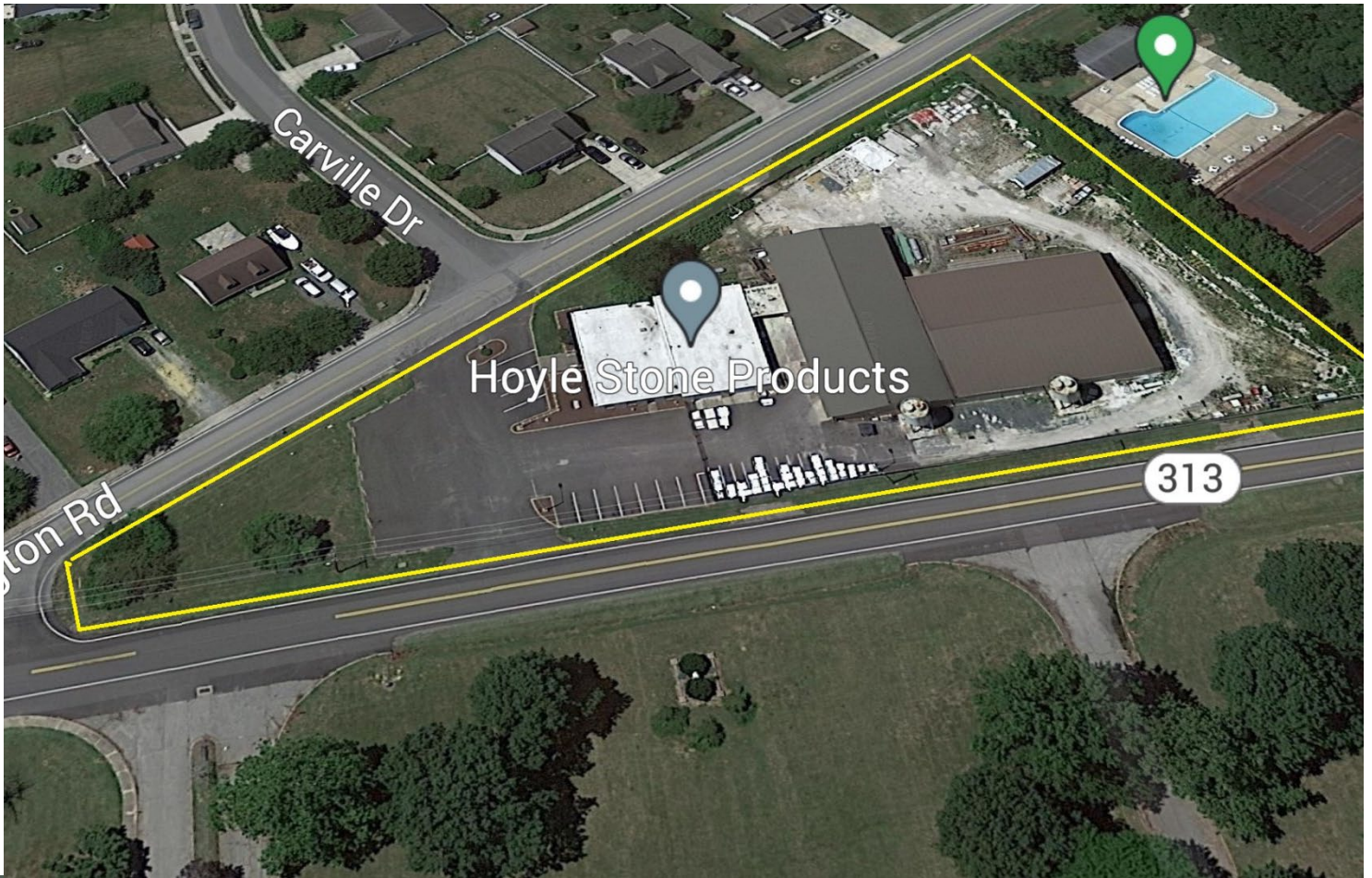


173 Sassafras Street

MILLINGTON, MD 21651



REPRESENTED BY
THE FLYNN COMPANY

410-639-4003

CINDY GENTHER
CGENTHER@FLYNNCO.COM

C: 443-480-1953

Sale Price:
\$1,500,000
Or Lease:
\$5.11/SF

The
Flynn
Company

LIGHT INDUSTRIAL PROPERTY FOR SALE OR LEASE

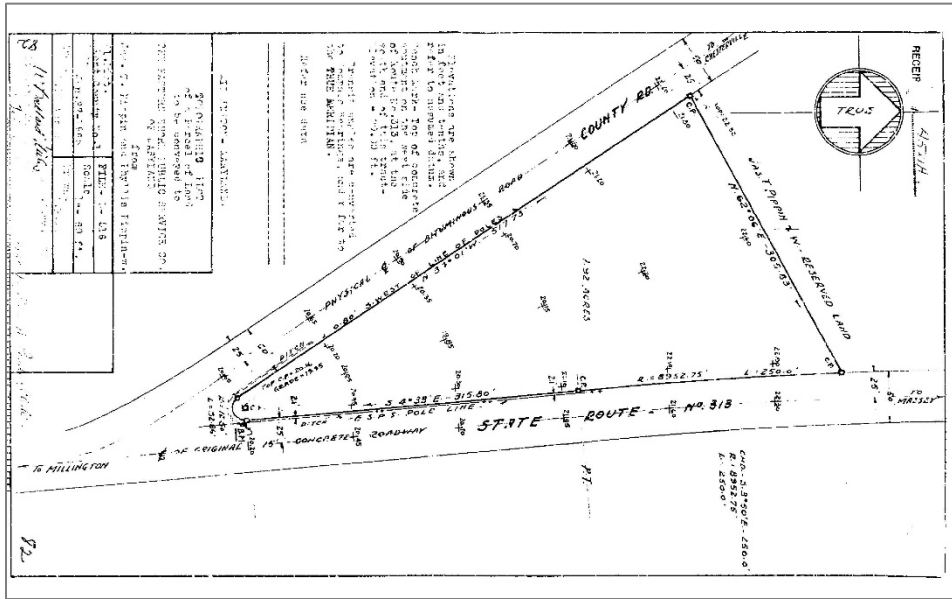
HIGHLIGHTS

- 19,656 SF in three structures on 1.92 acres; 6,000 SF office, 13,656 SF steel production/warehouse buildings with 16'-6" ceiling height, 9 overhead doors
- Paved parking for 30+ cars/trucks
- Public water & sewer, fiber optic/broadband, 208V/609A, 3 Phase electric
- Light Industrial Zoning for a variety of commercial/industrial uses
- Recent roof & HVAC on office building; Propane heat in warehouse buildings
- Security fencing surrounding production/warehouse buildings
- Major highway access to Wilmington, Philadelphia, Baltimore & DC
- Possible owner financing available

THE FLYNN COMPANY, MARYLAND OFFICE

www.FLYNNCO.COM | 5820 MAIN STREET, ROCK HALL MD 21661 | 410.639.4003

SURVEY PLAT | PROPERTY INFORMATION



Features List:

- 6,000 SF reception and office area
- 13,656 SF warehouse
- Conference room
- Bathrooms
- Breakroom
- Testing lab area
- Small shop area
- 7 Infrared heaters in production/warehouses
- 9 Overhead access doors
- Secure fencing
- Perimeter lighting



