



SALE

Food Processing Facility

101 NORTH 7TH STREET

Crisfield, MD 21817

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	5.573 Acres
BUILDING SIZE:	59,700 SF

SIZE OF IMPROVED SITE MEASUREMENTS BASED ON SITE PLAN DIMENSIONS COMPONENTS HANDY FOOD

Main Processing Complex = 16,600 SF
Main Plant Building = 14,300 SF
Attached Processing Warehouse = 1,100 SF
Attached Freezer 6 Bump Out = 1,200 SF

Main Warehouse With Exterior Ramp:
Main Warehouse = 5,600 SF
Attached Exterior Sloped Ramp = 1,580 SF

Building A Warehouse Attached To Shanty Section:
Building A Warehouse = 7,440 SF

Shanty - Waterfront Pole Shed Buildings:
Shanty Building A: 7,440 SF
Shanty Building B: 7,400 SF
Shanty Building D: 13,640 SF

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PROPERTY DESCRIPTION

The Handy Food Processing Facility is located in historic Crisfield Maryland on the Little Annessex River. The Handy Seafood Processing facility is located in historic Crisfield Maryland on the Little Annessex River. This waterfront facility primarily processes soft crabs and oysters, but can be adapted for a variety of different products including value added items such as crab cakes or breaded seafood items. The facility waterfront is fully bulkheaded. There are two building pad areas onsite which can be used for constructing additional structures.

PROPERTY HIGHLIGHTS

- R&D Test Kitchen
- Office and Warehouse Areas With Dock High Access
- Automatic LED Light System
- 24-7 Monitoring Security System

PROPERTY DATA INFORMATION
Handy Food Processing Facility
101 North 7th Street, Crisfield, MD 21817

History And Operations Of The Handy Food Processing Facility

The Handy Food Processing facility is located in historic Crisfield Maryland on the Little Annemessex River. This waterfront facility primarily processes soft crabs, oysters, and value-added items such as crab cakes and breaded seafood items but can be adapted for a variety of different products. Opportunities range from capitalizing on the region's renowned seafood with aquaculture and seafood processing, to attracting tourists through recreational offerings like boat tours and waterfront event venues.

Handy Seafood's story is one deeply intertwined with the rich history of Crisfield, Maryland, and the enduring spirit of the Chesapeake Bay. It's a tale that spans generations, evolving from a small, family-run operation to a leading global seafood innovator. This is more than a property; it's an invitation to be a part of Crisfield's story, to write your own chapter in the annals of Handy Seafood, and to embrace the enduring spirit of the Chesapeake Bay.

Crisfield's reputation is built on its seafood industry, particularly its oysters and crabs. Tourists flock to the town to enjoy fresh, locally sourced seafood at its restaurants. Events like the National Hard Crab Derby and the J. Millard Tawes Crab and Clam Bake are major tourist draws, attracting crowds with their seafood-centric festivities.

Land Area: 5.573 Acres - Somerset County

3 Parcels - Tax IDs: 07- 123701 (5.32 AC) + 07-113781 (.165 AC) + 07-114192 (.088 AC)

Zoning: Tourist Maritime District. The purpose of the TM District is to promote the development of tourist-serving businesses and activities and water-oriented commercial enterprises. Uses that are compatible with and benefit from the City's waterfront location are encouraged. Certain retail and residential uses which are complimentary to the water-oriented uses are permitted.

Processing Area Safety Rating:

When in operation the plant processing facility had a BRC AA+ food safety rating. This rating certifies that a company is meeting the necessary legal requirements and upholding the highest safety standards in the food industry. Receiving a BRC AA+ rating is a major accomplishment as it's the highest rating a company can achieve.

Water and Sewer Infrastructure And Cost Structure: The facility is served with City Of Crisfield Water and sewer. The water usage cost rate is a flat \$140.90 per month regardless of usage up to 4,000 gallons. Water usage over 4,000 gallons is charged at an additional \$2.78 per 1,000 gallons. The crab shanties are set up for the water they use to flow from and back into the bay.

Facility Components:

- Main Processing Building (see layout diagram). There are two main processing floor areas, multiple blast freezers and coolers, office and conference areas, a research and development test kitchen, two dry storage warehouse areas and employee locker rooms.

A comprehensive equipment list is included. Non-Fixture, stand alone equipment items listed on attached equipment listing are not part of the asking price and are available for sale separately.

- Main Warehouse:
- Secondary Warehouse attached to Shedder Stall A
- Crab Shedder Stalls A, B and D used for growing and processing soft crabs. The number of shanties and floats in each shedder is available as an Excel spreadsheet.

Equipment List:

Electrical Service: Delmarva Power.

