

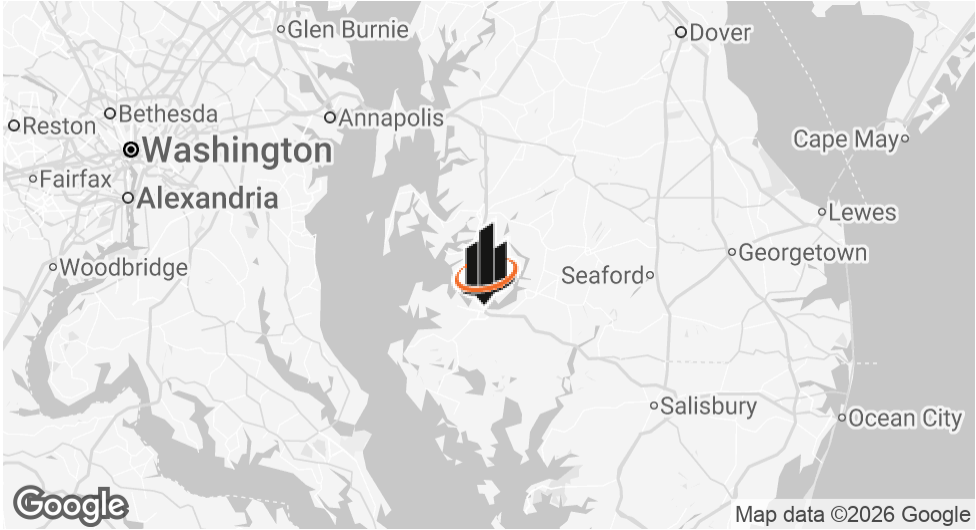
PROPERTY SUMMARY



SALE PRICE:	\$9,300,000
LOT SIZE:	4.39 Acres
BUILDING SIZE:	70,000 SF
NOI:	\$647,499.00
CAP RATE:	6.96%

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MD #597618

810 CHESAPEAKE DRIVE | 810 Chesapeake Drive Cambridge, MD 21613



PROPERTY DESCRIPTION

Prime industrial investment opportunity featuring a 70,000 SF facility constructed in 2022 and maintained in excellent condition.

The property is secured by a brand-new 4-year singe tenant lease with FedEx, a strong national credit tenant, plus two additional 1-year renewal options, providing investors with stable contractual income and limited near-term rollover exposure. Price is a 7.0% cap rate on current income. Projected solar income would make this an 8.0 cap.

The current rent is \$647,499 plus NNN with 3% annual increases. The building is 70,000 sq.ft. on 4.39 acres with a shared common entrance and common area parking in addition to the private parking. Owner has a proposals from roof top solar company for \$110,175 per year.

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	810 Chesapeake Drive
PROPERTY TYPE	Industrial Investment
PROPERTY SUBTYPE	Manufacturing
BUILDING SIZE	70,000 SF
LOT SIZE	4.39 Acres
YEAR BUILT	2022
FREE STANDING	Yes

27’ clear height throughout the warehouse, offering excellent flexibility for racking, stacking or high-bay operations.

Top-tier electrical infrastructure to support high-power manufacturing operations.

Food-grade ready manufacturing environment: super-clean, immaculate condition, professionally maintained.

Efficient, modern lighting (LED throughout) designed for bright, high-visibility operations.

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- NN Industrial Investment
- FedEx is an exceptional, investment-grade commercial tenant. Backed by an S&P credit rating of BBB
- 3% annual increases.
- 2 year old construction
- Owner has a long term lease proposal for rooftop solar that pays \$110,175 per year.

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PROPERTY DESCRIPTION

Nearly new, food grade industrial/manufacturing facility offering 70,000 sq ft of high-quality space on approximately 4.39 acres located in the prime industrial corridor of Cambridge, MD.

The building, completed in circa 2022-2023, was built specifically for manufacturing use and features a 27-foot clear ceiling height, providing optimal volume for equipment, racking, or processes requiring generous vertical clearance.

Built at grade level construction facilitating drive-in accessibility and heavy equipment ingress/egress.

Three (3) drive-in doors 12 x 14 and five (5) dock doors 8 x 9 equipped with levelers and configured as dock-wells (dug-out for seamless truck bed alignment).