Front of Office Building



Production/Warehouse Structures



Reception Area



Reception Area



Office/work room

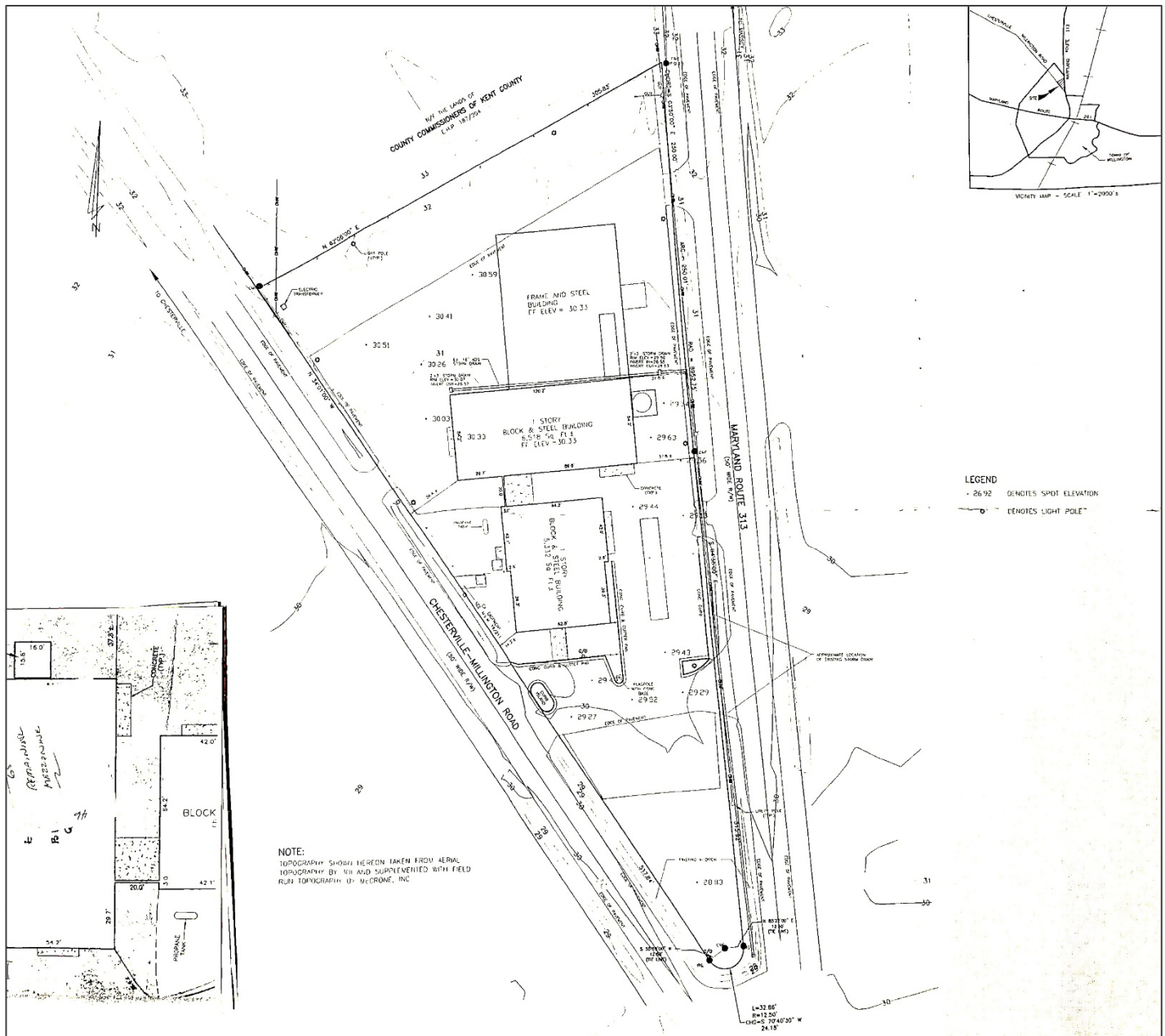


Warehouse/production area

**For More Information
Please Contact:**

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PROPERTY DESCRIPTION

The property includes 19,656 SF in three structures on 1.92 acres of land. An original structure was built in 1950, but numerous upgrades and expansions have been made since. Today there is an attractive 6,000 SF office and reception building plus two metal production structures with 13,656 SF. There is paved parking for 30+ cars. The production areas are security fenced.

The 6,000 SF office building was constructed in 1965. Recent improvements include a 2023 Duralast Roof with 10 year warranty and 6 year old HVAC (heat pump). There are two steel buildings that are suitable for production or warehouse operations. Ceiling height is +/-16'-6". The steel structures are insulated and have propane heaters. All lighting is energy-efficient LED throughout. There are nine overhead doors with 14' clearance.

The property is served by public water and sewer service. Delmarva Power is the electricity provider and the building has 208V/609A/3-phase electric supply. Kent County's Fiber optic backbone runs along Rt. 313 and ThinkBig fiber-based internet service is available to the property.

The property is located within the town limits of Millington, Maryland where it is zoned Light Industrial (LI). There are no flood plains or wetlands on the property and it is not within the Critical Area of the Chesapeake Bay.

This facility is located in Millington Maryland, less than 100 miles from major metropolitan areas of Wilmington DE, Philadelphia PA, Baltimore MD and Washington DC. US Rt. 1 is 10 minutes via Rt. 301. US Rt. 95 is 30 minutes.



P = Permitted
 PC = Permitted w/Conditions
 SE = Special Exception
 SC = Special Exception w/Conditions

ZONING CLASSIFICATION	AG	R-1	R-2	R-3	TC	LI
USE DESCRIPTION						
Motor Vehicle and Related Services uses					SC	SC
Offices, general business and professional					P	
Personal services					P	
Parking garages and lots					P	
Private clubs, lodges, and meeting halls.					P	
Professional services					P	
Retail stores					P	
Radio and television stations and studios and recording studios, but not towers					P	
Schools for industrial training, trade, or business.					P	
Specialty shops					P	
RECREATION USE						
Billiard or pool parlors					P	
Bowling alley					P	
Dance halls					P	
Golf Courses		PC				
Health clubs					P	P
Indoor model racing tracks and similar activities					P	
Recreational or entertainment establishments, commercial					P	
Recreational uses, non-commercial		PC	PC	PC	PC	
LIGHT INDUSTRIAL USES						
Artisan Industrial		P	P	P	P	
Bakery						P
Blacksmith shops, welding shops, ornamental iron works, and machinery shops						P
Bottling plants						P
Confectionery production						P
Contractors storage yards						P
Craft distillery and microbrewery establishments		PC	PC	PC	P	

