

LEASE

Rare West Ocean City Warehouse

9529 STEPHEN DECATUR HWY

Berlin, MD 21811

PRESENTED BY:

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MD #653457

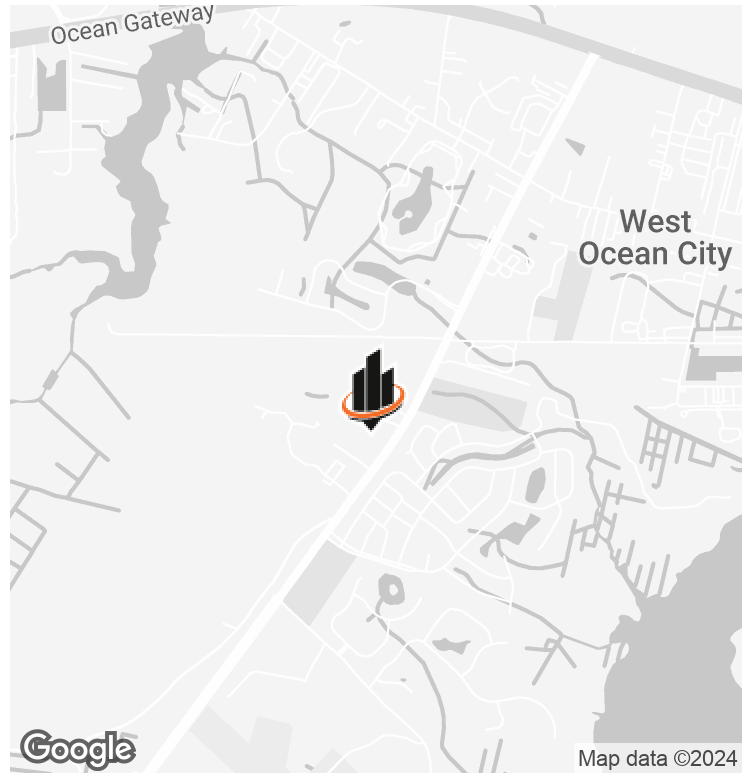
RYAN FINNEGAN

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PROPERTY SUMMARY



LEASE RATE	\$9.50 SF/YR
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PROPERTY OVERVIEW

14,100 square feet of well maintained warehouse and flex space. Building is sprinkled, large bathrooms and outdoor storage could be additionally available.

OFFERING SUMMARY

BUILDING SIZE:	14,100 SF
LOT SIZE:	7.51 Acres
YEAR BUILT:	1986
ZONING:	C-1
APN:	2410292549

PROPERTY HIGHLIGHTS

- Centrally located
- 15ft overhead door
- 16 ft clearance with 40 ft high at peak
- Full bathroom
- Additional yard space could be available
- Well insulated with heat

