

SALE

Queen Anne's Industrial Site: Strategic Multi-Tenant Facility with Prime Access

1350 BLOOMINGDALE RD

Queenstown, MD 21658

PRESENTED BY:

ROSS BENINCASA

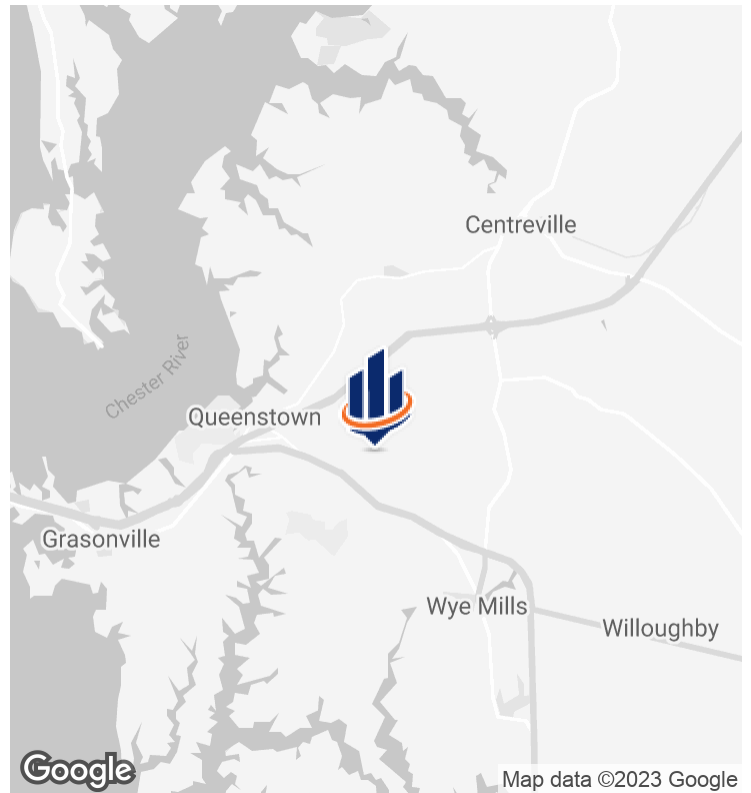
O: 443.390.2463

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MD #5006326



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,250,000
BUILDING SIZE:	55,052 SF
LOT SIZE:	38.29 AC
PRICE / SF:	\$59.04
YEAR BUILT:	1986
ZONING:	SI
APN:	1805011299

PROPERTY OVERVIEW

Situated in the heart of Queen Anne's County lies one of its most expansive and strategically positioned industrial sites. Located conveniently on Bloomingdale Road in Queenstown, Maryland, this property boasts unparalleled access to the region's key markets. Just a stone's throw away from US Routes 50 and 301, businesses operating from this site can effortlessly tap into 40% of the nation's population within a mere three-hour trucking window.

Spanning a vast 38.29 acres, the property features a 55,000+ SF industrial facility, once home to the Conagra food processing plant. With the property's sought-after Suburban Industrial zoning within Queen Anne's County, this location emerges as an ideal hub for a range of industrial activities. Whether you're in manufacturing, distribution, storage, or any other industrial sector, the infrastructure and location align seamlessly with diverse operational needs.

Currently operating as a cash-flowing investment property, it houses a blend of 11 indoor spaces and 5 outdoor tenants, each benefiting from the site's exceptional amenities and strategic positioning. Such established tenancy underscores the property's desirability and potential for consistent revenue generation, while the month-to-month nature of the existing leases gives the buyer the flexibility necessary to make the site their own.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Queen Anne's Industrial Site: Strategic Multi-Tenant Facility with Prime Access
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
APN	1805011299
BUILDING SIZE	55,052 SF
LOT SIZE	38.29 AC
YEAR BUILT	1986
NUMBER OF FLOORS	1
NUMBER OF BUILDINGS	2

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- **Strategic Location:** Nestled in Queenstown, Maryland, with unparalleled access to US Routes 50 and 301, enabling businesses to reach 40% of the nation's population within just three hours.
- **Expansive Space:** Sprawling over 38.29 acres, featuring a vast 55,000 SF industrial facility
- **Multi-Tenant Capability:** Current multi-user investment property that boasts 11 indoor spaces and 5 outdoor tenants, ensuring consistent revenue streams and highlighting the property's adaptability.
- **Versatility for Users:** While designed to cater to multiple industrial tenants, the property also offers the flexibility for conversion to a single, large-scale user.
- **Desirable Zoning:** Benefits from the sought-after Suburban Industrial zoning in Queen Anne's County, making it ideal for a multitude of industrial applications.

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ADDITIONAL PHOTOS



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FLOOR PLAN

DOOR AND WINDOW SPECIFICATIONS

1. ALL DOORS SHALL BE 28" HIGH BY 36" WIDE UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE 18" FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE 18" FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE 18" FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED.

2. ALL WINDOWS SHALL BE 48" HIGH BY 36" WIDE UNLESS OTHERWISE NOTED. ALL WINDOWS SHALL BE 1 1/2" THICK UNLESS OTHERWISE NOTED. ALL WINDOWS SHALL BE 18" FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED. ALL WINDOWS SHALL BE 18" FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED.

