

FOR LEASE

NEWMARK

PROPOSED CLASS A CONSTRUCTION

2960 WRIGHT ROAD
Federalsburg, MD



PROPERTY HIGHLIGHTS



1.25 MILLION SF WAREHOUSE OPTION



1-10 BUILDINGS POSSIBLE



BUILD-TO-SUIT



FULLY ADAPTABLE



HEART OF FEDERALSBURG
INDUSTRIAL HUB



ACCESS TO KEY
INDUSTRY MARKETS

One East Pratt Street, Suite 805 Baltimore, MD 21202

nmrk.com

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2960 WRIGHT ROAD

Federalburg, MD

SITE PLAN



SITE OVERVIEW

CURRENT DEED REFERENCE:	532/234
ZONING:	General Industrial I-2
LOCATION:	Tax Map 61 / Grid 64 / Parcel 454
PARCEL ID:	#05-005965
RATES:	Town - \$0.88 / County - \$0.90 / State - \$0.112 per \$100 assessed value
PERMIT TIMEFRAME:	Local & Building - 6 to 9 months / State - 12 to 18 months
CONSTRUCTION TIMEFRAME:	TBD

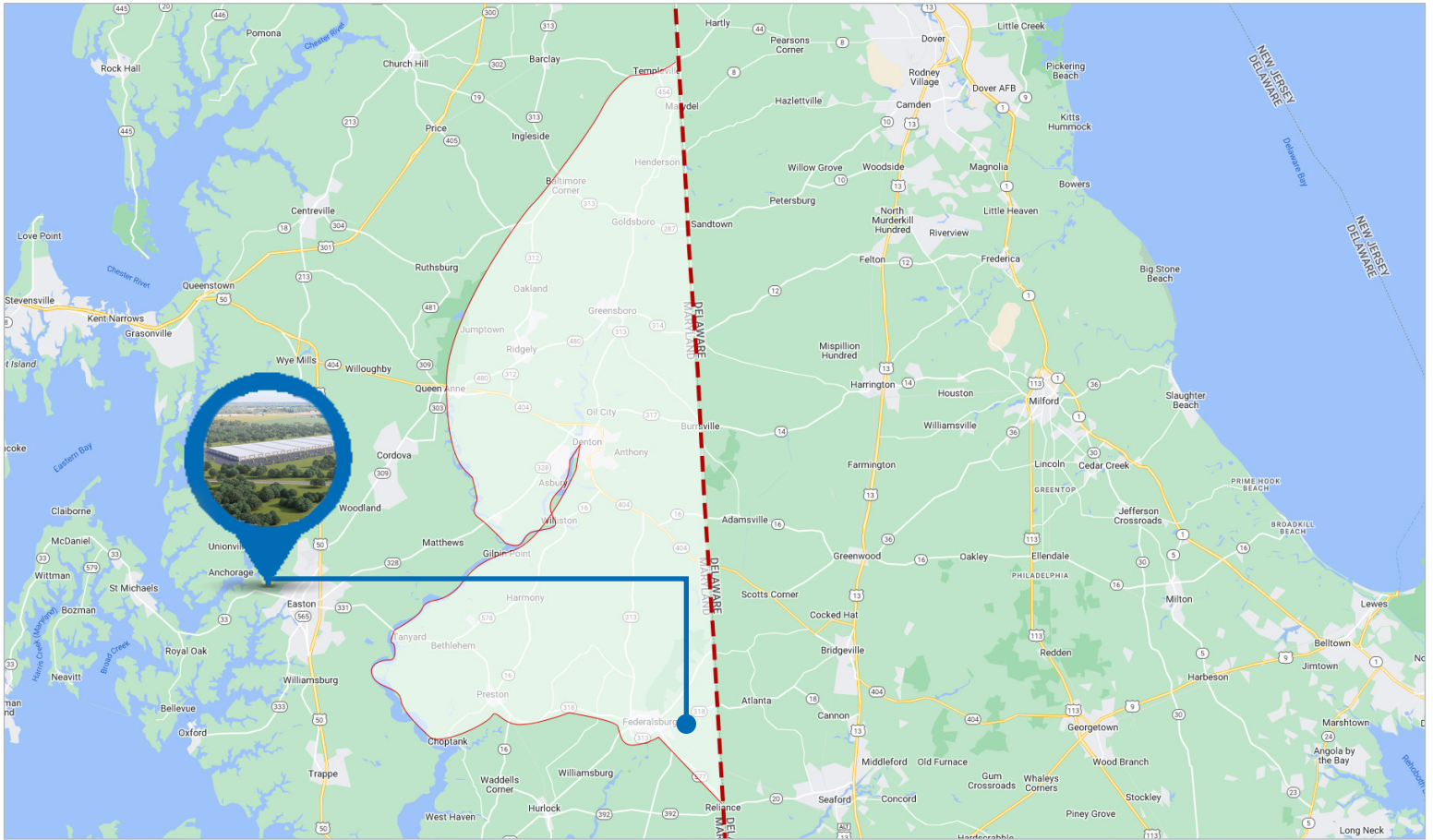


LOCATION **HIGHLIGHTS**

- 100 acres adjacent to an industrial park
- Interstate access; excellent access to major roads, interstate highways, airports, and shipping ports. It is conveniently located within 200 miles of New York, Philadelphia, Wilmington, Baltimore, Washington DC, and Richmond metropolitan areas
- The town of Federalsburg is a manufacturing hub for the region with access to freight rail, truck networks, energy infrastructure, and workforce

UTILITY **SPECS**

- Utility tie-ins can be designed and build to suit
- Sewer & water provider : Town of Federalsburg
- Power provider: Choptank Electric Cooperative
- Gas - Natural Gas provider: Eastern Shore Natural Gas



CAROLINE COUNTY DEMOGRAPHICS

Higher commute time is not uncommon due to highly free-flow traffic. Caroline County is the 4th highest concentration of working-age residents on Delmarva.

- Labor Force: 224,744 in the labor market area within 40+/- minutes
- Unemployment Rate: 1.7% (September 2023)
- Population: 33,492 - 205,682 (when accounting for 40+/- commute time)

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