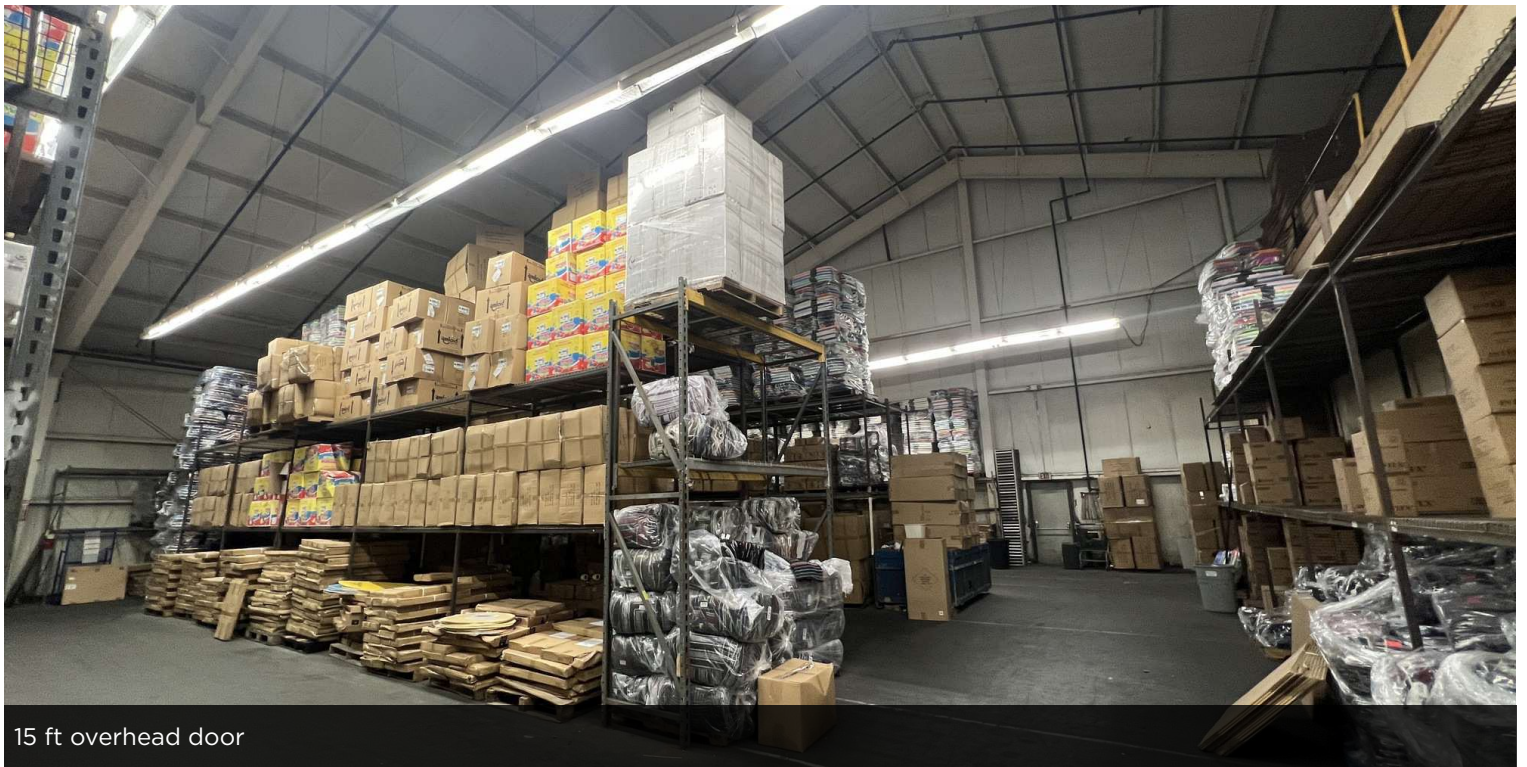
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EXTERIOR PHOTOS

