

SALE

Industrial Manufacturing Facility for Sale or Lease

**RAILROAD AVENUE
FEDERALSBURG, MD**

PRESENTED BY:

FLO BROTZMAN

O: 410.543.2440

flo.brotzman@svn.com

MD #597618



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,400,000
LOT SIZE:	7.93 Acres
BUILDING SIZE:	116,740 SF

PROPERTY DESCRIPTION

116,740+/- sq. ft. Industrial Complex on 7.93+/- acres in Federalsburg, MD

This is a prime opportunity to acquire a three-building complex zoned ID-2 (Heavy Industrial) offering a mix of industrial warehouse and office space. The property is ideal for an owner-occupant or as an investment, with strong potential for rental income. Tremendous infrastructure in place - heavy duty electrical, high fiber option, natural gas and heavy water and sewer.

PROPERTY HIGHLIGHTS

- Zoned I-2 Heavy Industrial
- Letter of Satisfaction from MD
- Additional 5 Acres also available
- Facility is also for lease starting at \$4.00 per sq.ft.

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DETAILED PROPERTY DESCRIPTION

Structure 1: Approximately 93,340 square feet

This is the original building with some smaller associated outbuildings. This section comprises the two front office sections labeled “Building 1” and Building 2” on the attached site floor plans. These are connected at the rear to a variety of large manufacturing and warehousing areas. The ceiling height is approximately 30 feet at the roof line in most of the larger warehouse sections. There are also compressed air-lines serving these spaces but most of the compressors have been removed. This section contains a warehouse section leased to Glacier Point Enterprises, Inc.

Structure 2: Approximately 23,400 square feet

This is the 325' x 72' 23,400 square foot metal building containing the 15-ton and 25-ton bridge cranes. The initial building was originally 150' x 72' feet with an additional 175' x 72' section added in 2009. The main overhead drive-in door is 14' x 16'. Ceiling heights are 35 feet to the roof line and 25 feet to the bottom of the moving crane rails. A full set of “as built” engineering drawings for the 175' x 72' addition is available. There is also an engineering study available of the maximum crane rail capacity if a user wishes to upsize the crane capacity. There are multiple 480v 600 Amp 3 Phase panels serving this building.

Structure 3: Garage

Additional Property Details:

- Bridge Cranes included with sale.

Parking lot:

- Truck/Trailer Parking Spaces: 6+/-
- Car Parking Spaces: 50+/-
- Total Parking Spaces: 56+/-

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PROPERTY DESCRIPTION CONTINUED

INFRASTRUCTURE:

- **ELECTRICAL INFRASTRUCTURE:** The property is served by Delmarva Power. There are multiple electrical panels on site serving the various buildings and manufacturing areas. The primary industrial panels are 3 Phase 480/277 Volt - 1,200, 800 and 600 AMP services.
- **DATA INFRASTRUCTURE:** Dedicated Fiber connection up to 10 gigs per second. Current contracted service level 100 megabits up and down. Contact Comcast Business Account Manager: Cody Stout for further details. cody_stout@comcast.com. Cell 240-595-3990
- **NATURAL GAS:** A natural gas connection is provided from the street. Chesapeake Utilities is the utility provider. There is a large propane tank in the rear, but it has not been used for many years.
- **WATER AND SEWER INFRASTRUCTURE:** Water Service Connection from the street: 10" C900 PVC Pipe. 3/4" meter connection. SEWER: 6" sewer line.

ROOF STATUS: The original building (Property Component 1) had a completely new roof installed in 2021 at a cost of \$955,000. A detailed description of the work completed is available upon request.

ENVIRONMENTAL STATUS: Property has had a Phase 1 and Phase 2 Survey completed which was reviewed by the MDE (Maryland Department of the Environment). They have issued a letter of satisfaction with the property's environmental condition dated 7/11/2023, which is available for review in the documents section

Zoning: ID-2

- **Purpose:** "The purpose of this district is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located for access by major thoroughfares or railroads. New residential development is excluded."

