

# 161 LUM'S RD, NORTH EAST, MD 21901

2-ACRES OF BUILDABLE, HEAVY INDUSTRIAL ZONED LAND



## SITE DESCRIPTION

Prime 6.23-acre heavy industrial site at 161 Lums Rd, with 2 acres developable and triple incentive benefits—Federal Qualified Opportunity Zone, Foreign Trade Zone, and Enterprise Zone.

HI zoning supports uses from manufacturing and distribution to advanced tech or secure infrastructure. Level, cleared, and minutes from I-95/Route 40 with quick access to Philadelphia, Baltimore, and East Coast markets.

Available for lease, sale, joint venture, or build-to-suit; ownership is exploring options to ensure the highest and best use of this strategic site.

## HIGHLIGHTS

- 6.23 acres total, with 2 acres of developable land
- Located in Federal Qualified Opportunity Zone, Foreign Trade Zone, and Enterprise Zone
- HI zoning allows manufacturing, distribution, advanced tech, or secure infrastructure uses
- Level, cleared site with minimal sitework required
- Excellent access: minutes to I-95 & Route 40; ~1 hr to Philadelphia or Baltimore
- Surrounded by established industrial operators in a pro-business county
- Available for lease, sale, joint venture, or build-to-suit
- Ownership not motivated to sell — exploring best & highest use strategies
- Potential for significant tax savings, duty deferrals, and incentive programs

*Looking to develop industrial or commercial space in Cecil County? Contact us today!*

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Disclaimer: Information contained herein is deemed reliable but not guaranteed. All dimensions, zoning details, and development potential should be independently verified by prospective purchasers or tenants. Property is offered subject to prior lease, sale, or withdrawal without notice.