Office/Service area entrance

Northeast corner view



15 ft overhead door

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Large office space



Large office space



Full bathroom

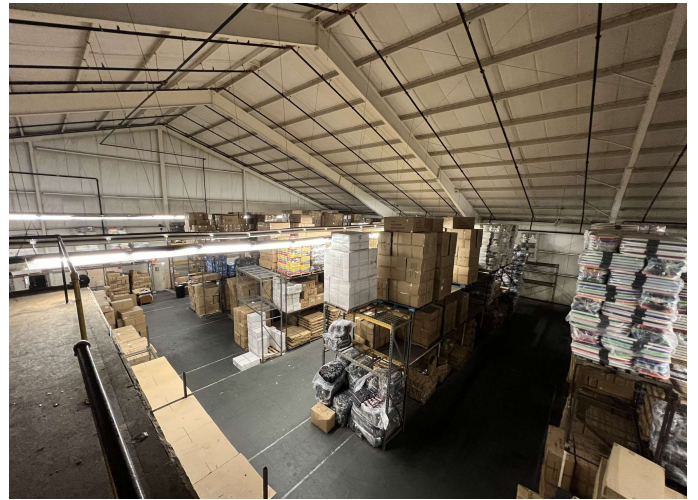
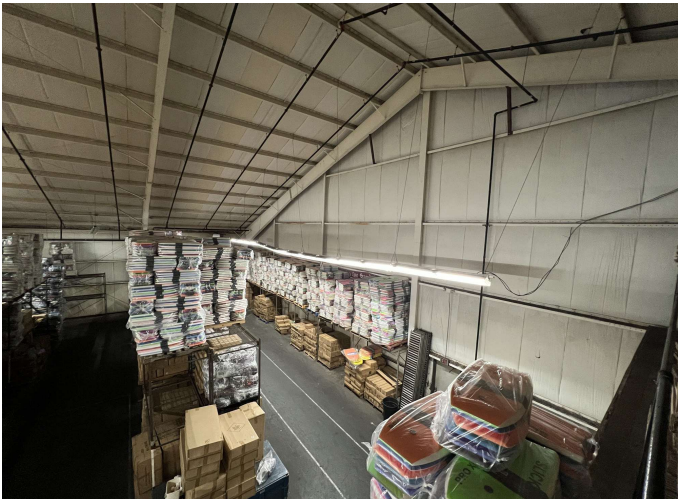


Private office

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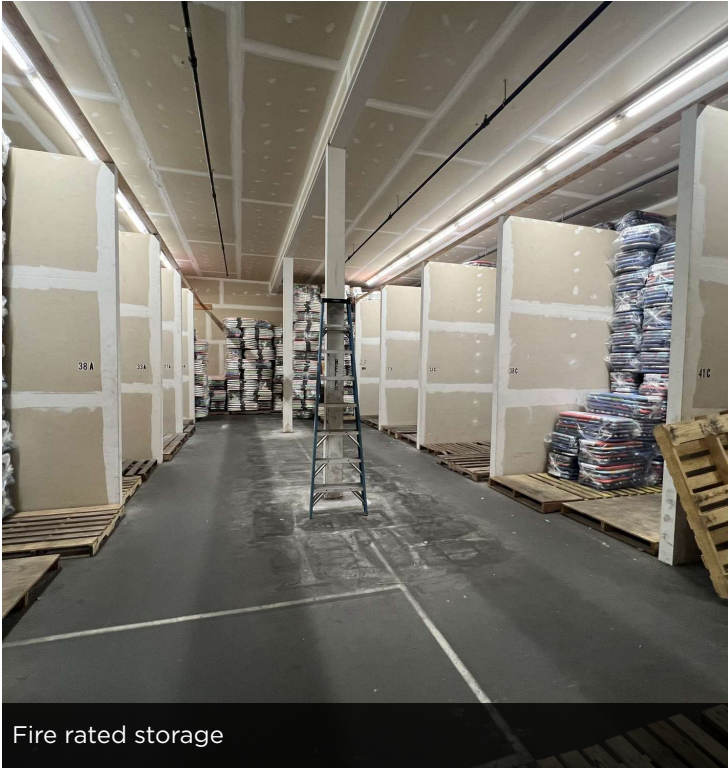
WAREHOUSE PHOTOS



