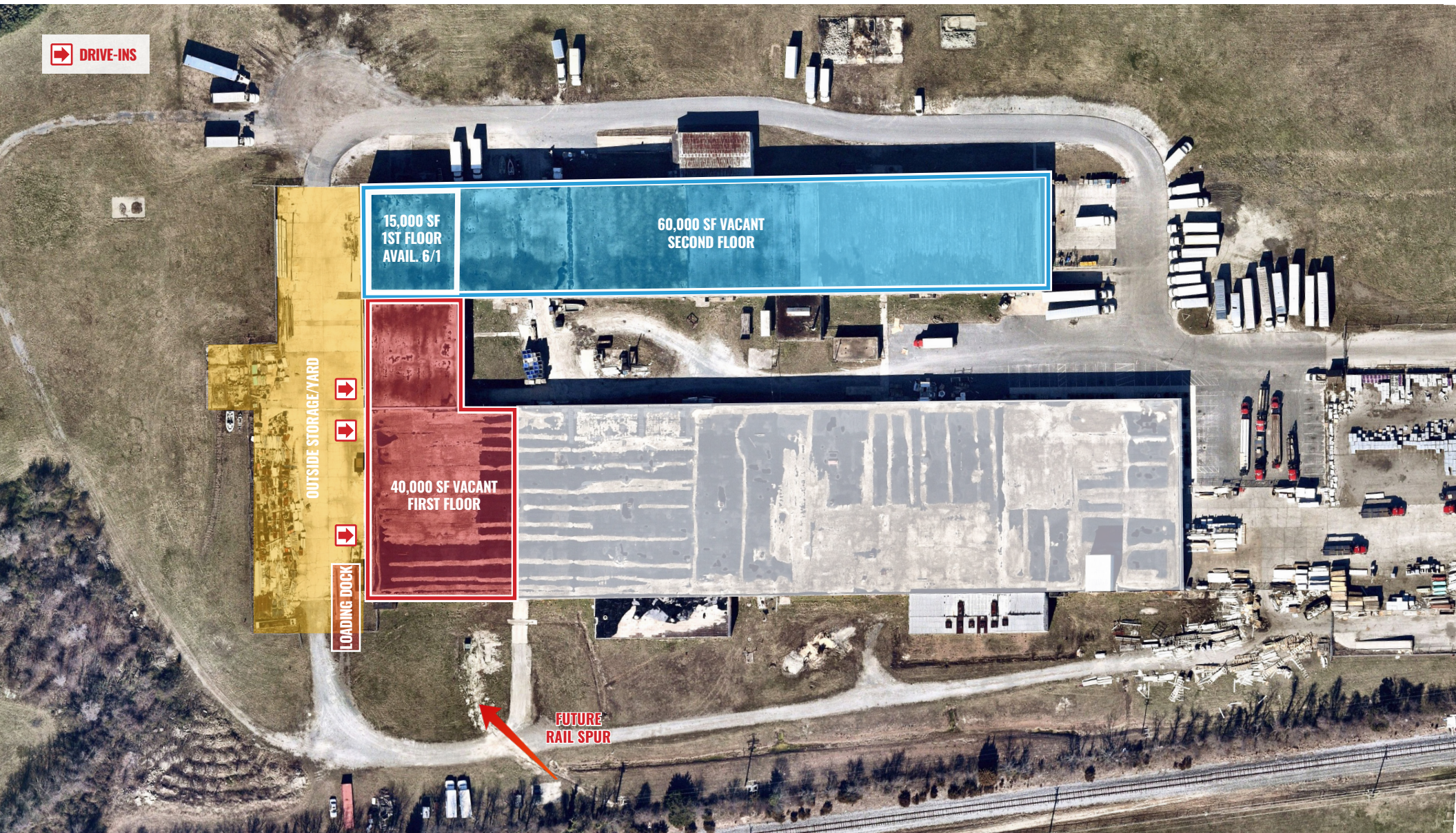


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# AERIAL - LOADING DOCKS/DRIVE-INS