Gas Service: Tank delivered propane.

Refrigerants Used For The Coolers And Blast Freezers:

R404A is used for the freezers and R134A for coolers.

USTs and Tanks: There are no above or below ground fuel or oil tanks on site.

Total Facility Size: Approximately 59,700 total SF.

The facility waterfront is fully bulkheaded.

Size of improved components based on aerial site plan measurements.

Main Processing Complex = 16,600 SF - Breakout below

Main Plant Building = 14,300 SF +

Attached Processing Warehouse = 1,100 SF +

Attached Freezer 6 Bump Out = 1,200 SF

Main Warehouse With Exterior Ramp = 5,600 SF + 1,580 SF ramp: Breakout below

Main Warehouse = 5,600 SF + Attached Exterior Sloped Ramp = 1,580 SF

Building A Warehouse Attached To Shanty Section A: 7,440 SF

Shanty - Waterfront Pole Shed Buildings:

Shanty Building A: 7,440 SF

Shanty Building Building B: 7,400 SF

Shanty Building Building D: 13,640 SF

Current Somerset County - Crisfield Maryland Development Incentive Programs:

The Somerset County Economic Development Office can provide details on all these programs.

<https://mobile.somersetcountyedc.org/>

Opportunity Zone - Link to Opportunity Zone Resources:

<https://dhcd.maryland.gov/Pages/OZ/OZ-Conference.aspx>

The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury created under the 2017 Tax Cuts and Jobs Act. The program provides federal tax incentives for investment in distressed communities over the next 10 years. Areas designated as Opportunity Zones will be able to reap the benefits of new capital investment to help redevelop underserved communities.

One Maryland Program:

<https://commerce.maryland.gov/fund/programs-for-businesses/one-maryland-tax-credit>

The One Maryland Tax Credit is an income tax credit for businesses that invest in an economic development project in a Tier 1 County and create a minimum number of qualified jobs. The amount of tax credit a business qualifies for depends on the number of jobs it creates and qualified costs it incurs.

Enterprise Zone Tax Credit:

<https://commerce.maryland.gov/fund/programs-for-businesses/enterprise-zone-tax-credit>

The EZ program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments. Businesses located in Focus Areas may also be qualified for personal property tax credits on new investment in personal property and enhanced income tax credit for creating new jobs.

Equipment List

Status

Oyster Processing Equipment

Oyster Washer (custom made)

Good working condition

Oyster Counter (custom made)