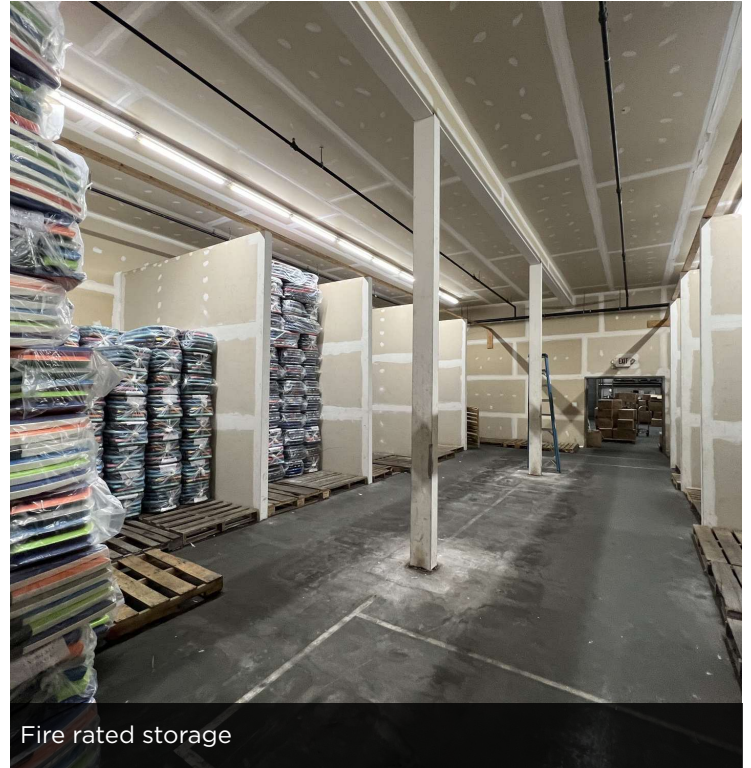
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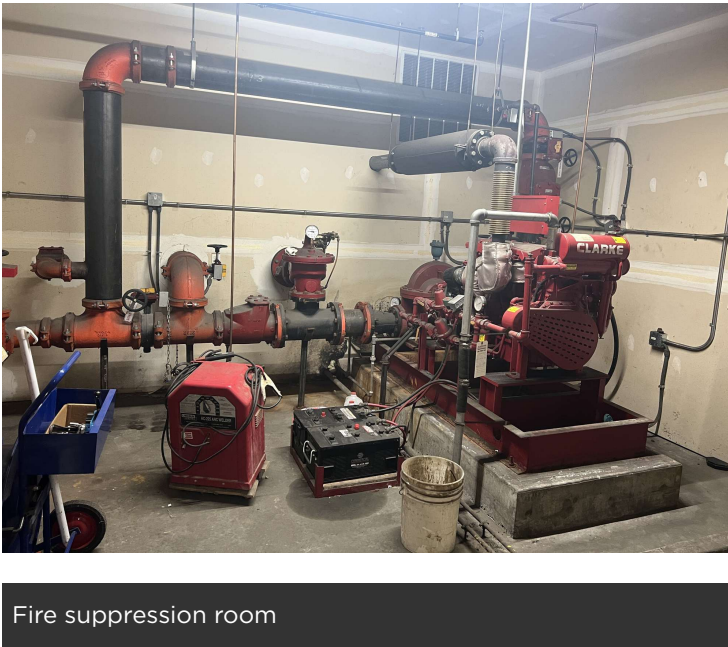
ADDITIONAL PHOTOS



Fire rated storage



Fire rated storage



Fire suppression room



Fire pump control

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PARCEL 3-A
ROBERT J. TAYLOR ET. AL.
DEED : W.C.L. 1185/284
ZONED : R-3

N31°24'26"E

EXISTING
BASIN

WATER EL. = 7

ZONING BOUNDARY LINE

R-3
B-1

EXISTING WOODS TO REMAIN

PARCEL 1-A 8.7
EUGENE R. PARKER JR.
DEED : W.C.L. 1113/428
5.601 ACRES ±

CURRENT USE : RECREATIONAL

OUTDOOR RECREATIONAL AREA

EXISTING TENNIS COURTS
DIGITIZED FROM L.L. BUNNING
DRAWING DATED 8/2/90

N44°22'00"E
261.25'

EXISTING BUILDING

15.00'

N45°38'00"W
140.50'

WAREHOUSING
12,491 S.F.

OFFICE
1,713 S.F.

PARCEL 1-B
SOUTH POINT INDOOR CLUB, INC.
DEED : W.C.L. 1140/75
1.8538 ACRES ±

EXISTING DRIVE AND
PARKING AREA

EXISTING WELL

PROPOSED FREE STANDING
SIGN - 150 S.F.

