

Turnkey Woodworking Shop & Equipment for Sale





PROPERTY HIGHLIGHTS

- Office-Warehouse Occupied by Clearwater Woodworking
- One Drive-In Door & One Dock-High Door
- 12' to 18' Clear Ceiling Height
- 3-Phase Electrical Service (200 Amps)
- Brick Exterior with Gable Roof in Good Condition
- Concrete Slab Floor with 2 Drains
- Mezzanine Work Area and Professional Offices

OFFERING SUMMARY

- Sale Price: Call for Breakdown Between Real Estate & Equipment
- **Site Area:** 9,840 SF (0.22 ac.)
- Zoned: I-1, Light Industrial District
- Building Size: 13,600 SF
- Location: SE/Quadrant Baltimore-Washington Pkwy. (MD 295)
 @ Westport Exit 1-A





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EQUIPMENT LIST



Machines (Stationary Equipment)

Cutting & Shaping Machines

- Band Saw (1)
- Radial Arm Saw (1)
- Table Saws:

Sliding Table Saw with Hold-Down Bar (1)

Standard Table Saw (1)

Spare Blades (6)

Dado Blades (1)

Additional Blades (2)

- Shaper (1) with Accessories (1 set)
- Spindle Sander (1)
- Disc Sander (1)
- Edge Sander with Belts (1)
- Wide Belt Sander (1 + Accessories).
- Planing & Jointing Machines
- Planers: 24" planer (1)
- Planer (1)
- Jointer (1)
- Mortiser (1)

Specialty Machines

- Blum Hinge Machine (1)
- Blum Line Bore Machine (1)
- Pocket Screw Machine (1)

Support & Utility Equipment

- Bench Grinder (1)
- Drill Press (1)
- Feeder (1)
- Forklift, Clark (1)
- Compressor (1)
- Dust Collectors (2)
- Spray Booth (1)



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EQUIPMENT LIST



Portable Power Tools

Drills

- Hammer Drills: Hilti (1), Dewalt (1)
- Standard Drills:

Milwaukee $\frac{1}{2}$ " (1)

Milwaukee Right Angle (1)

Dewalt Right Angle (1)

Black & Decker (1)

• Cordless Drills: Makita (2)

Joinery & Cutting Tools

- Biscuit Joiners (3)
- Jig Saws (2)
- Routers (3) with a Large Assortment of Router Bits
- Reciprocating Saw ("Sawzall") (1)
- Handheld Circular Saw (1)

Small Trimmers & Planers

- Trim Routers (2)
- Handheld Planers (2)

Raw Material (Lumber Inventory)

Cherry – 300 BF total

- 4/4 thickness (200 BF @ \$3.40/BF = \$680)
- 8/4 thickness (100 BF @ \$3.90/BF = \$390)

Oak (Red) - 50 BF total

5/4 thickness (50 BF @ \$3.75/BF = \$188)

Maple (Hard) – 200 BF total

- 6/4 thickness (100 BF @ \$2.50/BF = \$250)
- 8/4 thickness (100 BF @ \$3.10/BF = \$310)

Maple (Soft) – 200 BF total

• 5/4 thickness (200 BF @ \$2.25/BF = \$450)