Good working condition

Soft Crab Processing Equipment

Murel Sizer (Grader) with conveyor Belt - 2 units

Good working condition

Conveyor Belt for Cut & Wrap Stations

Good working condition

Value Added Processing Equipment

'Donut' Fryer

Good working condition

Ventilation/Fire Suppression Hood for fryer

Good working condition

VEMAG Patty Former

Good working condition

VEMAG Conveyor Belt

Good working condition

VEMAG Dump Cart - 2 units

Good working condition

Leland Mixer

Good working condition

Miscellaneous Equipment

Crushed Ice Machine

Need repair

Cubed Ice Machine

Good working condition

Dish Washer Ventilation Hood

Works, needs repair

Nitrogen Tunnel

Good working condition

Ultravac

Good working condition

Loma Metal Detector

Works, needs repair

Thermo Fisher Metal Detector

Good working condition

Shrink Wrap Machine

Good working condition

Heat Tunnel for shrink machine

Good working condition

Power Washer

Good working condition

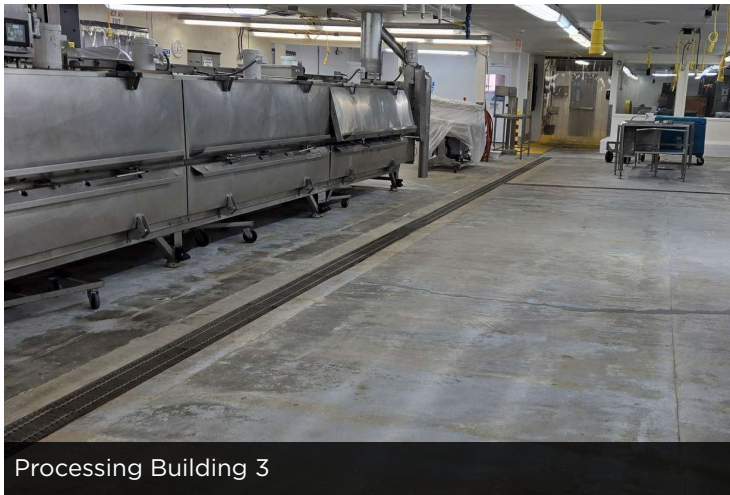
ADDITIONAL PHOTOS



Processing Building 1



Processing Building 2



Processing Building 3



R&D Test Kitchen



Processing Building Cooler



Processing Building Main Floor Office

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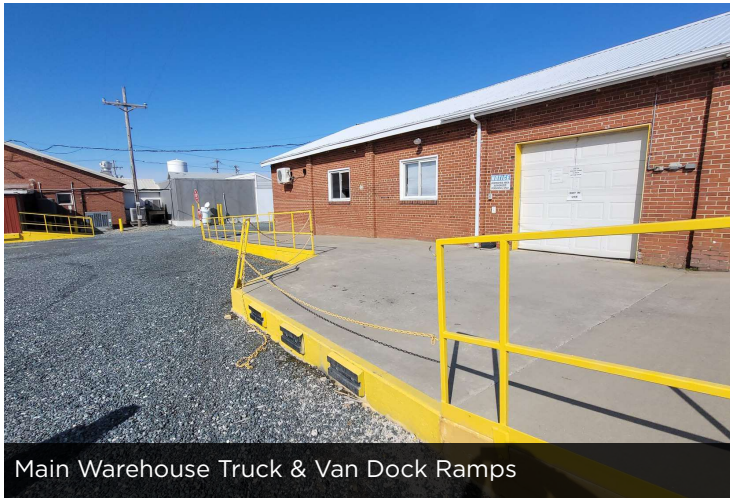
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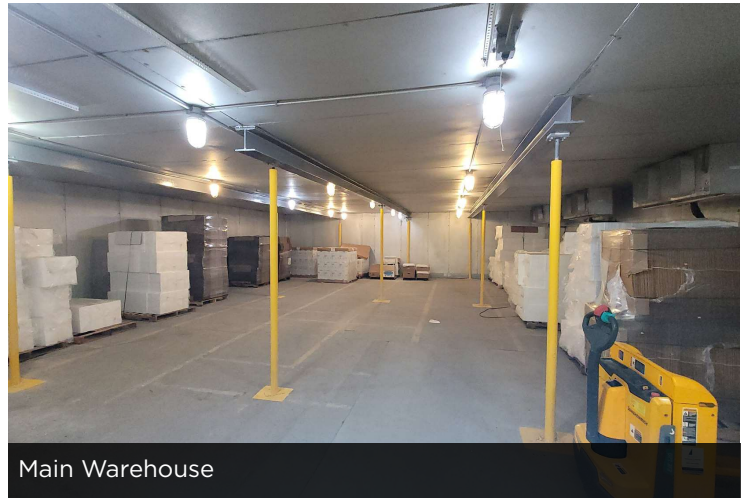
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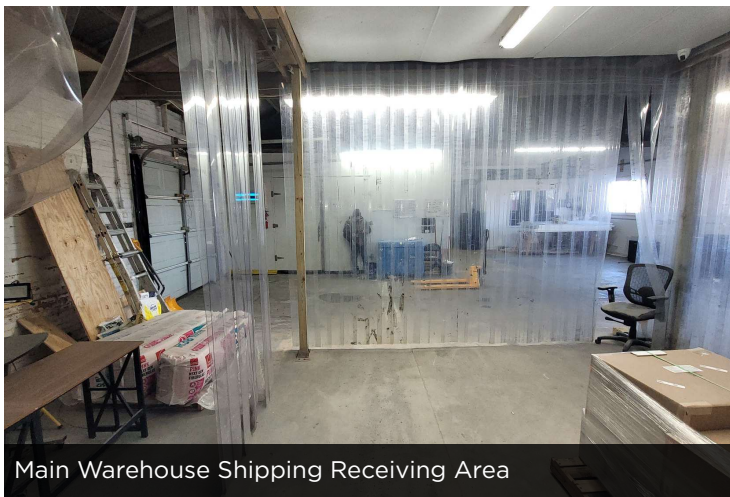
ADDITIONAL PHOTOS