S44°50'20"W
100.00'

259.38'

9.5 S40°33'09"W

247.76'

MARYLAND ROUTE 611

EXISTING ENTRANCE

EXISTING ENTRANCE

PARCEL 446

BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS

9529 STEPHEN DECATUR HIGHWAY
LANDS OF L and B OCEAN CITY, LLC
PARCELS 1-A & 1-B
RE-SUBDIVISION PLAT OF PARCEL 1
SOUTH POINT SUBDIVISION

TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 26, P/O PARCEL 274
LOT AREA 1-A = 1.85 AC.
LOT AREA 1-B = 5.6 AC.
CURRENTLY ZONED: C-1
REQUIRED SETBACKS AS SHOWN
FLOOD ZONE C
DEED REFERENCE: S.V.H. 5199/375
PLAT REFERENCE: W.C.L. 102/27

NOTES:

1. PARCEL 1-B AND PART OF PARCEL 1-A LIE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND ARE CLASSIFIED AS INTENSELY DEVELOPED AREAS, (IDA).
2. THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF NON-TIDAL WETLANDS.

LEGEND

These standard symbols will be found in the drawing.

- FOUND IRON PIPE
- FOUND IRON ROD
- ⊙ SET IRON ROD
- ⊕ WELL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ MANHOLE
- ⊕ SEWER LIFT PUMP
- ⊕ SEWER CLEANOUT
- ⊕ UTILITY POST
- ⊕ ELECTRIC TRANSFORMER
- ⊕ HVAC UNIT