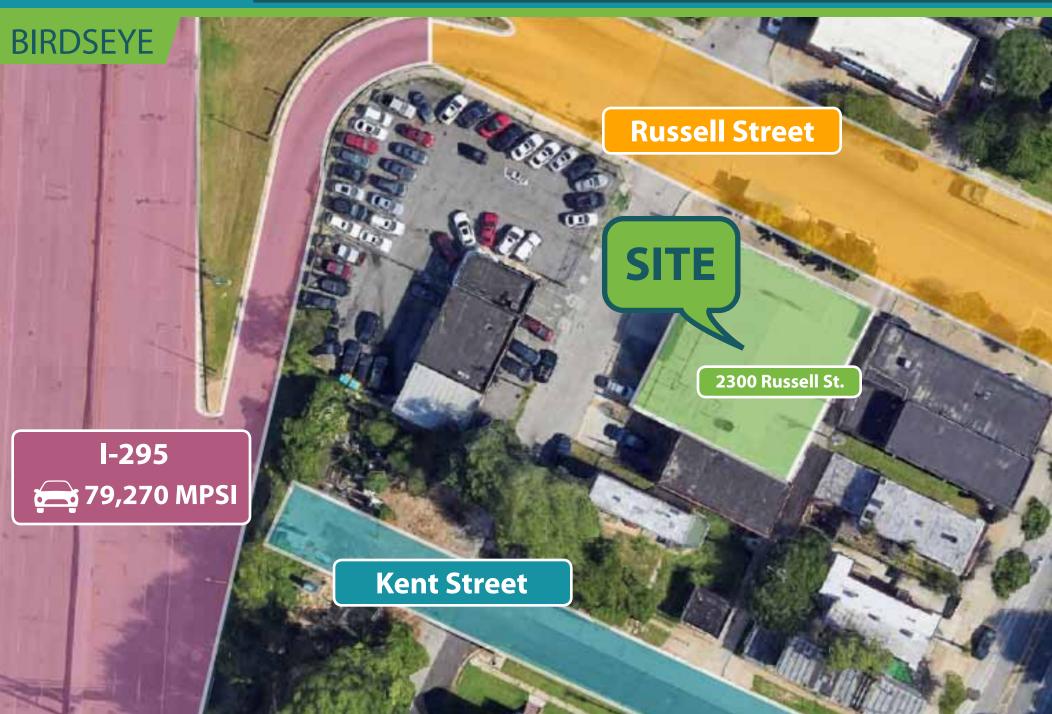
Poplar - 300 BF total

- 4/4 thickness (200 BF @ \$1.85/BF = \$370)
- 8/4 thickness (100 BF @ \$2.10/BF = \$210)



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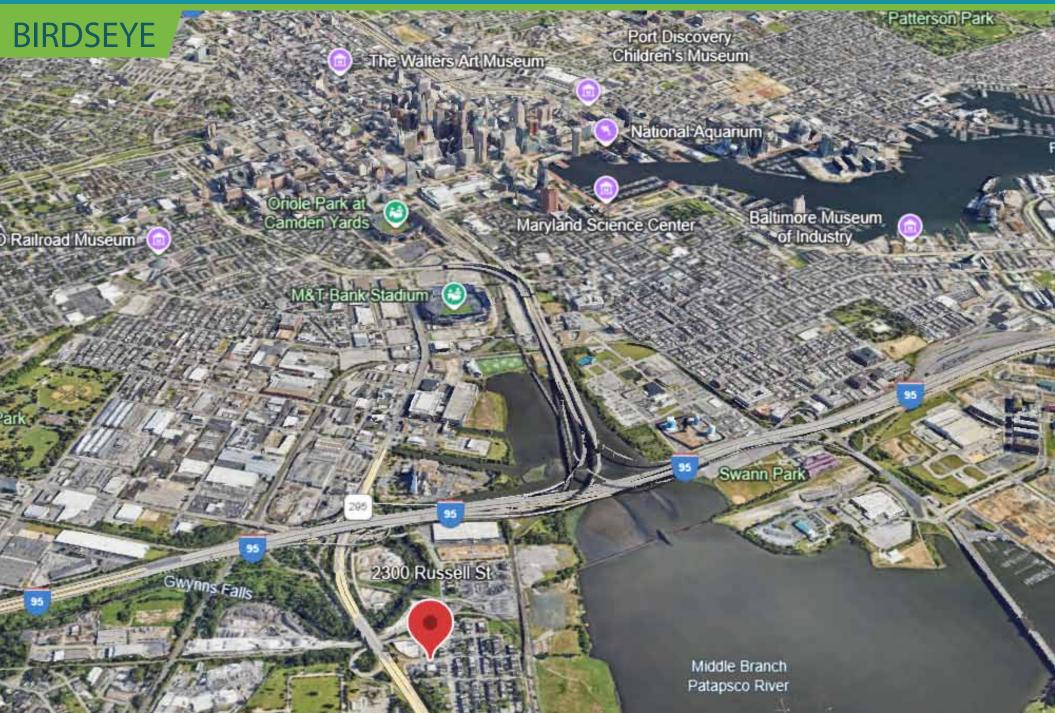






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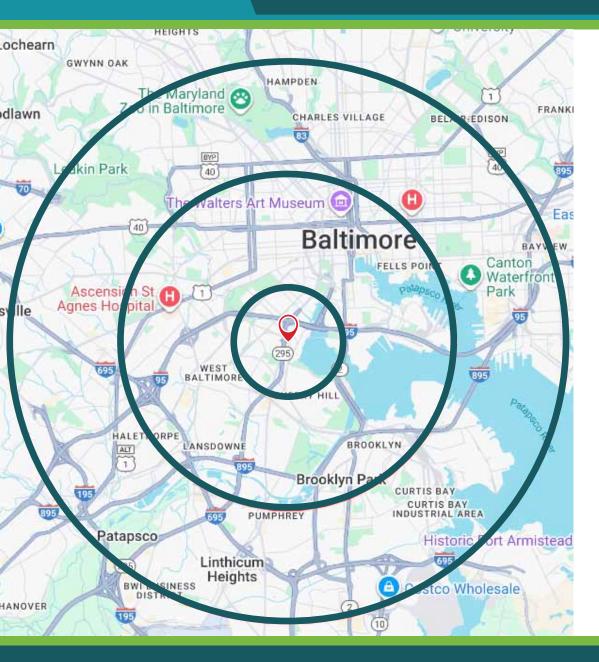






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DEMOGRAPHICS 2025

1 MILES 3 MILES 5 MILES

Population

8,309 173,697 445,974

Households

3,032 77,740 191,089

Average HH Income

\$53,883 \$77,228 \$79,351

Leo McDermott Senior Associate



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For More Information Please Contact:



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