ZONING CLASSIFICATION	AG	R-1	R-2	R-3	TC	LI
USE DESCRIPTION						
Data Center	PC				PC	PC
Dry cleaning plants						P
Electroplating and manufacturing of small parts such as coils, condensers, transformers, and crystal holders						P
Utilities		SC	SC	SC	SC	SC
Food production, packaging, packing and canning						P
Fuel storage yards						P
Ice manufacturing and storage						P
Laundry plants and dry-cleaning establishments (combined operation)						P
Manufacturing of light sheet metal products						P
Manufacturing, compounding, assembling or treatment of articles from the previously prepared materials						P
Manufacturing, compounding, processing or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries and products resulting from biotechnical and biogenetic research and development						P
Manufacturing, fabrication and/or subassembly of aircraft or satellite parts, components, and equipment						P
Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps						P
Manufacturing of paint not employing a boiling or rendering process						P
Manufacturing of pottery and figurines or other products using previously pulverized clay and kilns fired only by electricity or gas						P
Manufacturing and assembly of electronic components, instruments, and devices						P
Manufacturing and assembly of machine parts, components, and equipment						P
Manufacturing and assembly of medical, scientific or technical instruments, devices and equipment						P
Manufacturing and assembly of mobile, modular, and manufactured homes						P
Manufacturing and assembly of semi-conductors, microchips, circuits, and circuit boards						P
Manufacturing of yeasts, molds, and other natural products necessary for medical and biotechnical research and development						P
Paper products manufacturing						P

ZONING CLASSIFICATION	AG	R-1	R-2	R-3	TC	LI
USE DESCRIPTION						
Printing, publishing and engraving						P
Research, development, and related activities						P
Sawmills						P
Sign making shop						P
Stone works						P
Tinsmith and roofing services						P
Winery		PC	PC	PC	P	
Wood products manufacturing						P
Transportation, communication, and utilities uses						P
Cable communications system						P
Heliports						P
Pipelines						P
Radio and television broadcasting stations, towers, and accessory structures						P
Telephone offices, communication and telecommunication centers						P
Trucking terminals						P
Commercial uses:						
General Merchandise						P
Construction Services						P
Lumberyards						P
Retail sales and personal services, dealing primarily with employees in the zone						P
Wholesale trades limited to sale or rental of products intended for industrial or commercial users						P
Animal boarding places						P
Laboratories						
Storage, outdoor						P
Warehousing and storage services including self-storage facilities						P

ZONING CLASSIFICATION	AG	R-1	R-2	R-3	TC	LI
USE DESCRIPTION						
ACCESSORY USES						
Accessory storage structures with a floor area of more than 1,200 square feet or a height that exceeds 17 feet on parcels less than 5 acres	SE					
Accessory structures for sale or processing farm products raised on the premises on a farm of ten (10) acres or more.	P	P	P			
Accessory open or enclosed storage of farm materials, products or equipment on a farm of ten (10) acres or more.	P	P	P			
Accessory farm buildings, including barns, stables, shed, tool rooms, shops, bins, tanks and silos on a farm of ten (10) acres or more.	P	P	P		P	
Accessory boathouses, piers, and bulkheads		PC	PC	PC	PC	PC
Data Center	PC	SC	SC	SC	PC	PC
Domestic storage		PC	PC	PC		
Private garage		PC	PC		PC	
Guest houses		P	P		P	
Home Occupation		PC	PC	PC		
Keeping of small animals, insects, reptiles, fish, or birds		PC	PC	PC		
Storage of a recreational vehicle and/or boat and boat trailer		PC	PC	PC		
Swimming pools		PC	PC	PC	PC	
Temporary buildings		PC	PC	PC	PC	PC
Accessory off-street parking		PC	PC	PC		
Storage of office supplies or merchandise normally carried in stock in connection with a permitted office, business or commercial use.					P	
Storage of goods or materials used in or produced by permitted commercial and industrial uses and related activities subject to applicable district regulations.					P	P