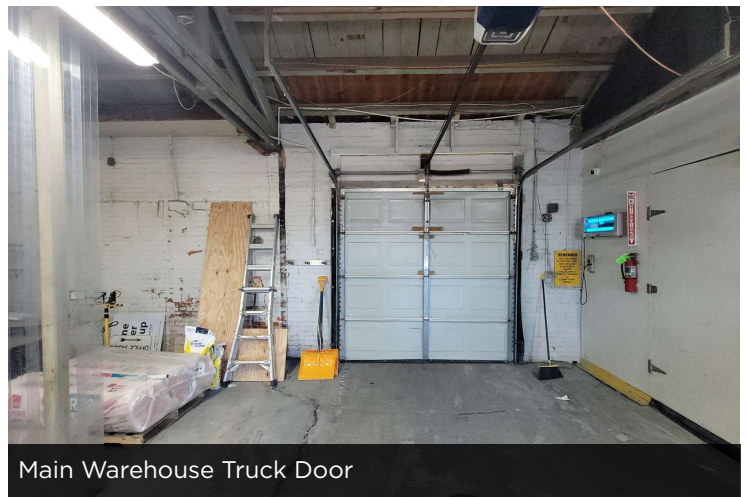
Main Warehouse Truck & Van Dock Ramps



Main Warehouse



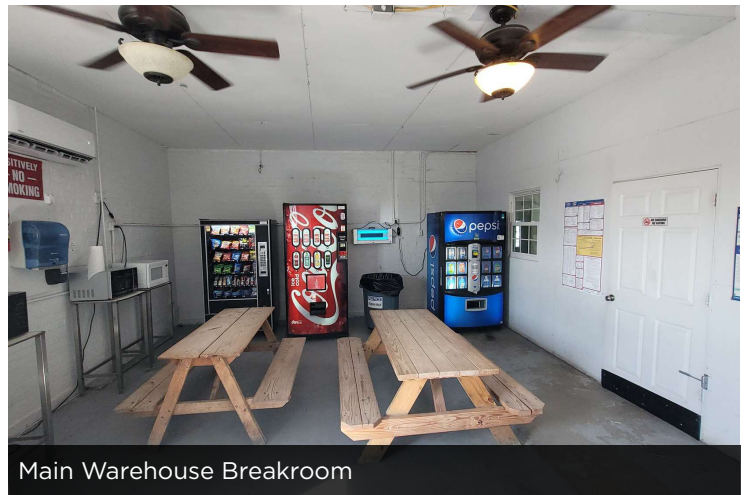
Main Warehouse Shipping Receiving Area



Main Warehouse Truck Door



Main Warehouse Admin Office



Main Warehouse Breakroom

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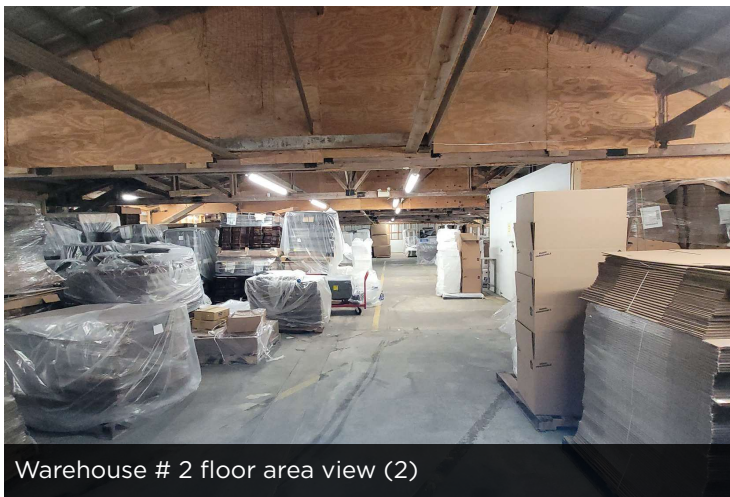
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ADDITIONAL PHOTOS

Warehouse # 2 (left) w/ attached Crab Shed A



Warehouse # 2 floor area view (1)



Warehouse # 2 floor area view (2)



Exterior Yard Area View



Exterior Aerial Yard Area View (1)



Exterior Aerial Yard Area View (2)