ATLANTIC COASTAL BAYS CRITICAL AREA BOUNDARY AS PROTRACTED FROM CRITICAL AREA MAPS

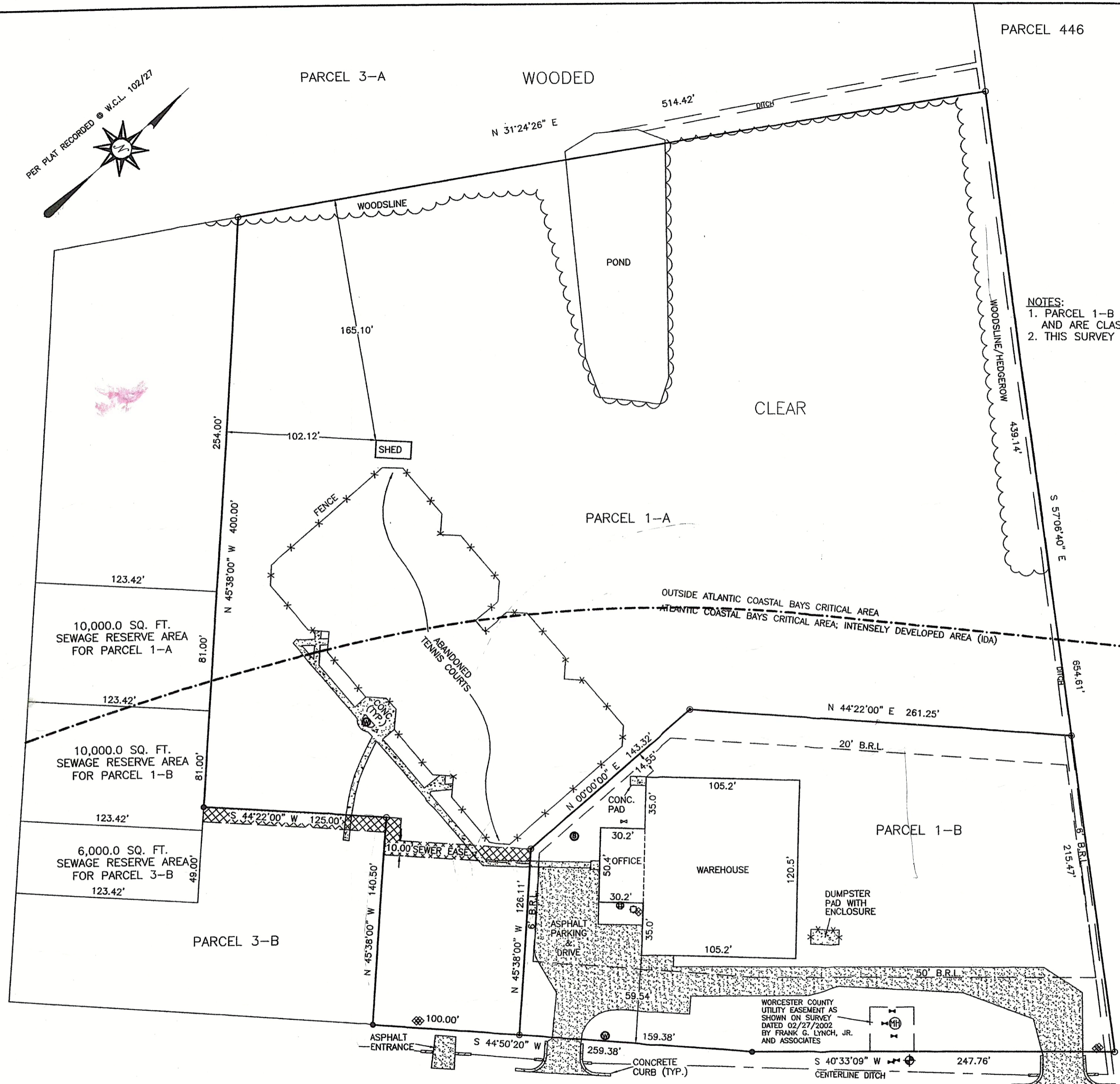
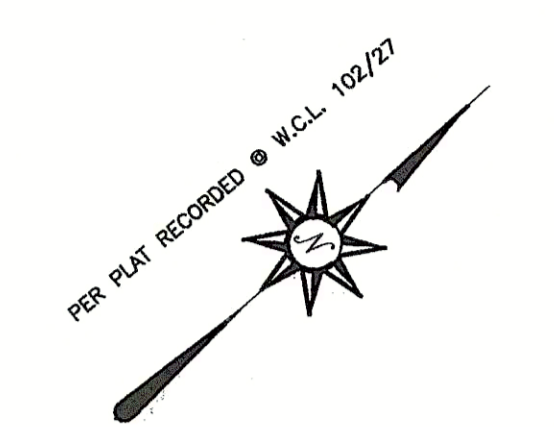
I CERTIFY THE BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS AS SHOWN HEREON IS A TRUE REPRESENTATION OF THE EXISTING VISIBLE IMPROVEMENTS AT THE DATE OF THIS SURVEY. NO TITLE SEARCH PROVIDED OR STIPULATED.

GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS, SURVEYOR INC.

