

THE LAND GROUP

2 Acre Industrial - Cambridge MD

WOODS RD & CHESAPEAKE DR

FOR SALE - LEASE - BUILD TO SUIT

Presented By:

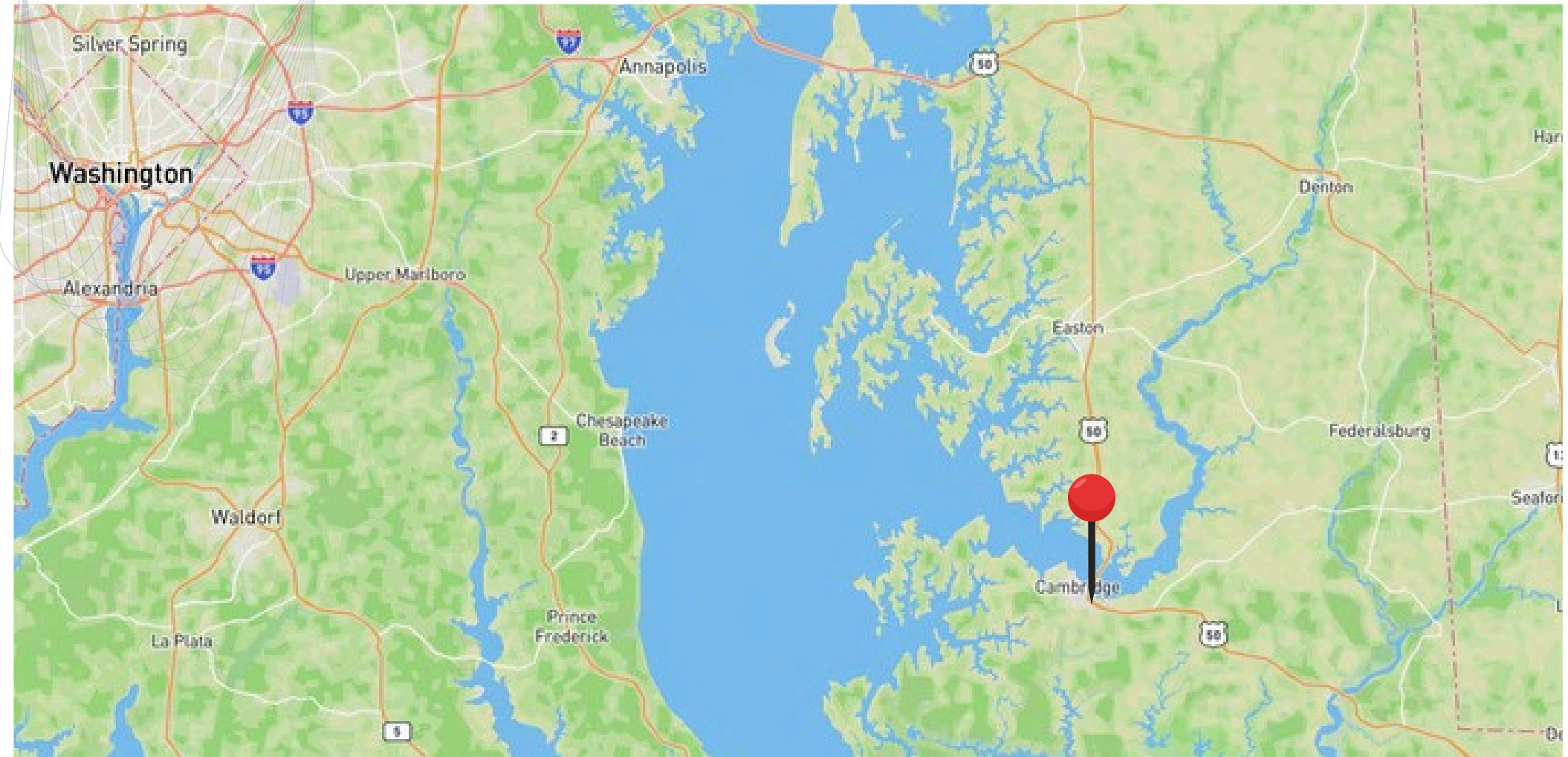
Jesse Highling

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Summary:

Sale Price : \$850,000.00

Lot Size : 2+/- acres

Zoning : Industrial

County : Dorchester

Concept Building Size : 36,319sf

Lease Type : Options available

Build to Suit : Yes, Contact for more information

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Description:

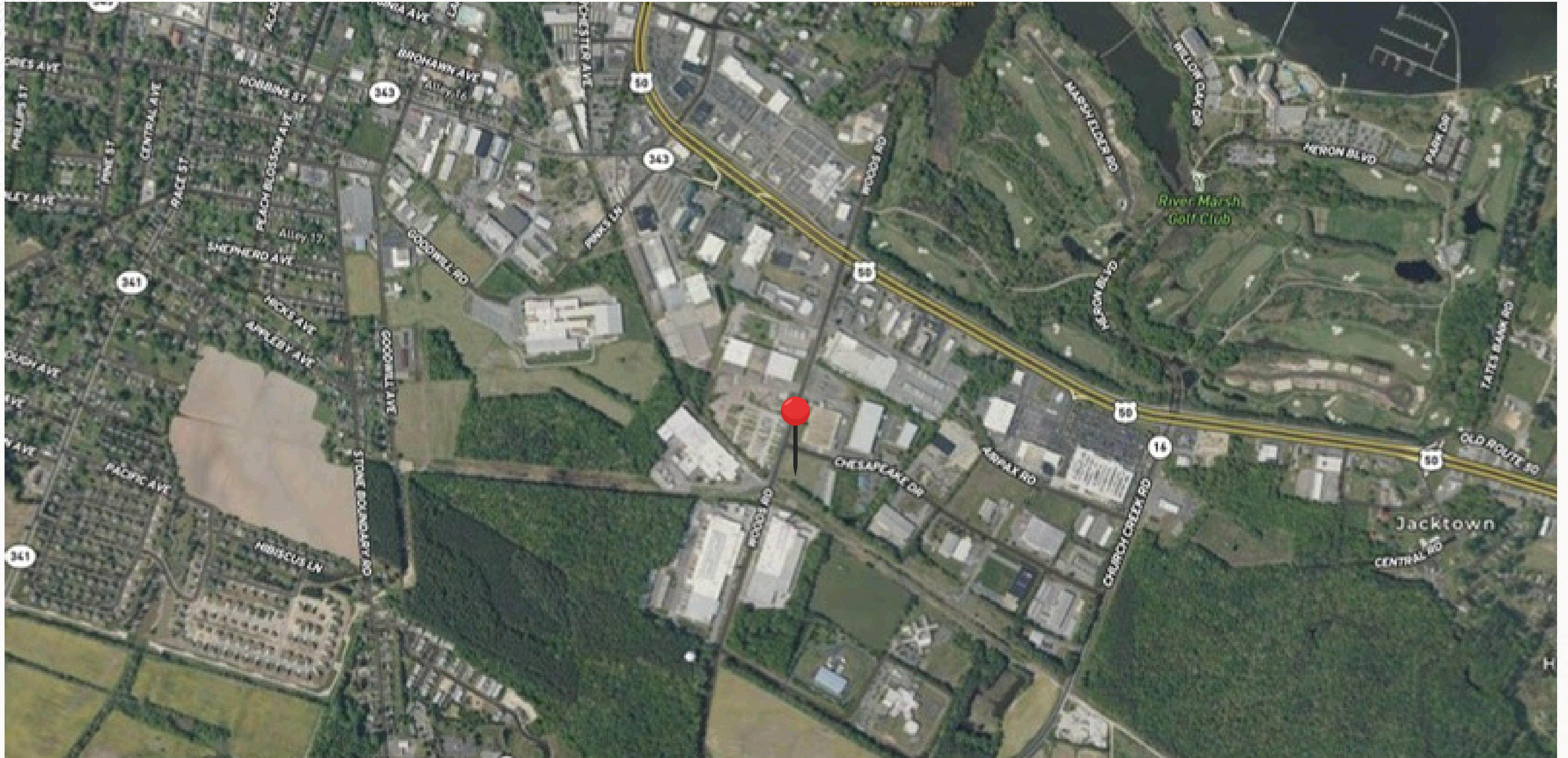
This 2.0± acre industrial parcel located on Woods Road in Cambridge, Maryland presents a rare opportunity to acquire or develop a fully serviced industrial site within an established and growing commercial corridor.

The property is supported by public water and sewer infrastructure available at the road and is zoned Industrial, allowing for a wide range of uses including warehouse, flex industrial, contractor yard, and light manufacturing applications.

A conceptual site plan has been completed illustrating the development of a ±36,319 square foot industrial building with associated parking, loading infrastructure, and site circulation. This positions the property as a near shovel-ready opportunity for owner-users, investors, or developers seeking a streamlined path to delivery.

Ownership is offering the property for sale, ground lease, or build-to-suit, providing flexibility to accommodate a variety of user and investment profiles.

Aerial Map



Zoning Map



Legend

Parcels_Zoning

- Residential
- Downtown
- NC-2
- Resource Conservation
- NC-4
- NC-3
- General Commercial
- NC-1
- Maritime Resort
- Corridor Mixed-Use
- Industrial
- Institutional
- Corridor-Mixed Use
- Open Space

Municipal Boundary

Concept Overlay



Photos



Photos



Photos



Photos



Photos



- Confidentiality Notice: This Offering Memorandum is for informational purposes only and does not constitute a binding offer. All information is deemed reliable but not guaranteed and should be independently verified.

CONTACT INFORMATION:

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