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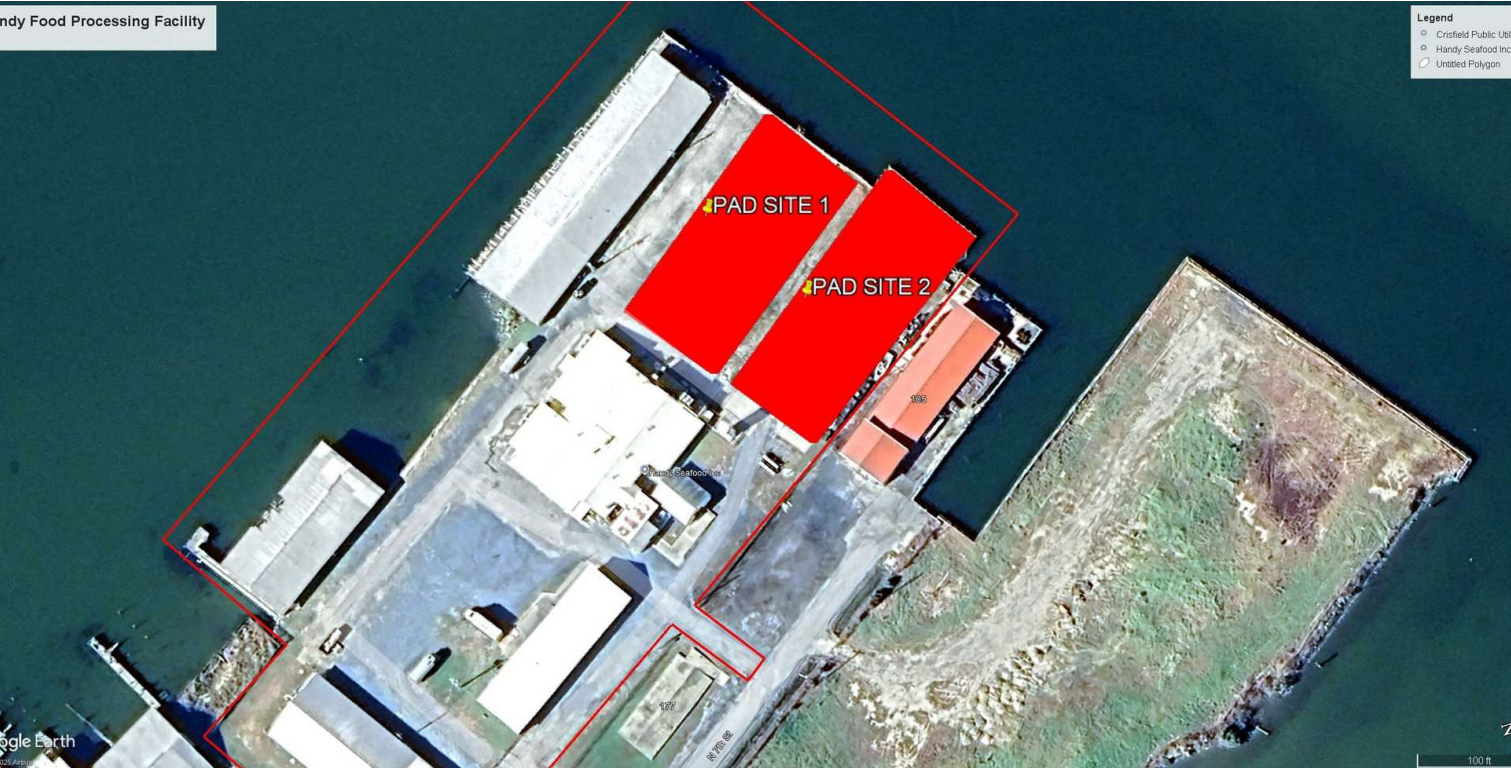
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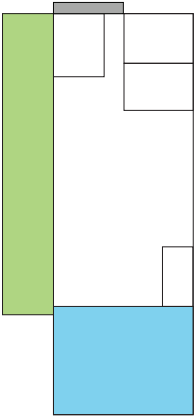
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Shanties

