

FOR LEASE

75 Engerman Avenue

75 ENGERMAN AVENUE

Denton, MD 21629

PRESENTED BY:

JOHN FOSTER

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MD #672907



75 ENGERMAN AVENUE, DENTON, MARYLAND



OFFERING SUMMARY

LEASE RATE:	\$9 SF/yr (NNN)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	30,000 SF
YEAR BUILT:	2025
ZONING:	Industrial
MARKET:	Mid Delmarva

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PROPERTY OVERVIEW

Available for lease is 30,000 square feet of modern warehouse/flex space within a newly constructed 60,000 SF industrial building located in the Denton Industrial Park. The building is partially leased, with a long-term tenant occupying the remaining 30,000 SF under a new five-year lease. The available space may be subdivided into smaller suites, offering flexibility for a range of industrial, service, or distribution tenants.

PROPERTY HIGHLIGHTS

- 30,000 SF Available for Lease; Divisible
- 28' Ceiling Height
- 2 Dock High Loading Doors
- 2 Drive-in Doors- 14'x14'
- Modern warehouse/flex configuration suitable for distribution, light manufacturing, or service users

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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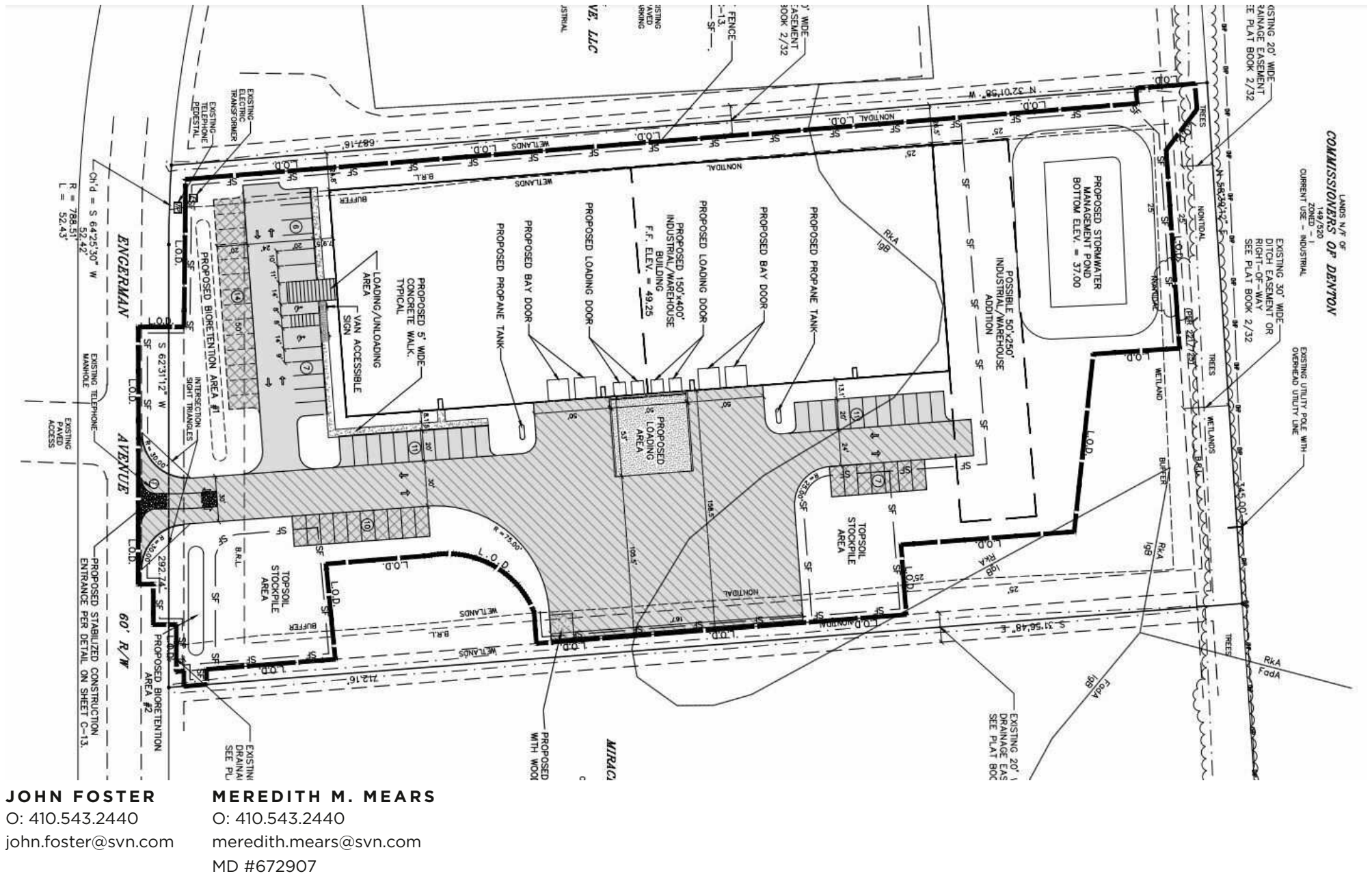
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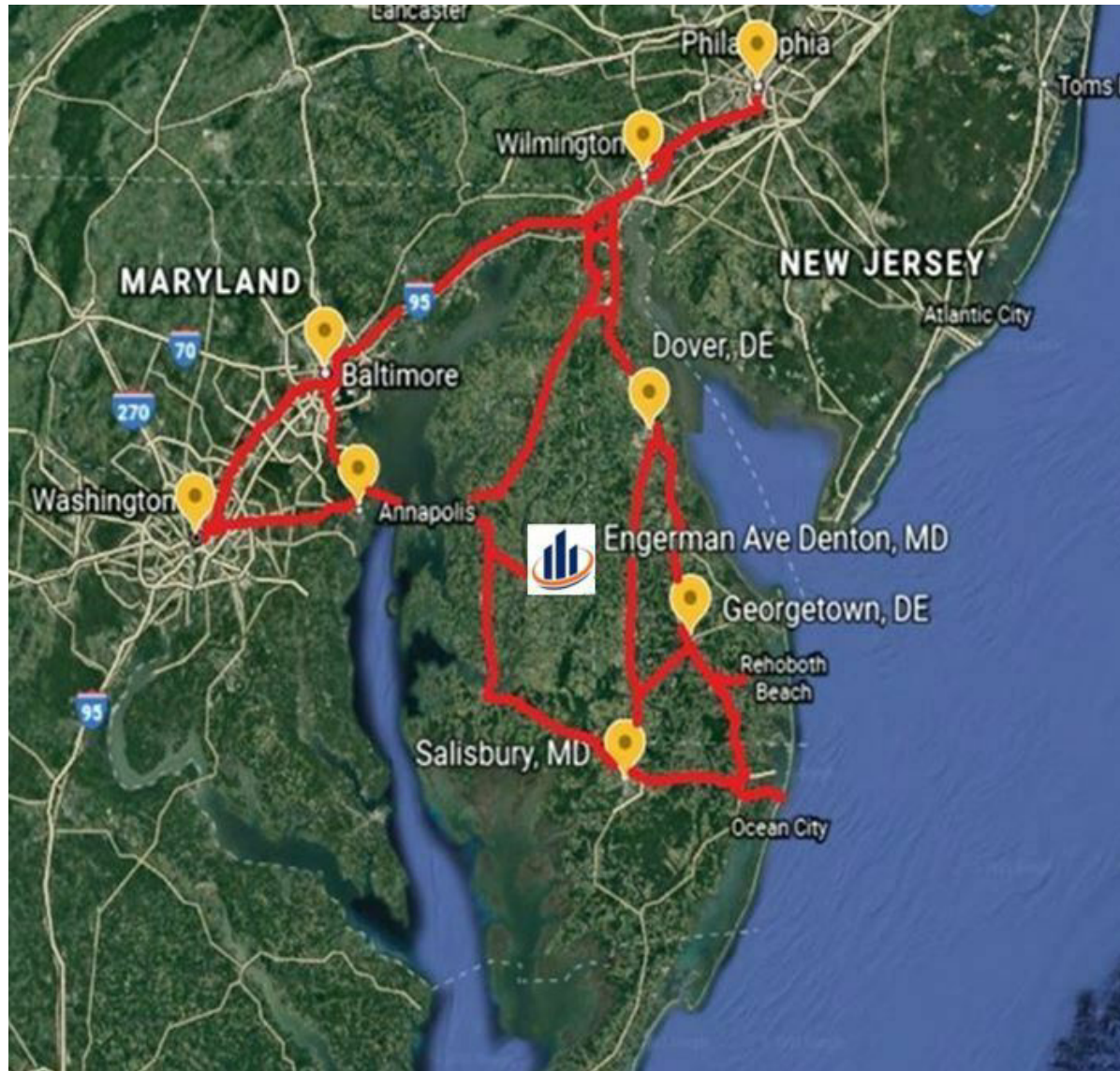
SITE PLANS



