**AJ BILLIG**
**REAL ESTATE • AUCTIONEERS**

**410-296-8440**
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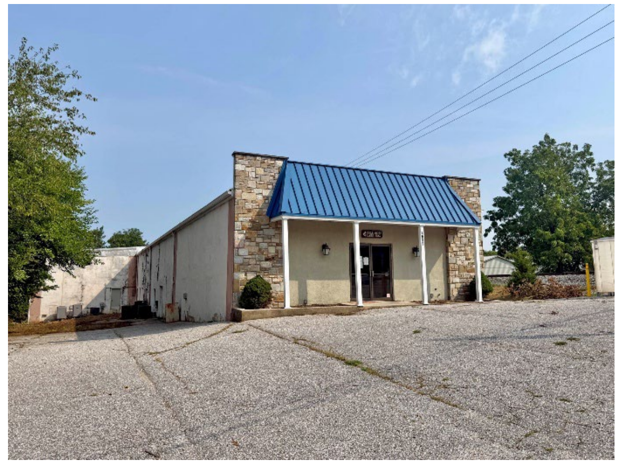
# ABSOLUTE REAL ESTATE AUCTION

To The Highest Bidder Over $250,000
Featuring Live Onsite & Simulcast Online Bidding

# HAMPSTEAD

## FLEX INDUSTRIAL BUILDING ON 1.09± ACRES

16,340± Sq. Ft. GBA ✦ Light Industrial Zoning



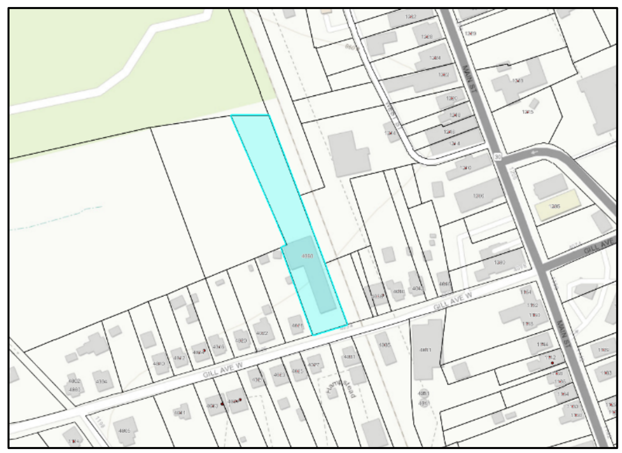
Known As

## 4030 GILL AVENUE

Off Main Street
Hampstead, Carroll County, MD 21074

Online Bidding Opens
**TUESDAY, SEPTEMBER 8, 2026**

Live Onsite Auction
**THURSDAY, SEPTEMBER 10, 2026 AT 11:00 A.M.**



**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

## GENERAL INFORMATION:

After decades of ownership, the seller is retiring and has instructed us to bring 4030 Gill Avenue in Hampstead, Maryland to auction, selling to the highest bidder over $250,000. This flex industrial property was previously operated as a laboratory and offers a strong opportunity for value-add improvement or comprehensive redevelopment for a buyer with vision. Situated just one block from the center of Hampstead, the property combines small-town accessibility with the flexibility of an industrial-zoned asset. Don't miss your chance to acquire this asset at a price set entirely by the market — bidding starts September 8th.

## LOCATION:

Hampstead sits in the heart of Carroll County, Maryland, a region known for its blend of small-town character and strong industrial and commercial fundamentals. The town is positioned along MD Route 30, giving quick access to the greater Baltimore metropolitan area, roughly 30 miles to the south, while still offering the lower costs and easier logistics of a smaller community. Carroll County is home to thousands of national and international businesses, supported by an active Department of Economic Development that actively courts manufacturing, bioscience, technology, and logistics operators looking to expand or relocate. The broader highway network — including I-70, MD-97, and MD -40 — connects the region to I-695, I-795, and the Port of Baltimore, making it a practical base for companies that need reach throughout the Mid-Atlantic.

