

# For Sale



±134.53 Acres + Existing Facility

Prime Acquisition Opportunity

Asking Price: **\$3,475,000**

32545 Galena Sassafras Rd

Galena, Maryland



**Carter Kennedy** Colliers  
Senior Vice President  
+1 415 310 7762  
carter.kennedy@colliers.com  
Lic #: 01431313

**Tony Kennedy** Colliers  
Senior Vice President  
+1 314 630 4152  
tony.kennedy@colliers.com  
Lic #: 1999080493

**Coard Benson** Benson & Mangold  
Associate Broker  
Mobile +1 410 310 4909 Office +1 410 770 9255  
coard@coardbenson.com  
Lic #: 522455

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# The Property

## Aerial Perspective

**±134.53 acres** including **±120 tillable acres**

### Lateral Irrigation Systems

450' long (1992 Reinke)

2100' long (2012 Reinke)

### Production Wells

400' deep 600 gal/minute well

(2) 220' deep 250 gal/minute/wells



Aerial Video Tour







# The Property

## Highlights of Improvements



- A. Main Facility: ±19,000 square feet
- B. Shop with roll-up door: 20' x 38'
- C. Storage shed: 90' x 60'
- D. Storage shed: 90' x 60'
- E. Storage shed: 90' x 40'



- F. (2) 1000-gallon LP tanks (heating)
  - G. 500-gallon diesel fuel tank
  - H. (2) Donaldsin Torit dust collection systems
- Three-phase electric on-site*



# Facility Highlights

- Vestibule (key card access)
- Reception area
- Large conference room (seats 24)
- Small conference room (seats 8)
- Lunch room (seats 36)
- Closed door offices (4)
- Cubicles (12)
- IT climate controlled room
- Restrooms (4)
- Men's & Women's locker rooms & shower



- 4 laboratory areas
- Cold storage room A 20' x 22' - fixed shelving
- Cold storage room B 40' x 15' - library shelving
- Green house 38' x 24'
- Additional warehouse space

















# Proximity Map







## Contact Exclusive Advisors

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