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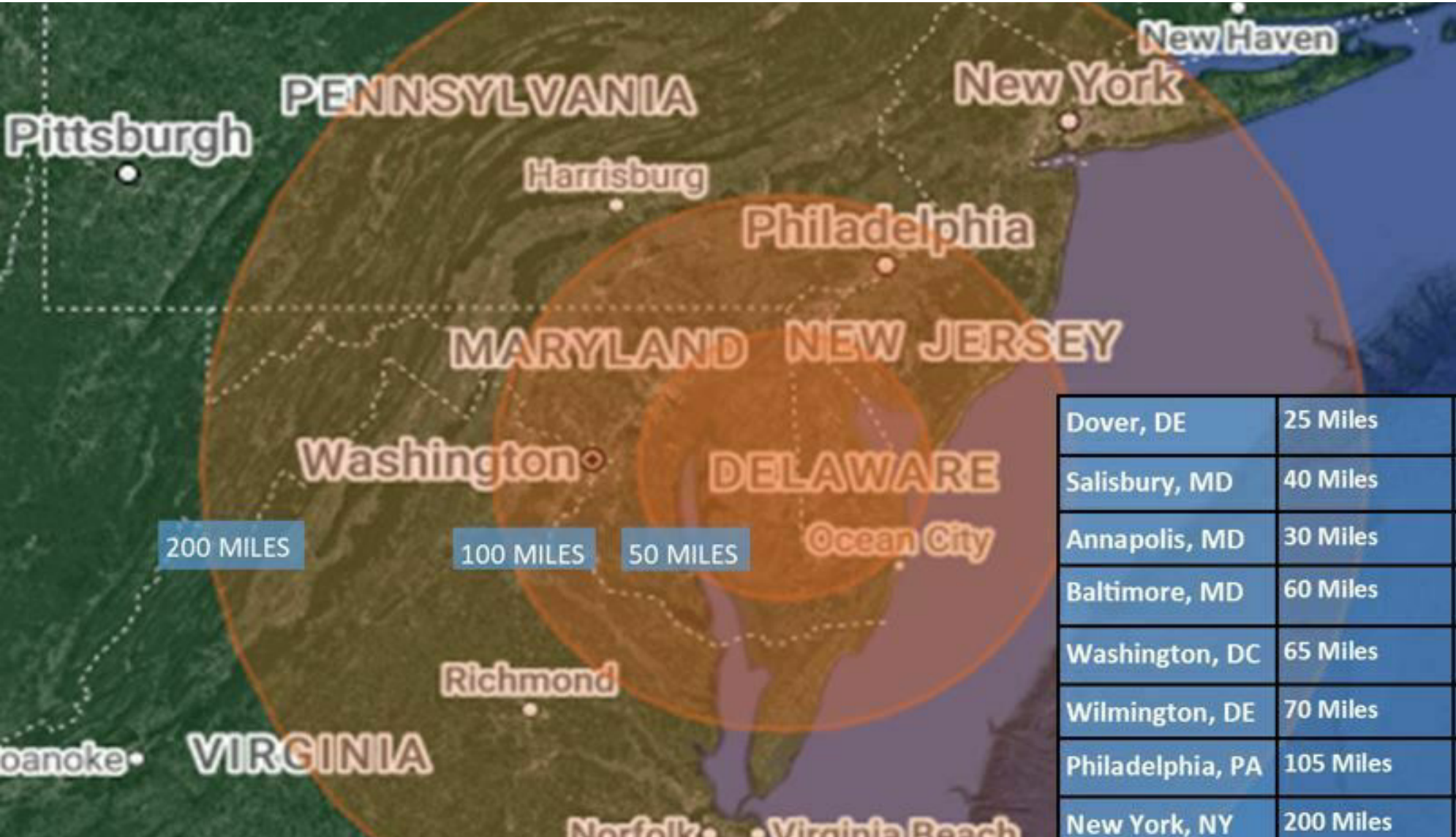
LOGISTICS ROUTES



