

# INDUSTRIAL FOR LEASE

## 210 MILL ST

Salisbury, MD 21801



### PROPERTY DESCRIPTION

This prime warehouse space offers up to 40,000 sqft., perfect for a range of business needs. Situated right on the water, the property is ideal for businesses that require easy access to maritime transportation. Its high-traffic location, just off bus route 50, offers high visibility and easy access for both employees and clients. Furthermore, immediate access to major highways makes this location perfect for logistics, import/export businesses, and storage solutions. The expansive space caters to logistics companies looking to streamline their operations, import/export businesses benefiting from the waterfront location for easy shipment handling, and warehouse operations needing ample room for storage, distribution, or manufacturing.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Number of Units:	3
Available SF:	40,000 SF
Lot Size:	52,906 SF
Building Size:	11,900 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,279	5,007
Total Population	558	2,287	10,570
Average HH Income	\$44,514	\$43,337	\$47,069

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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11200 Racetrack Road  
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Each Office Independently Owned and Operated



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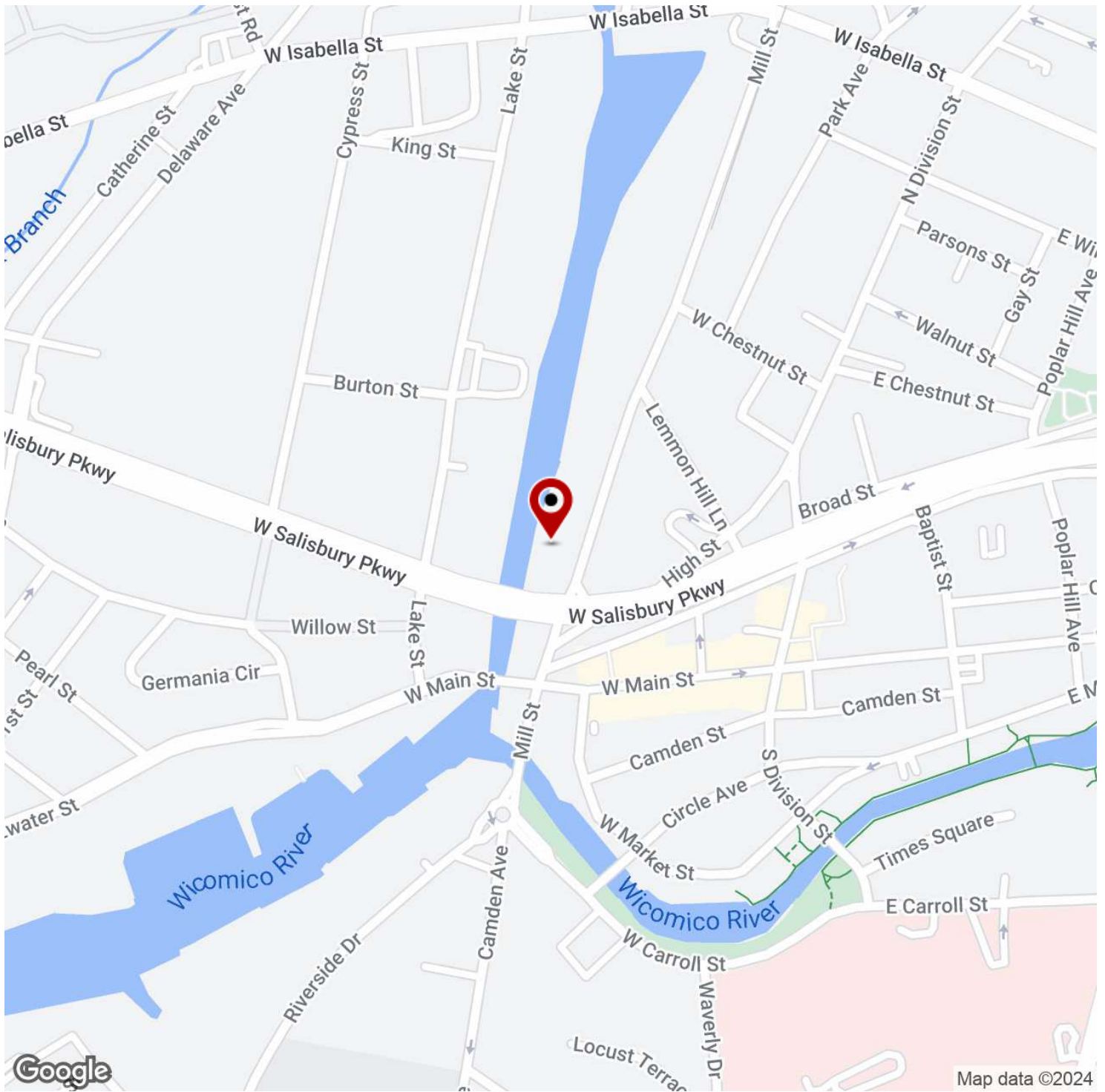
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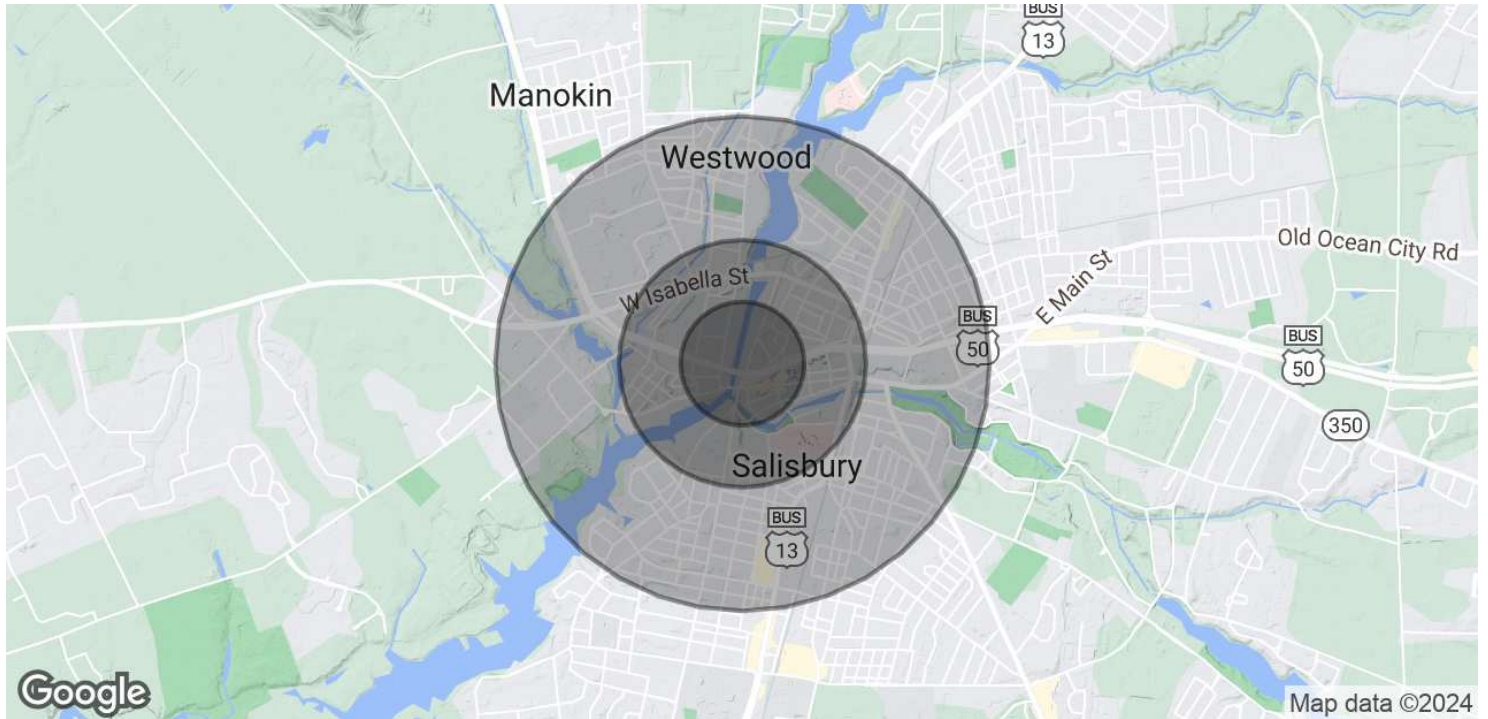
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	558	2,287	10,570
Average Age	37.3	38.2	34.7
Average Age (Male)	36.8	38.1	35.1
Average Age (Female)	37.7	38.9	36.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	322	1,279	5,007
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$44,514	\$43,337	\$47,069
Average House Value	\$121,311	\$117,595	\$99,482

2020 American Community Survey (ACS)

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