Pad

Pad



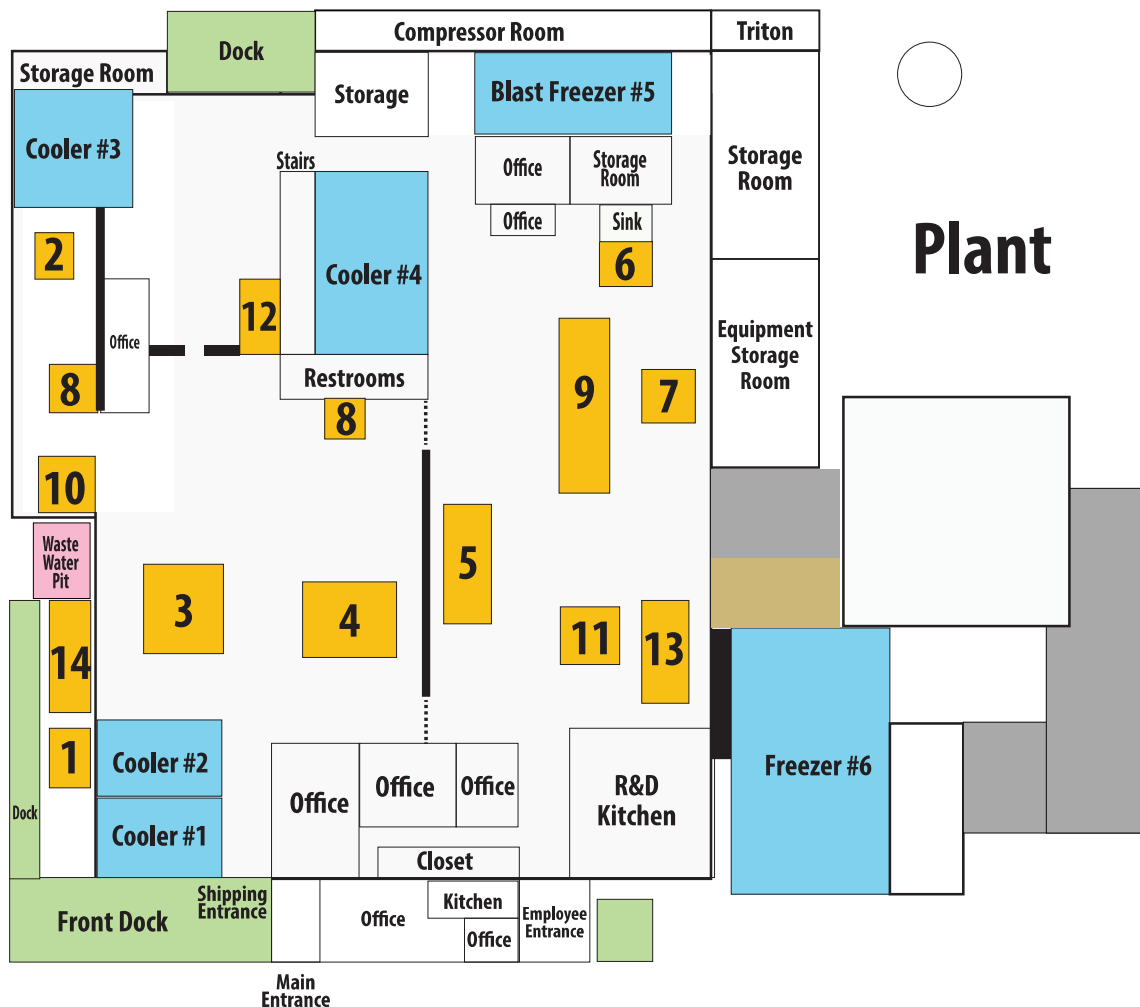
Shanties

Office

Room

Packaging
Warehouse

North 7th Street

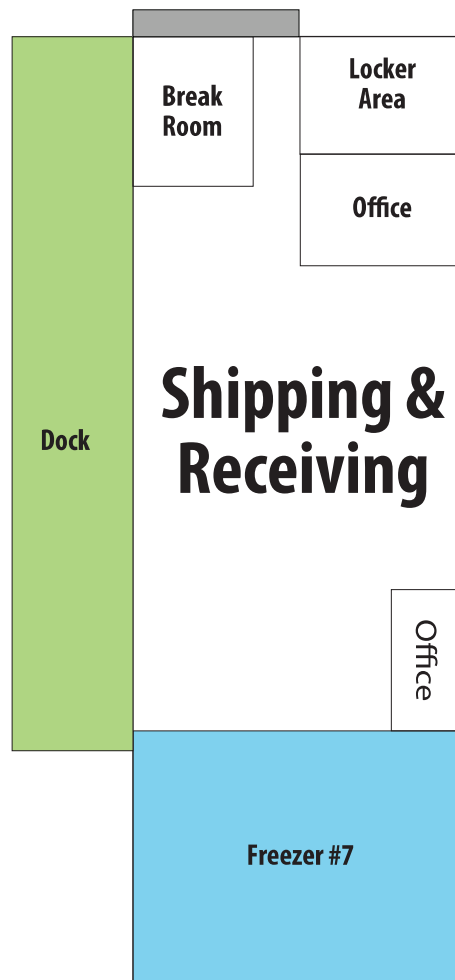


Equipment List

- 1 Oyster Washer
- 2 Oyster Counter
- 3 Murel Sizer (Grader) with conveyor Belt - 2 units
- 4 Conveyor Belt for Cut & Wrap Stations
- 5 'Donut' Fryer, Ventilation/Fire Suppression Hood for fryer
- 6 VEMAG Patty Former & VEMAG Conveyor Belt
- 7 VEMAG Dump Cart - 2 units & Leland Mixer
- 8 Ice Machines
- 9 Nitrogen Tunnel
- 10 Dish Washer Ventilation Hood
- 11 Ultravac
- 12 Metal Detector
- 13 Shrink Wrap Machine & Heat Tunnel for shrink machine
- 14 Power Washer

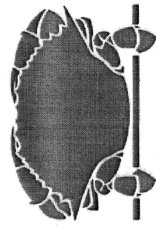
Freezers & Coolers

Cooler Number	Length	Width	Height
1	16 ft 1 in	11 ft 3 in	8 ft 8 in
2	11 ft 9 in	12 ft 11 in	9 ft 3 in
3	19 ft 6 in	15 ft 8 in	9 ft 2 in
4	18 ft 6 in	10 ft	10 ft 10 in
5	28 ft	11 ft	10 ft
6	37 ft	18 ft 7 in	9 ft
7	57 ft 6 in	37 ft	8 ft 11 in