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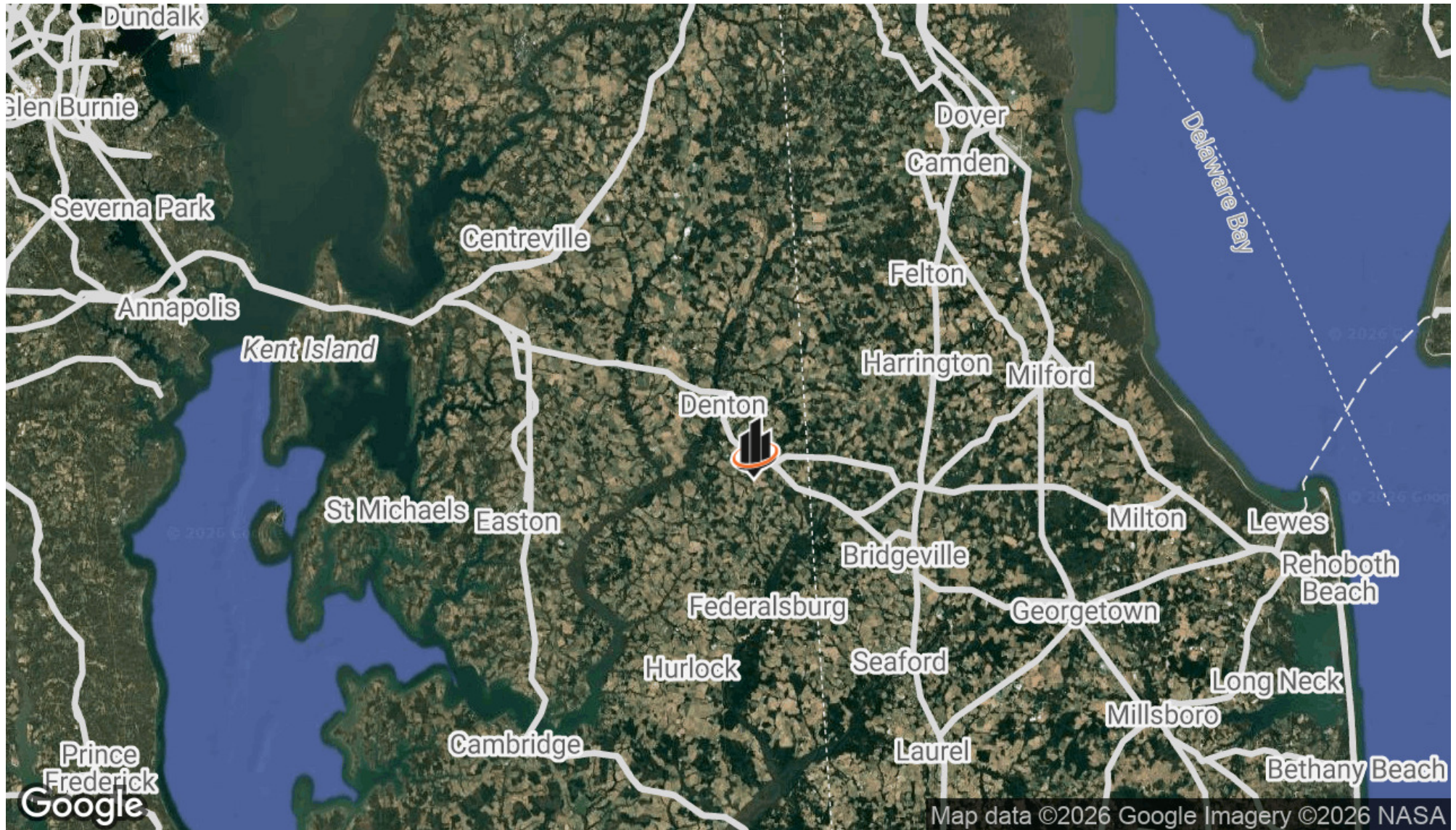
RADIUS MAP