## LOCATION (continued):

For a buyer looking to relocate or expand a business, Hampstead offers a skilled, stable workforce and a local business community that includes established employers such as Jos. A. Bank Clothiers, which is headquartered in town. For an investor, the property's flex industrial classification and prior lab use provide built-in adaptability, appealing to tenants ranging from light manufacturing to specialized commercial users, all within a county actively working to attract and retain industrial tenants.

For a buyer considering redevelopment, the site's proximity to Hampstead's town center adds appeal for adaptive reuse concepts that could benefit from walkable access to local retail and services. Carroll County's economic development office has also emphasized available infrastructure — from business parks to a county-owned fiber network — signaling a broader environment supportive of growth-minded users of commercial and industrial property. Add in a regional airport, active rail service through CSX and Maryland Midland Railway, and the fundamentals here support long-term value whether the buyer's plan is to occupy, hold, or reposition the asset. In short, 4030 Gill Avenue offers a rare combination: small-town accessibility, big-region connectivity, and a property well-situated for whatever comes next.

For more information about the area, please visit:
Town of Hampstead – https://hampsteadmd.gov/
Carroll County Government – https://www.carrollcountymd.gov/

## SITE:

Lot size: 1.09 acres, more or less, according to public tax records

The irregularly shaped lot fronts approximately 87' on Gill Avenue with an average depth of about 550'. The paving at the front of the lot is level with Gill Avenue, functioning as one large curb cut. Driveway along the east side of the property, parallel with the rail line, providing access to the rear portion of the property.

Macadam paved parking areas for approximately 15 vehicles in front, and additional gravel parking area and turnabout in the rear suitable for cars, trucks or container storage.

Believed to be serviced by all public utilities

## ZONING:

Zoned I-1 – Light Industrial (Carroll County)

According to the Carroll County Code, permitted uses include a variety of agricultural, communications, automotive, hospitality, recreation (including firearms), contractor operations, cannabis operations and production (dispensary if in conjunction with growing operation), manufacturing, brewery, distillery, solar energy generation, warehouse, laboratory and limited residential uses.

For more information about Carroll County Zoning, please visit:
https://www.carrollcountymd.gov/government/directory/planning-land-management/zoning-administration/

## IMPROVEMENTS:

Two story free standing building at grade in the front and rear with loading dock. According to public tax records, the building was constructed in 1940 (believed to have been expanded in phases) and contains 16,340 square feet of gross building area. The building is arranged for office, laboratory space and storage.

Features Include:

- Frame and masonry block construction
- Aluminum Roof
- Stone façade and entry
- Multi-zone HVAC
- Walk-in refrigerators (condition unknown)
- Wet sprinkler
- One Dock High Door

The facility had been engaged in the production of Polyglycan, a medical device for horses. Any chemicals used at the facility are stated by the sellers to have been professionally removed. A Phase I Environmental Site Assessment is available after completion of a waiver and confidentiality agreement.

## TITLE:

In fee simple; sold free and clear of all liens.

## TAXES:

Published annual real estate taxes are $9,544.31 based on a full value tax assessment of $844,100, including State and County taxes. The property is not believed to be within the Town of Hampstead Real Property Tax district.

## SUMMARY TERMS OF SALE:

*Please see the contract of sale for complete terms.*

Live Auction Bidders – A $30,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 11:00 a.m. on Friday, September 11, 2026 (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – A 10% deposit, payable by cashier's check or wire transfer, is due by 4:00 p.m. on the day of auction. If you are unable to comply with the timeline, please do not bid online.

Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the additional deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, and any Carroll County notices or violations, if any. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser, except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyers premium will be added to the high bid and becomes part of the contract price.

Sale Conducted in Collaboration with
MacKenzie Commercial Real Estate Services, LLC

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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# PURCHASING REAL ESTATE AT AUCTION

*The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.*

**TERMS OF SALE:** Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

**CONDITION OF PROPERTY:** The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

**DEPOSIT:** Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check <u>for the difference</u> on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

**EXPENSES:** You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

**SETTLEMENT:** The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

**FINANCING:** It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

**BIDDING PROCEDURE:** At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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# INSTRUCTIONS FOR ONLINE AUCTIONS

## REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
   a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
   b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

## INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.