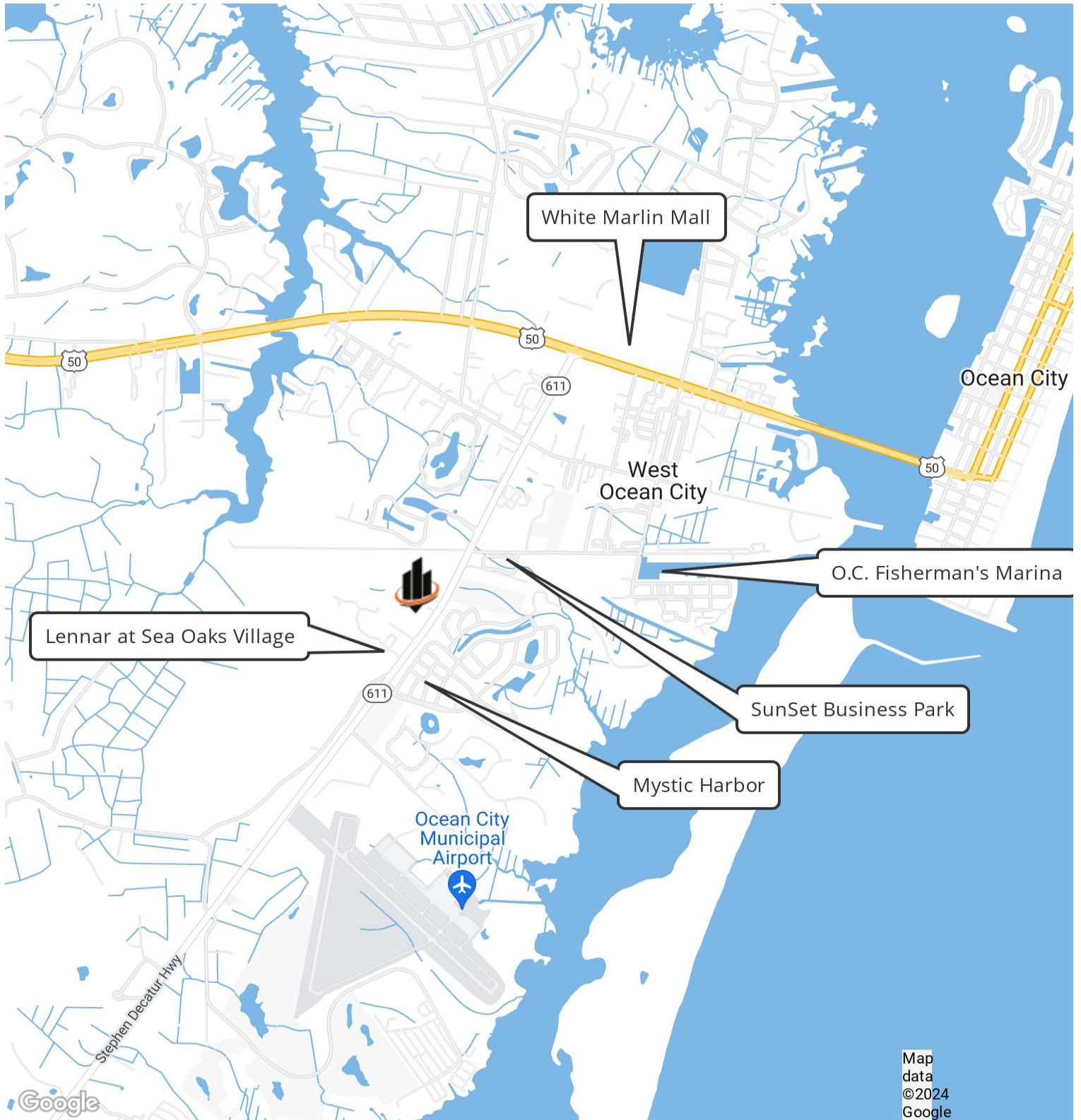
GREGORY P. WILKINS
SURVEYOR, INC.
11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)352-3005 - FAX 352-3014