LOCATION DESCRIPTION

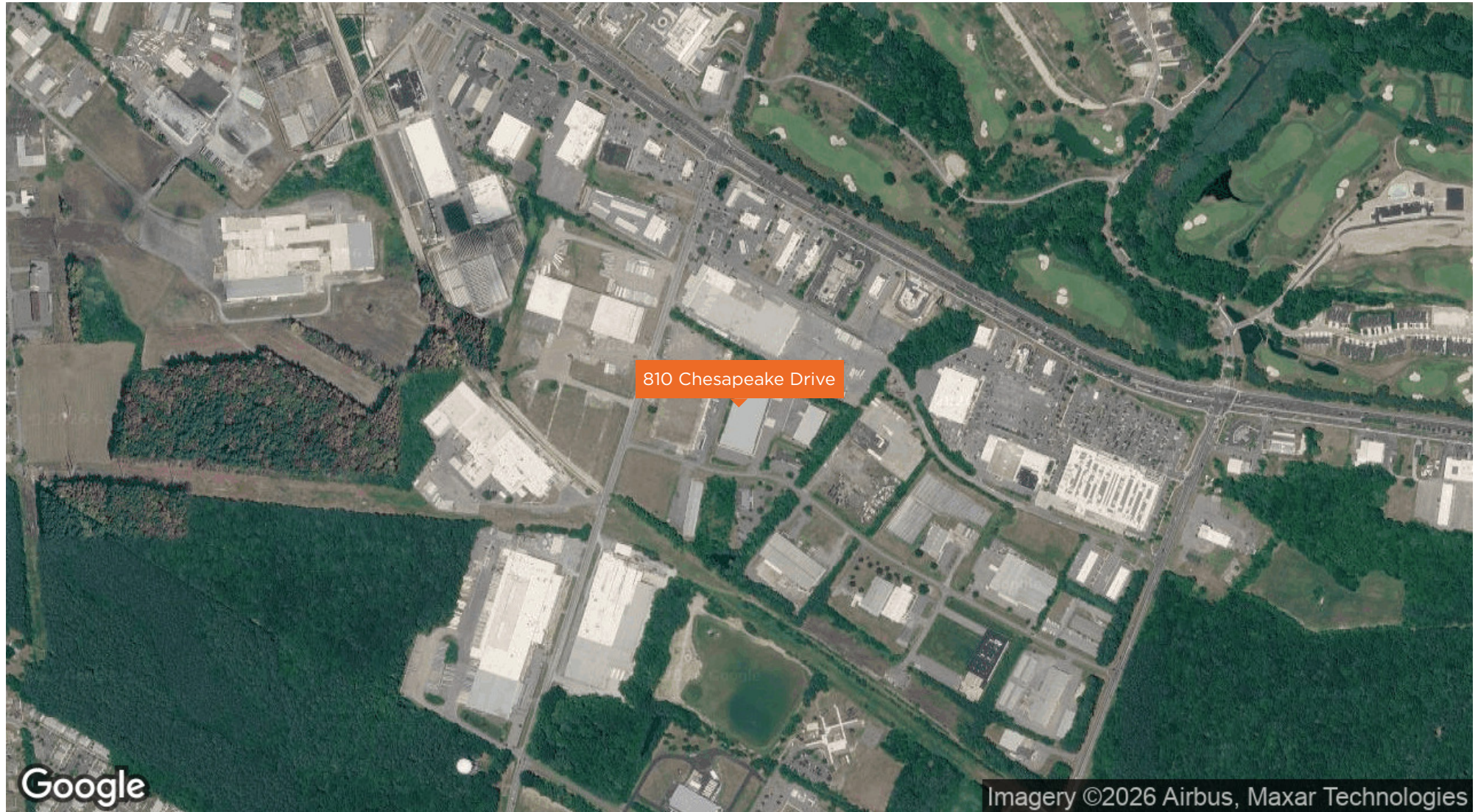
Located at 810 Chesapeake Drive, Cambridge, MD just one block off of US Route 50. The property is in a thriving industrial community. The location sits in the mid-shore of the Delmarva Peninsula offering great transportation routes serving a wide population.

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	FedEx	70,000 SF	100%	\$9.21	-	-	\$647,499.00	08/19/2026	6/30/2030
TOTALS		70,000 SF	100%	\$9.21	\$0.00	\$0.00	\$647,499.00		
AVERAGES		70,000 SF	100%	\$9.21			\$647,499.00		

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AERIAL MAP



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SVN | MILLER COMMERCIAL REAL ESTATE

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ADDITIONAL PHOTOS



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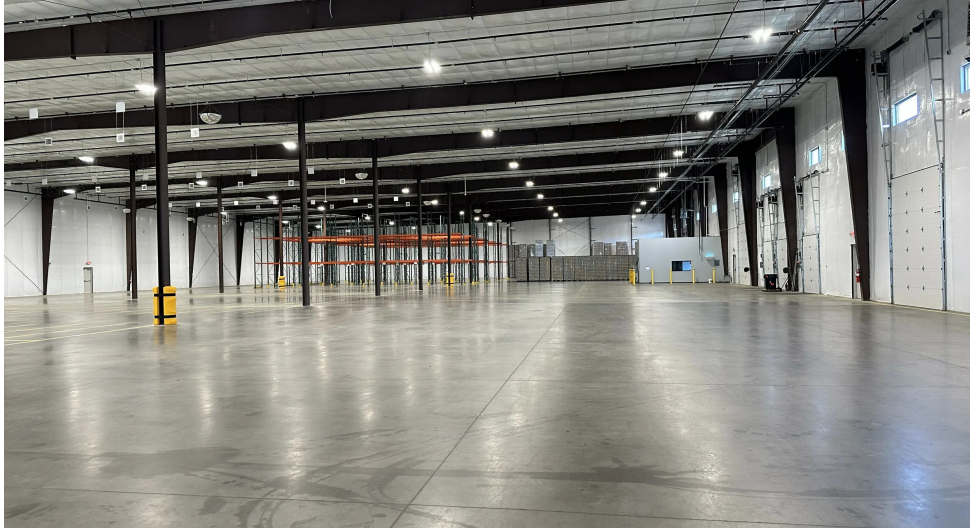
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ADDITIONAL PHOTOS



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