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION CONTINUED

ZONING CONTINUED:

Permitted uses:

"A building or land shall be used only for the following purposes, consisting of general industrial, warehousing, and storage uses,"....(for more details refer to the Federalsburg Zoning document in the document section of this listing)

Town Of Federalsburg Zoning, I-2 Industrial District

LEGAL TAX IDENTIFICATION:

Tax ID: District 05 – Account Identifier: 026903

Map ID: Caroline County - Map 201 Grid 21 Parcel 595 – Plat 1B2

Location Overview:

Federalsburg is situated in Caroline County on Maryland's Eastern Shore, along the Delmarva Peninsula, in a region known for its accessibility and economic potential. The property is:

- Approximately 10± miles west of the Delaware/Maryland state line
- Roughly 33± miles north of Salisbury, MD
- Close to nearby communities including Denton and Preston
- Located along key regional roads like Maryland Route 313 and 318

This property offers a prime location with convenient access to major roadways, established infrastructure, and nearby commercial facilities.

Information from the previous owner: "There are multiple connected buildings on the site, the earliest of which was constructed in 1956 as a poultry processing plant with additions built in 1988, 1994, 2001, 2002, and 2008. The construction is concrete block and steel framing with some timber framing; recent additions are pre-engineered steel buildings. The older buildings received standing seam metal roofs in 2020."

Current building occupancy:

- There is 1 tenant currently renting approximately 3,600 sq. ft. A copy of the lease is in the document section of the auction listing.
- The remaining building is currently not occupied.

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LOCATION DESCRIPTION

Federalsburg is located in Caroline County on Maryland's Eastern Shore, along the Delmarva Peninsula in a region known for its accessibility and economic potential. The property is approximately 10 miles west of the Delaware/Maryland state line and 33 miles from Salisbury, MD. Close to nearby communities including Denton and Preston, MD and Seaford, DE. Located along regional Route Md 313 and 318. Prime location with convenient access to major roadways, established infrastructures and nearby community facilities.

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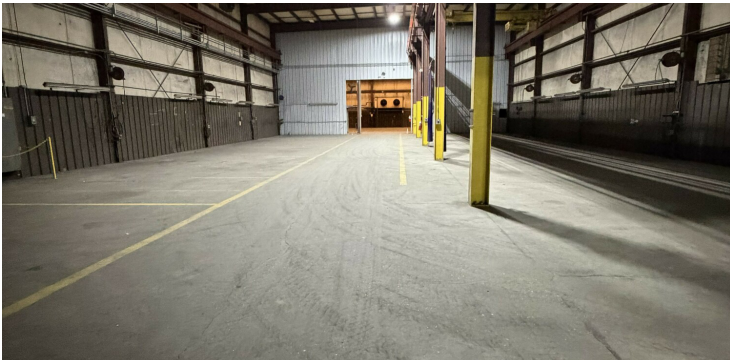
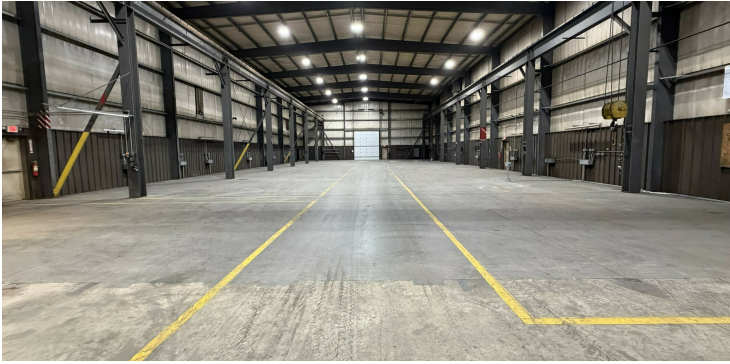
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ADDITIONAL PHOTOS



