

OFFICE/LABORATORY BUILDING
FOR LEASE

LISTING #23 - 505 BLUE BALL RD, BUILDING #200, ELKTON, MD



OFFERING SUMMARY

Lease Rate:	\$12,415.62 per month (NNN)
Available SF:	11,919 SF
	M2 - Heavy Industrial

PROPERTY OVERVIEW

SB Real Estate is proud to offer this large, well built, office building in the Triumph Industrial Park, Cecil County MD. This freestanding building may accommodate up to 3 separate tenants with a variety of configurations. Currently, the building is set up for one large user and has been occupied in the past as a bank, school, and the DuPont company. This site has easy access from both Cecil and New Castle Counties. Nicely sized offices, free parking and ADA access all contribute to the professional nature of the location.

PROPERTY HIGHLIGHTS

- Office/Laboratory
- 11,919 SF +/- steel building
- 20 offices, 1 large conference room, 4 restrooms
- Renovated in 2019
- May be demised
- Large covered terrace
- Paved parking lot
- Lease Price: \$12,415.62 per mo / \$12.50 PSF Base Rent + NNN + utilities

JEFF SELLERS
302.275.5566
sellers@sbrealtyco.com

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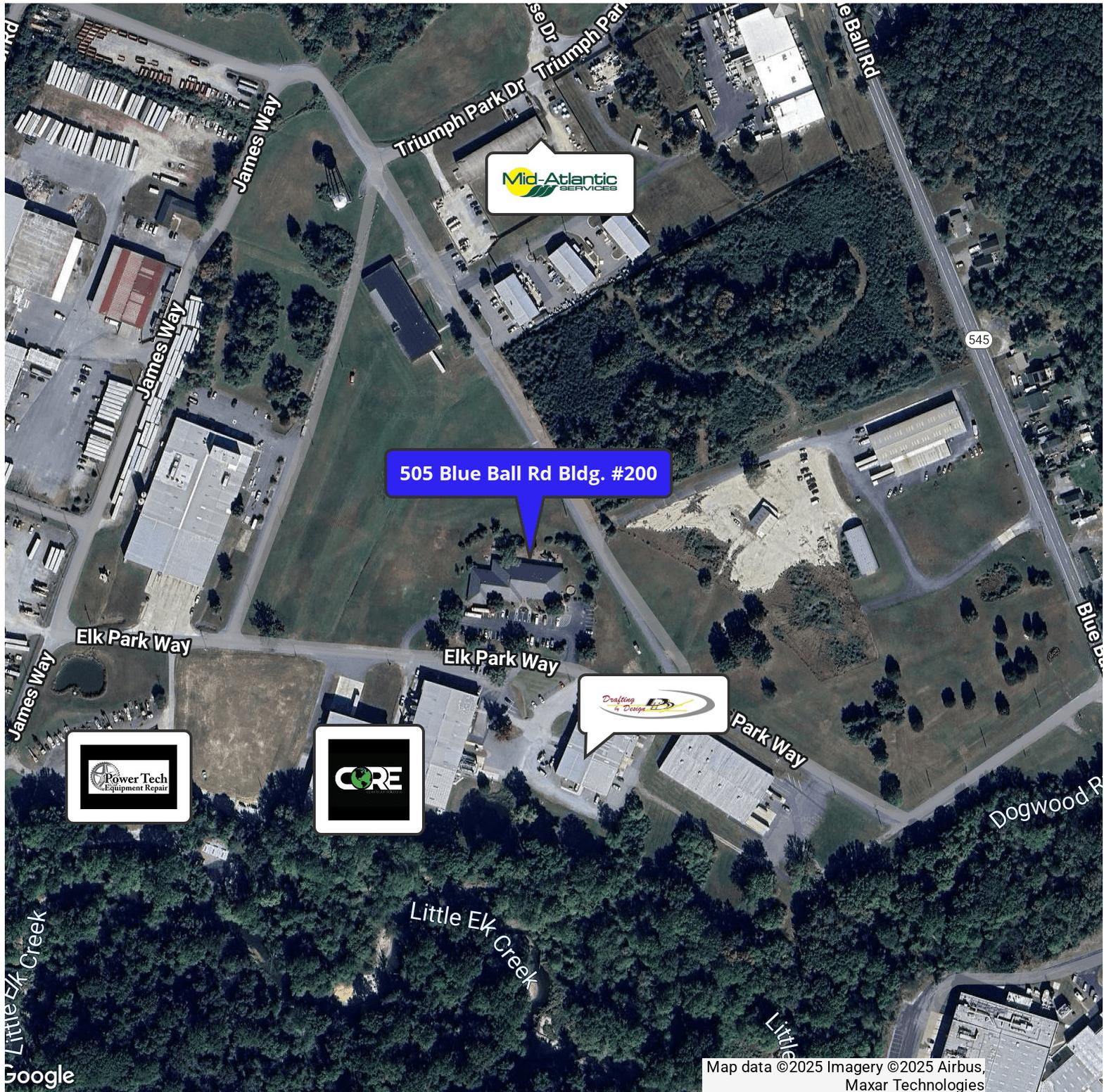
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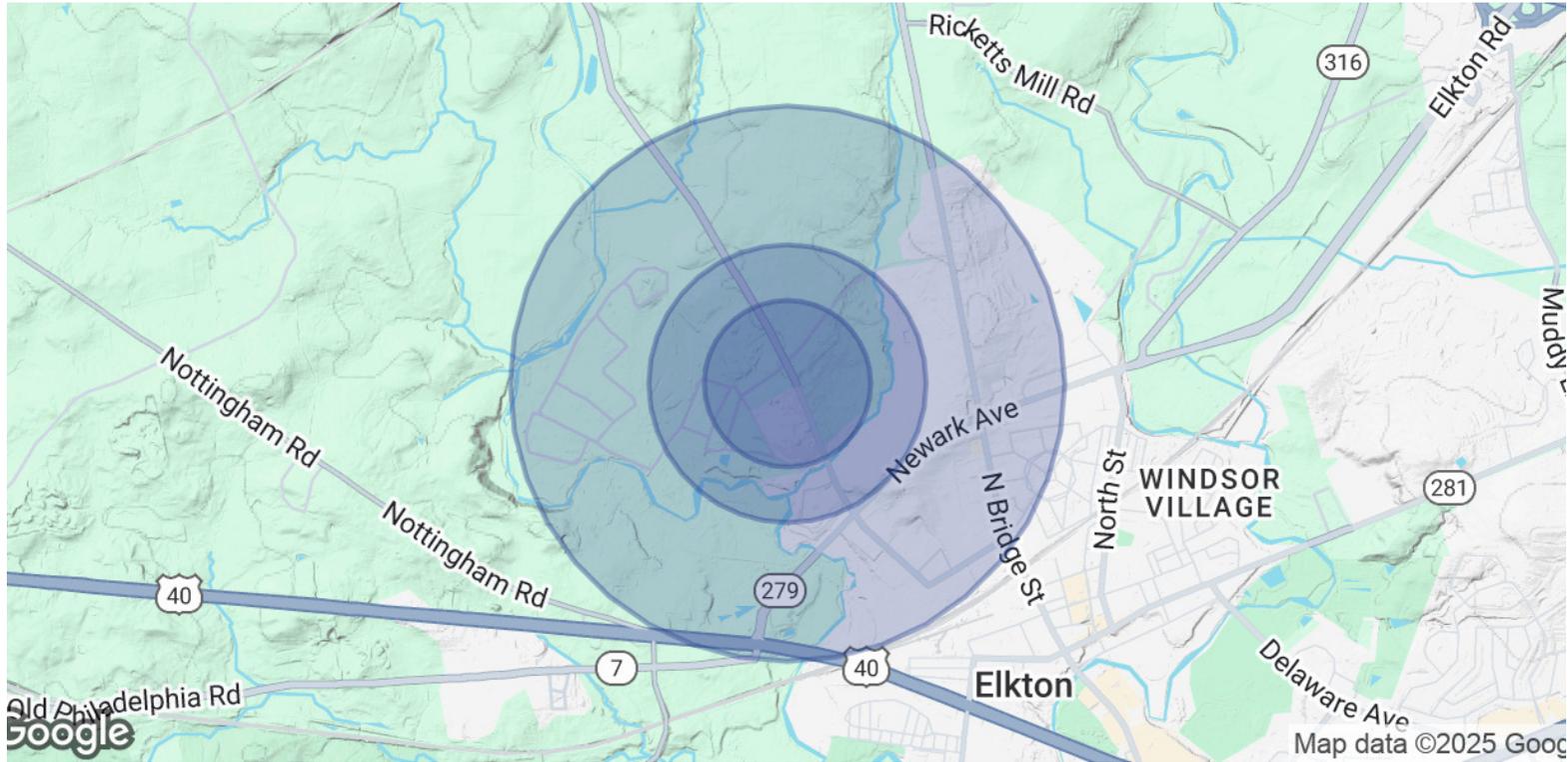
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	141	1,727
Average Age	37	38	40
Average Age (Male)	37	37	39
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	46	591
# of Persons per HH	3	3.1	2.9
Average HH Income	\$72,038	\$72,957	\$78,917
Average House Value	\$285,620	\$285,852	\$288,904

Demographics data derived from AlphaMap

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