

# INDUSTRIAL MANUFACTURING FACILITY 29,260 ± SF FOR LEASE



## 505 BLUE BALL RD, BUILDING 85 Triumph Industrial Park | Elkton, MD 21921

### PROPERTY HIGHLIGHTS

- 29,260 ± SF available for sublease (divisible)
- 60,000 ± SF total building size
- 4.5-acre lot with potential expansion to 8.5 acres
- 6 loading docks and 1 drive-in door
- 4,000-amp 480 volt three-phase power
- Compressed air system and heavy utility infrastructure
- M2 zoning with access to private sewage treatment facility
- Fiber optic connectivity
- Built in 1988
- 23-foot clear ceiling height
- Convenient access to Interstate 95 and Philadelphia Airport
- Traffic volume - 12,308 vpd on Elkton Rd and 8,985 vpd on Newark Ave
- Flexible for manufacturing, assembly, or warehousing
- **SUB LEASE RATE: \$8.50 PSF PER YEAR**



### MARCUS N. DANIELS

O: 301.918.2954

mdaniels@naimichael.com



10100 Business Pkwy | Lanham, MD 20706 | +1 301.459.4400 | [naimichael.com](http://naimichael.com)

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	1,727	591	\$78,917
3 Miles	20,234	7,503	\$85,532
5 Miles	49,855	18,880	\$94,466

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

Triumph Industrial Park is a 525-acre master-planned corporate industrial park located in Cecil County, Maryland. It is home to over 40 companies and is situated just a few miles from I-95, between Baltimore and Philadelphia. The park offers access to a full range of utilities, private sewage treatment, and shovel-ready expansion parcels.



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### PROPERTY SPECIFICATIONS

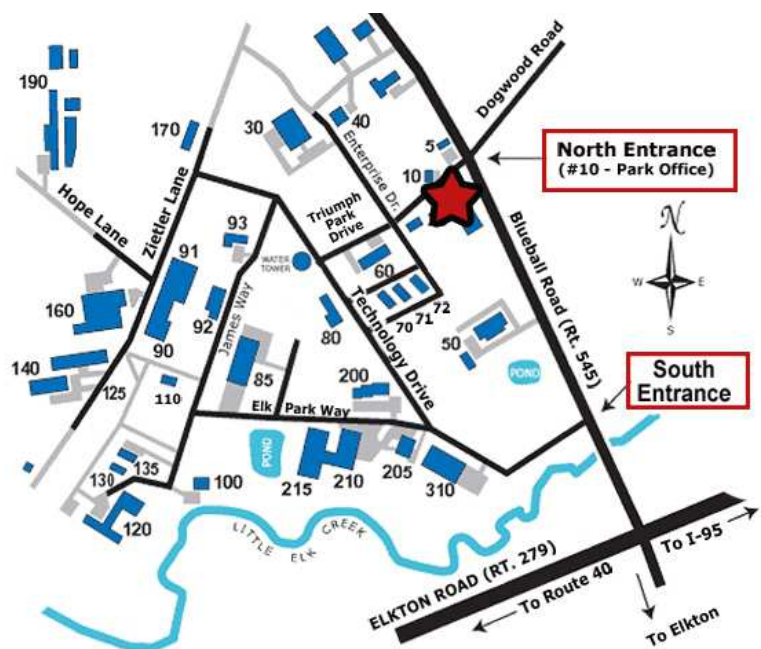
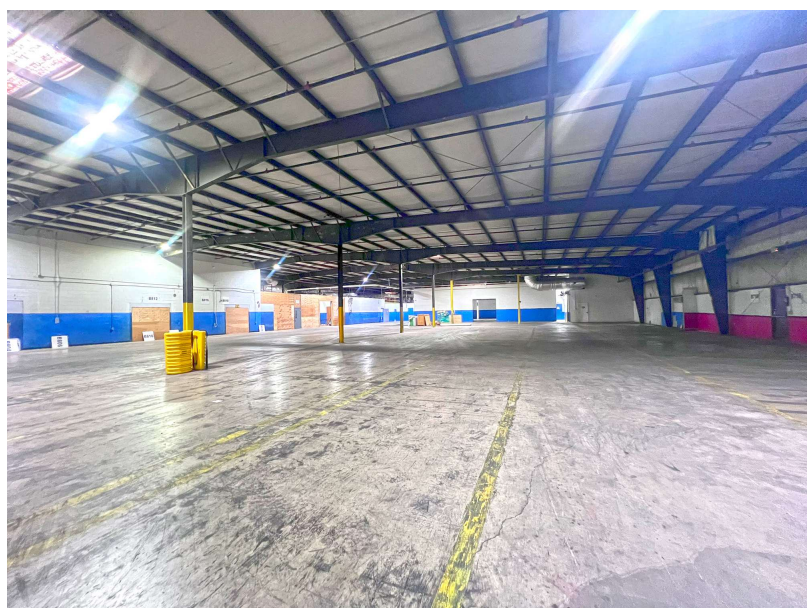
- 60,000 ± SF building
- One (1) story
- Single tenancy
- Non-owner occupied
- 60,000 ± SF typical floor size
- Building Class C
- Built in 1988
- 23-foot clear ceiling height
- 4.5-acre lot size (expandable to 8.5-acres)
- Six (6) exterior loading docks
- One (1) drive-in
- 4,000-amp 480 volt three-phase power
- Heavy industrial infrastructure construction
- M2 zoning with access to private sewage treatment facility
- Moderate to low flood risk - FEMA Zone B and X

### UTILITIES

- Natural gas
- City water
- Private sewer system

### ACCESSIBILITY

- 3.5 miles to Interstate 95
- 49 minutes to Philadelphia International Airport
- Located near Baltimore and Philadelphia metro areas





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