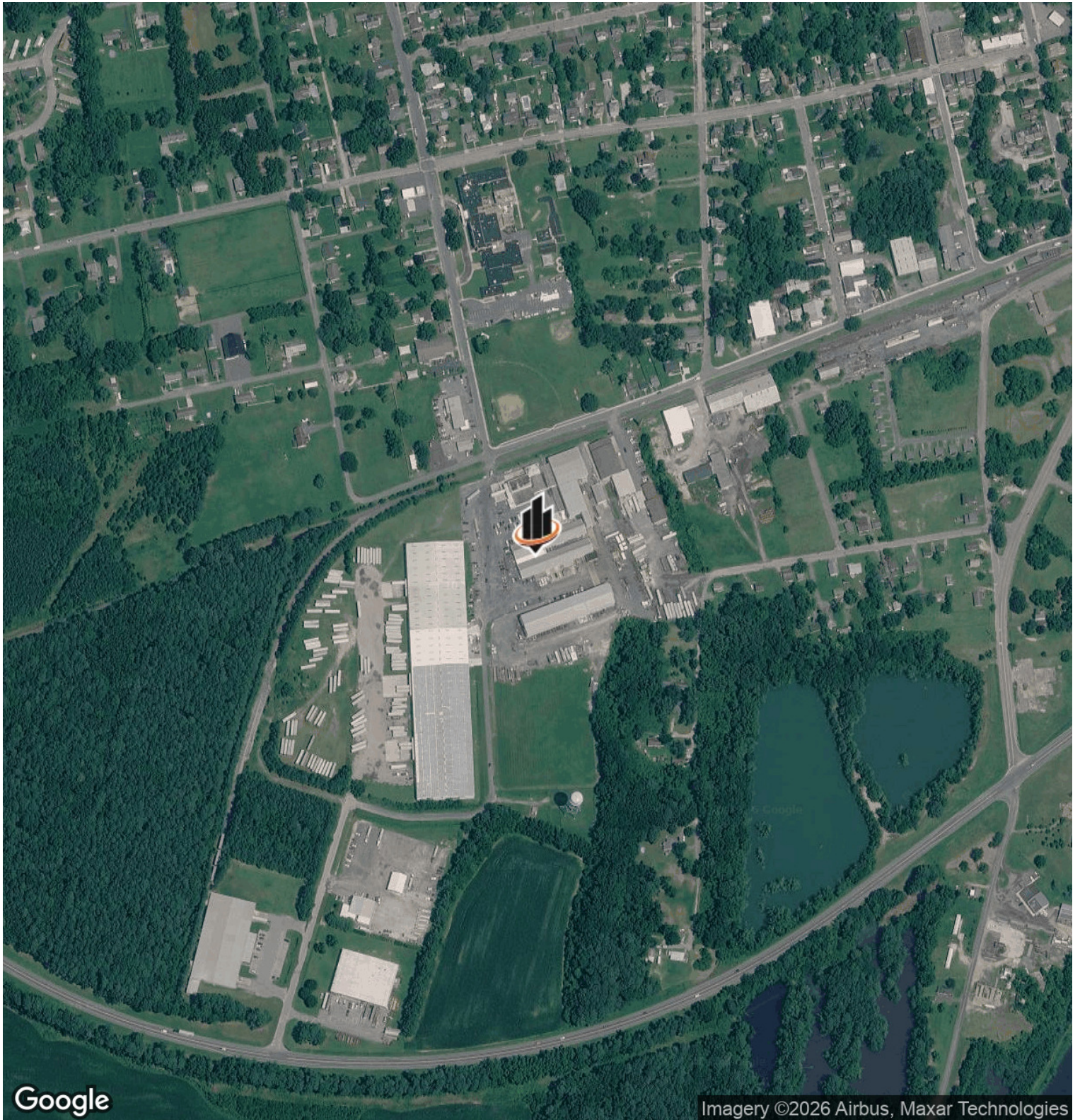
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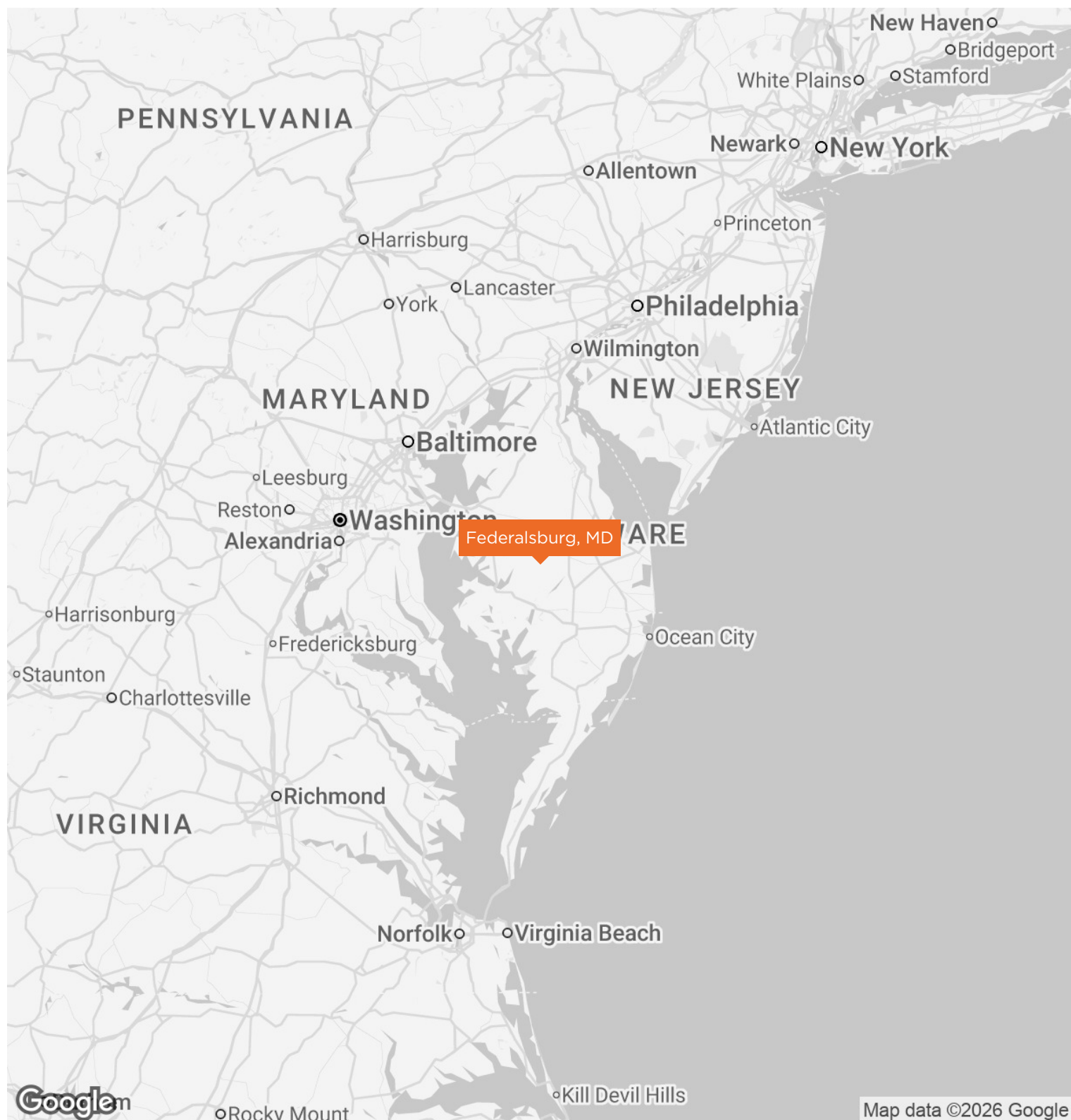
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LOCATION MAP