300 MOSS HILL LANE | SALISBURY, MARYLAND 21804





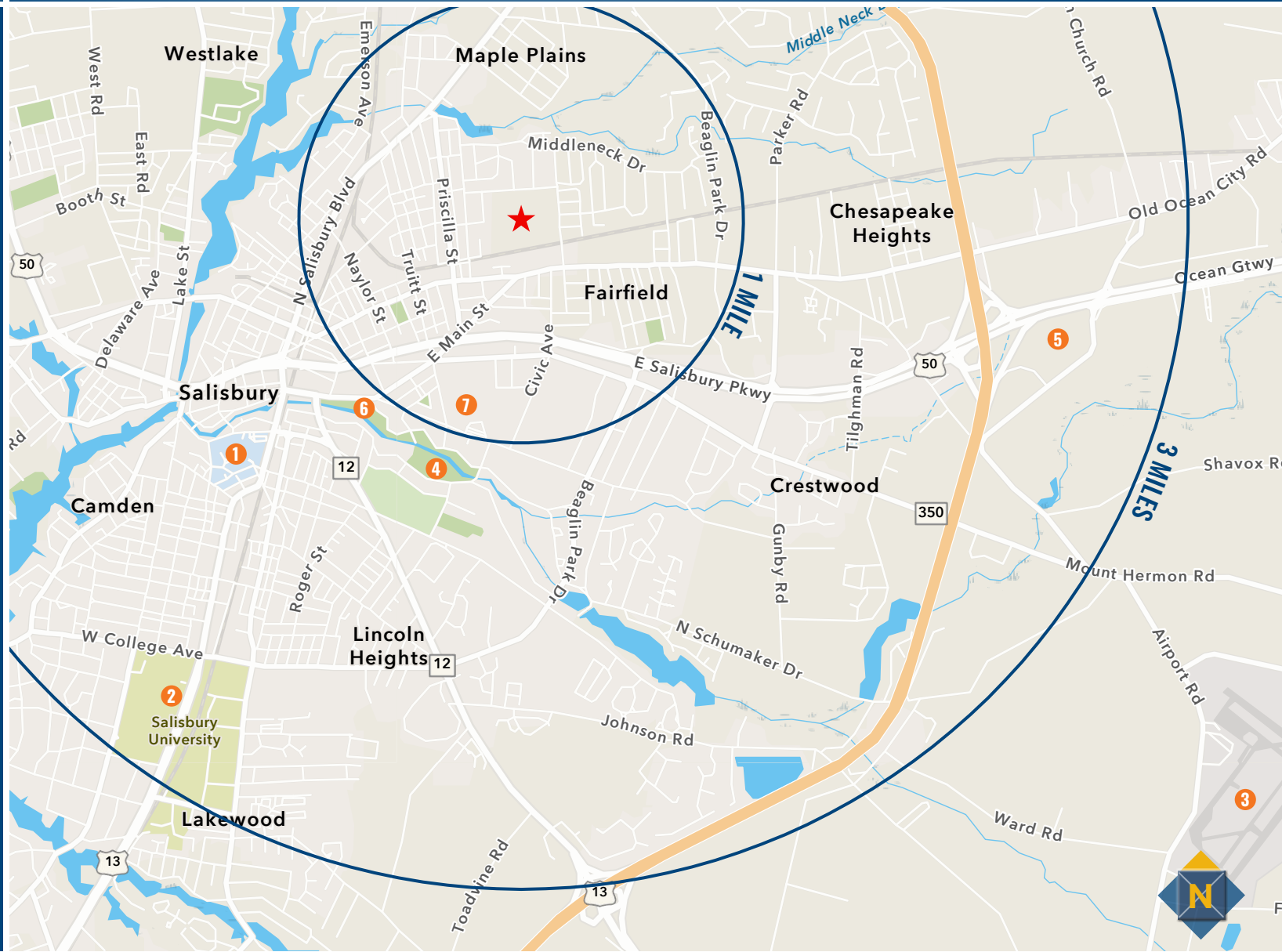
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# LOCAL AMENITIES

300 MOSS HILL LANE | SALISBURY, MARYLAND 21804

- 1 Peninsula Regional Medical Center
- 2 Salisbury University
- 3 Salisbury-Ocean City Wicomico Airport
- 4 Salisbury Zoo
- 5 Arthur W. Perdue Stadium
- 6 Salisbury City Park
- 7 Wicomico High School







**PATRICK SMITH, SIOR**

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