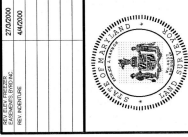
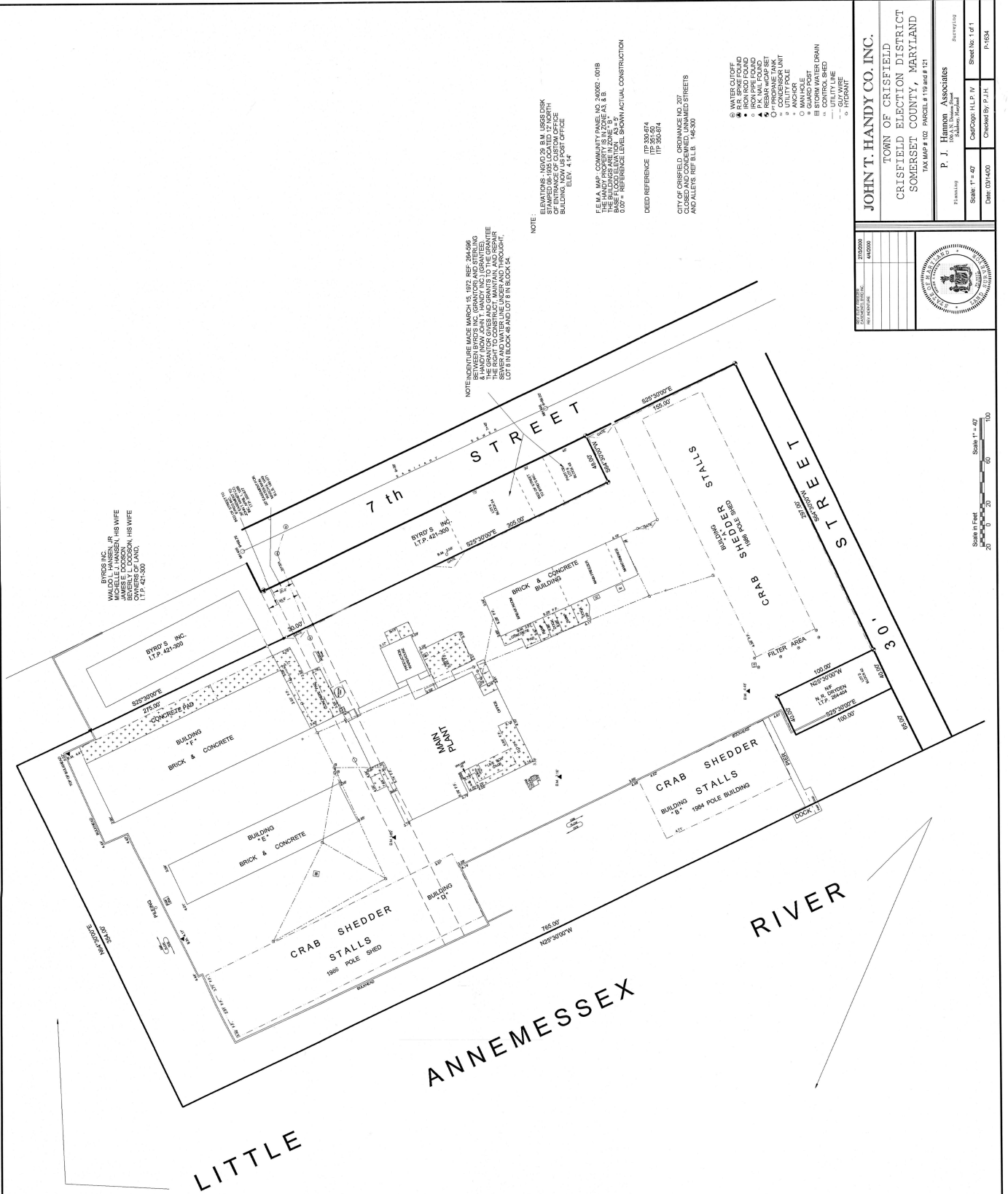


SITE PLAN

HANDY



Quality Seafood Since 1903



JOHN T. HANDY CO. INC.