SCALE:	1" = 50'	DATE:	03/30/2011
DRAWN BY:	G.P.W.6	JOB NO.:	7216

MARYLAND ROUTE 611
(STEPHEN DECATUR HIGHWAY)
VARIABLE WIDTH R.O.W.; COLLECTOR HIGHWAY



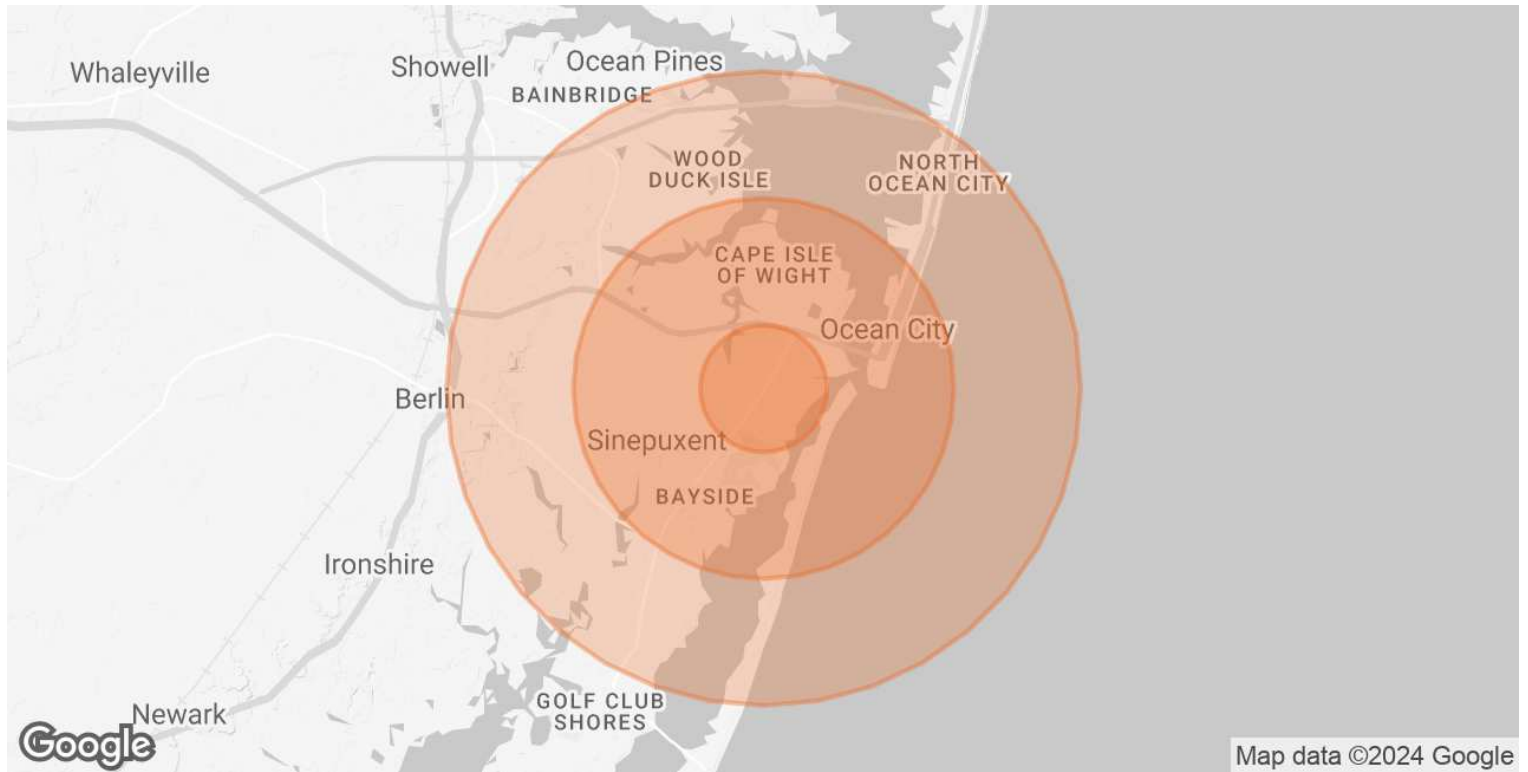
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,075	7,274	21,463
AVERAGE AGE	48.9	47.8	52.3
AVERAGE AGE (MALE)	50.0	48.5	51.6
AVERAGE AGE (FEMALE)	46.2	48.1	54.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	992	7,712	21,932
# OF PERSONS PER HH	1.1	0.9	1.0
AVERAGE HH INCOME	\$58,719	\$43,005	\$41,202
AVERAGE HOUSE VALUE	\$332,350	\$341,817	\$305,007

2020 American Community Survey (ACS)

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MEET THE TEAM



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