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

DOOR SCHEDULE

NO.	TYPE	LOCATION	REMARKS
1	TYPE 'A'
2	TYPE 'B'
3	TYPE 'C'
4	TYPE 'D'

HARDWARE SETS

1. ALL DOOR HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL DOOR HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL DOOR HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. ALL WINDOW HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WINDOW HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WINDOW HARDWARE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

TRUCK LANE SEPARATION WALL

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
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...	...
...	...
...	...
...	...

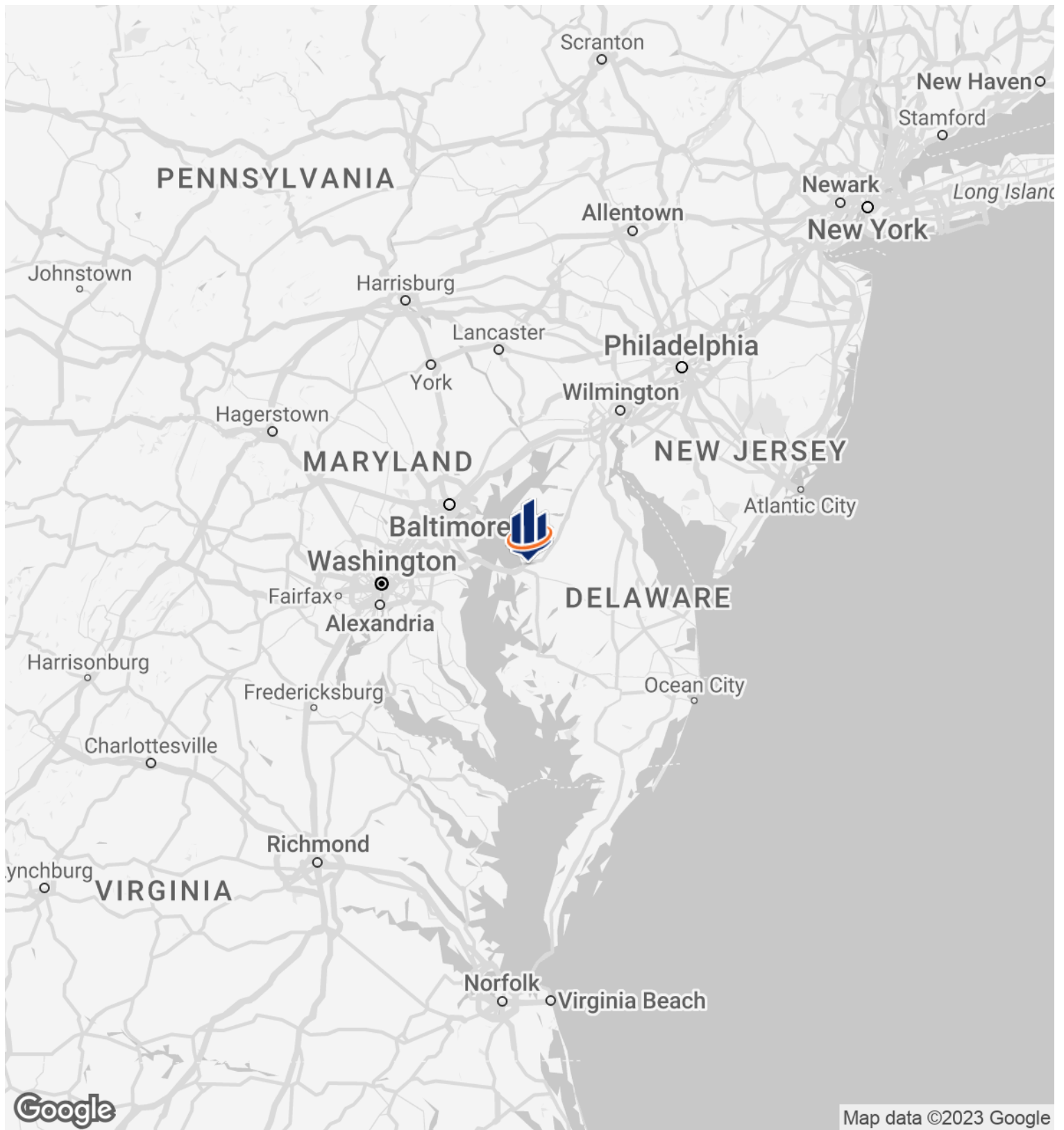
AS-2

SCIPIONE PROPERTIES, LLC
QUEENSTOWN, MARYLAND

ANDREW W. BOOTH & ASSOCIATES, INC.
ARCHITECTS

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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	25 MILES	50 MILES
TOTAL POPULATION	29,229	339,651	5,037,730
AVERAGE AGE	46.0	43.6	39.3
AVERAGE AGE (MALE)	45.4	42.8	37.8
AVERAGE AGE (FEMALE)	47.0	44.5	40.6
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
TOTAL HOUSEHOLDS	12,945	146,919	2,066,864
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$106,909	\$113,323	\$97,494
AVERAGE HOUSE VALUE	\$396,848	\$424,362	\$319,487

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



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Advisor

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PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center's national conferences.

In 2022, Benincasa's economic development firm was named "Best Consulting Firm" on the Eastern Shore by APG Media. He was also nominated as "Best Commercial Realtor in Talbot and Dorchester Counties" by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

MEMBERSHIPS

National Main Street Center - Allied Member

SVN | Miller Commercial Real Estate

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Easton, MD 21601

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