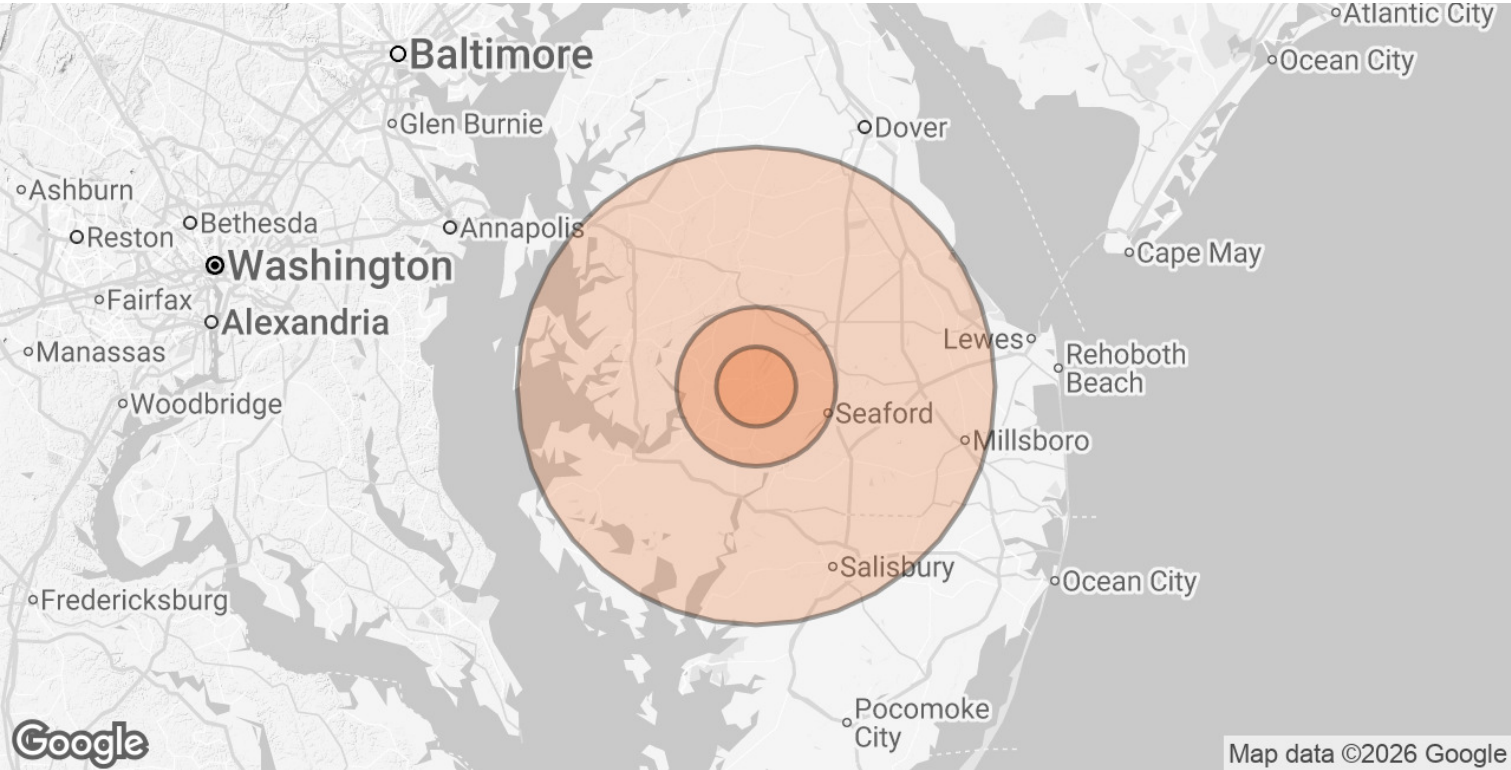
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	30 MILES
TOTAL POPULATION	7,540	36,118	418,665
AVERAGE AGE	43.8	43.3	41.6
AVERAGE AGE (MALE)	43.6	42.4	40.1
AVERAGE AGE (FEMALE)	43.2	43.6	43.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	3,158	14,441	161,244
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$76,758	\$81,361	\$94,775
AVERAGE HOUSE VALUE	\$206,103	\$268,111	\$326,557