TOWN OF CRISFIELD
CRISFIELD ELECTION DISTRICT
SOMERSET COUNTY, MARYLAND

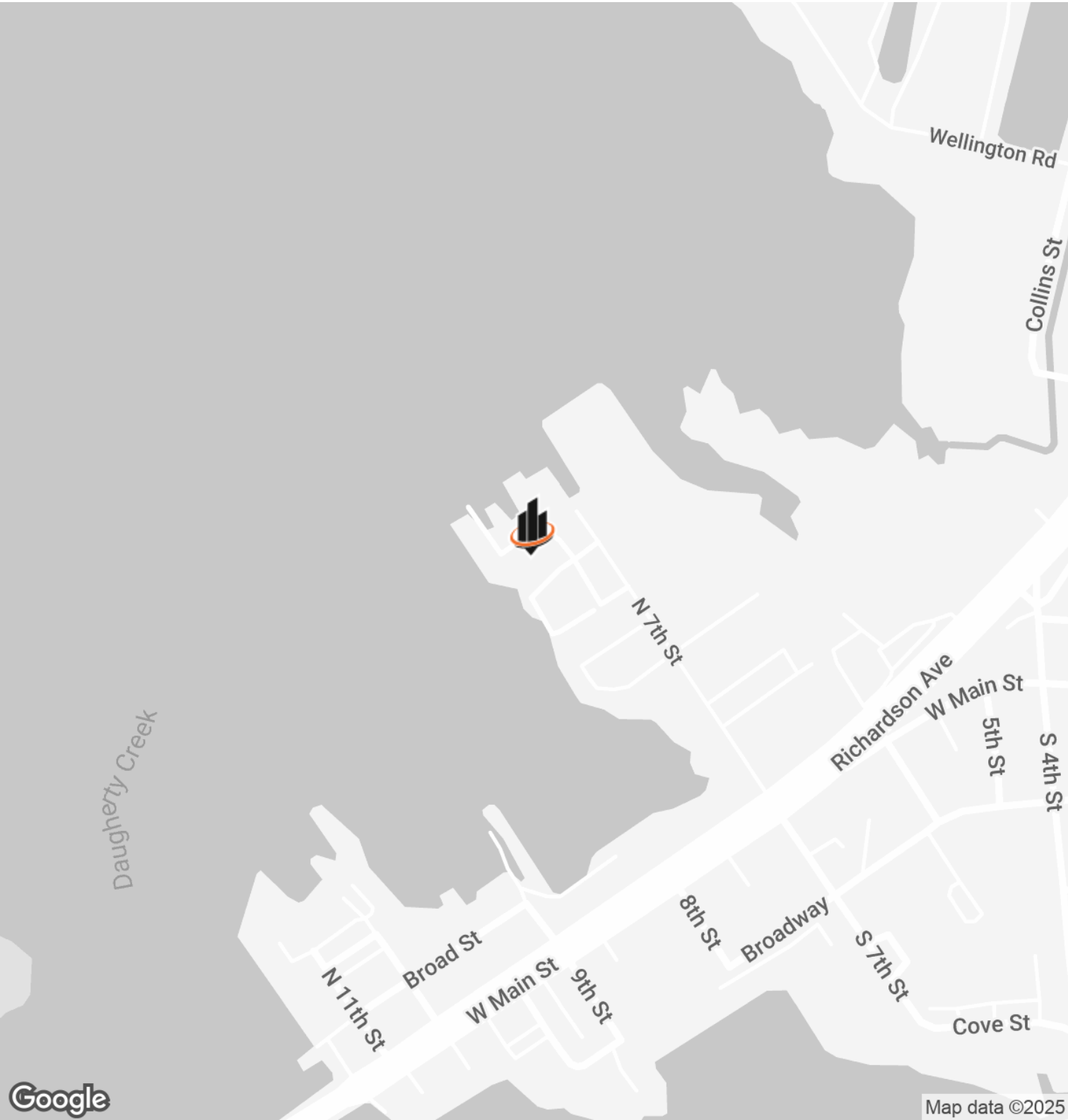
TAX MAP # 102 PARCEL # 119 and # 121

P. J. Hannon Associates
100 A.N. Division Street
Bloomington, IL 61820
312/344-1100

Planning	Saltatory, Maryland	Sheet No. 1 of 1
Scale: 1" = 40'	Cad/Cogo: H.L.P. IV	

Date: 03/14/00	Checked By: P.J.H.	P-1634
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	4,971	6,591	56,728
AVERAGE AGE	44	45	43
AVERAGE AGE (MALE)	43	44	42
AVERAGE AGE (FEMALE)	45	46	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	2,113	2,806	21,726
# OF PERSONS PER HH	2.4	2.3	2.6
AVERAGE HH INCOME	\$70,327	\$75,715	\$83,804
AVERAGE HOUSE VALUE	\$199,450	\$214,185	\$266,670

Demographics data derived from AlphaMap

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MEET THE TEAM



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