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LOCATION MAP



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ADVISOR BIO



JOHN FOSTER

Advisor

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PROFESSIONAL BACKGROUND

As an Advisor in the Easton, MD based Chesapeake Office of SVN Miller Commercial Real Estate, John specializes in the region’s two primary asset classes - industrial / flex and natural resource investment properties, including large agricultural and timber tracts. His focus is the Upper Eastern Shore, but his experience runs the length of the Delmarva Peninsula.

With this product and geographic expertise, John’s sale and leasing clients benefit from his strong transactional base, his use of the latest technologies, and his representation skills. He is particularly trusted and relied upon in the strategic planning and site selection processes. He serves the interests of a wide client base in manufacturing and production, distribution and warehousing, natural resources and farming.

John is an Eastern Shore Native, a graduate of Washington College in Chestertown, MD, and a long-time resident of the Queenstown community. He serves on the Boards of Chesapeake College Foundation and White Stone Oyster Company. With hobbies including waterfowl hunting, squash, sailing, and farming, John is an active member of Ducks Unlimited, Corsica River Yacht Club, the Maryland Club in Baltimore, and is the Managing Director of Brown’s Branch Farms, LLC.

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ADVISOR BIO 2



MEREDITH M. MEARS

Senior Advisor/ Council Co-Chair of Self Storage Properties

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PROFESSIONAL BACKGROUND

Meredith Mears serves as Co-Chair of the SVN National Self-Storage Product Council, and Senior Self Storage Investment Broker for SVN Miller Commercial Real Estate & National Storage Partners. A recognized expert in the acquisition and sale of self-storage, commercial storage and warehouse/flex facilities, Mears works with a global client base that includes equity fund operators, Real Estate Investment Trusts (REITs), and private owners and investors. An active investor herself, Mears is well entrenched in the industry.

Mears has successfully closed highly structured, multi-million-dollar acquisitions, dispositions, and joint venture partnerships, She brings a strong track record in brokering complex real estate transactions, and her experience spans single-property deals from \$100,000 to \$24 million. Closing over \$54 million in transactions since 2022, Mears provides her clients with a unique advantage rooted in deep market insight, industry connections and strategic deal execution.

Mears is an active member of the National Self Storage Association. Her commitment to leadership and community development is reflected in her past service as a Regent for the University System of Maryland and as a board member for several organizations, including Hudson Behavioral Health, the Maryland Economic Development Association, Maryland Capital Enterprises, and the Lower Shore Land Trust. In recognition of her contributions to business, community, and mentorship, she was named a Top 100 Woman in Maryland by The Daily Record in 2020.

EDUCATION

Salisbury University
B.S. in Business Administration
Concentration: Marketing
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