2023 American Community Survey (ACS)

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ADVISOR BIO 1



FLO BROTZMAN

Senior Advisor

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PROFESSIONAL BACKGROUND

Flo Brotzman serves as a Senior Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland’s Eastern Shore and Lower Delaware.

Flo has been part of the Hanna Team for over 25 years. The Hanna Team - Henry Hanna, Flo Brotzman, Wesley Cox and Trent Spicer-Davis, has been consistently in the top 20 for SVN. Flo has more than 25 years of real estate experience focusing completely on commercial and industrial real estate.

Notable career highlights for Flo include working with industrial companies such as Koski Trucking & Enterprises, Trinity Sterile, Kraft Foods, ES Steel, Norfolk Southern Railroad, DP & L, Choptank Electric, Eastern Shore Forest Products, Virginia Spaceport and many others. Flo works closely with the Maryland and Delaware Departments of Commerce and the Maryland and Delaware Departments of Economic Development.

Prior to joining SVN-Miller Commercial, Flo served as the office manager for Long & Foster Real Estate in Salisbury, Maryland. With over 25 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from leasing, selling, research, marketing, and advertising.

Flo is active in her church and enjoys working with the Chesapeake Housing Mission, a non-profit organization that provides vital home repair to low-income families in the Chesapeake Region of Maryland.

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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