MILLER COMMERCIAL REAL ESTATE

DOVER BRIDGE ROAD

22931 DOVER BRIDGE ROAD
PRESTON, MD 21655

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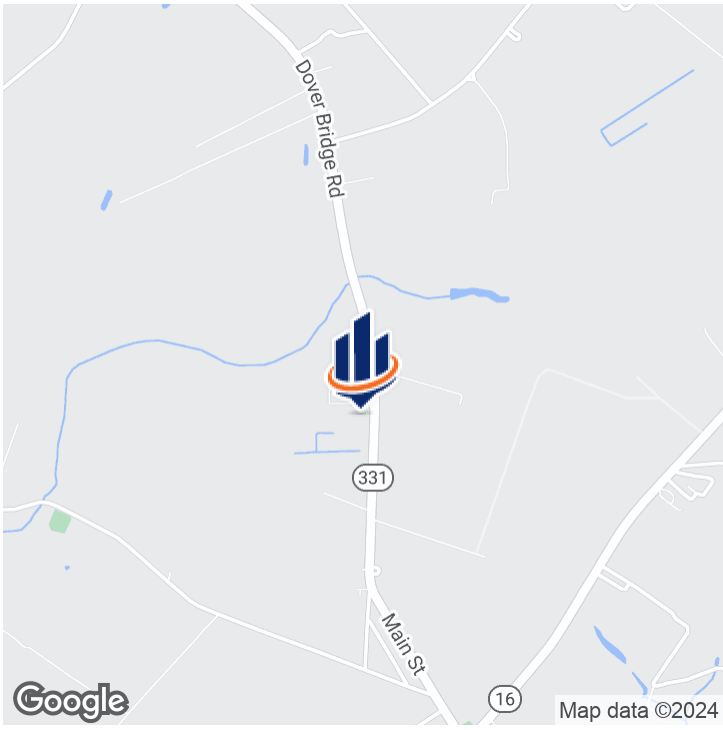
Property Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	$5.00 SF/yr (NNN)
Building Size:	100,188 SF
Available SF:	10,000 - 30,000 SF
Lot Size:	17.76 Acres
Zoning:	I-2
Market:	Eastern Shore
Submarket:	Caroline

PROPERTY OVERVIEW

Former Preston Trucking facility available for purchase. Consists of 100,000 SF of buildings on 17.76 acres. 60,000 SF currently leased to Crown Cork and Seal, plus an additional 41,847 SF of office and 41,366 of Shop space that is vacant. Zoned light Industrial. Includes significant amount of outdoor storage area.

PROPERTY HIGHLIGHTS

- Important east/west arterial located in the center of Delmarva
- 10 mi to Easton / US Rte 50, 15 mi to Denton / MD Rte 404, 20 mi to Bridgeville / US Rte 13
- 8900 average daily traffic count
- Private well and septic
- 3 phase electric
- Dock-high loading with 20' ceilings in warehouse
- Two story office, renovation needed but great lay-out to work with
- Leased "As Is" or "As Improved" to Tenant specs

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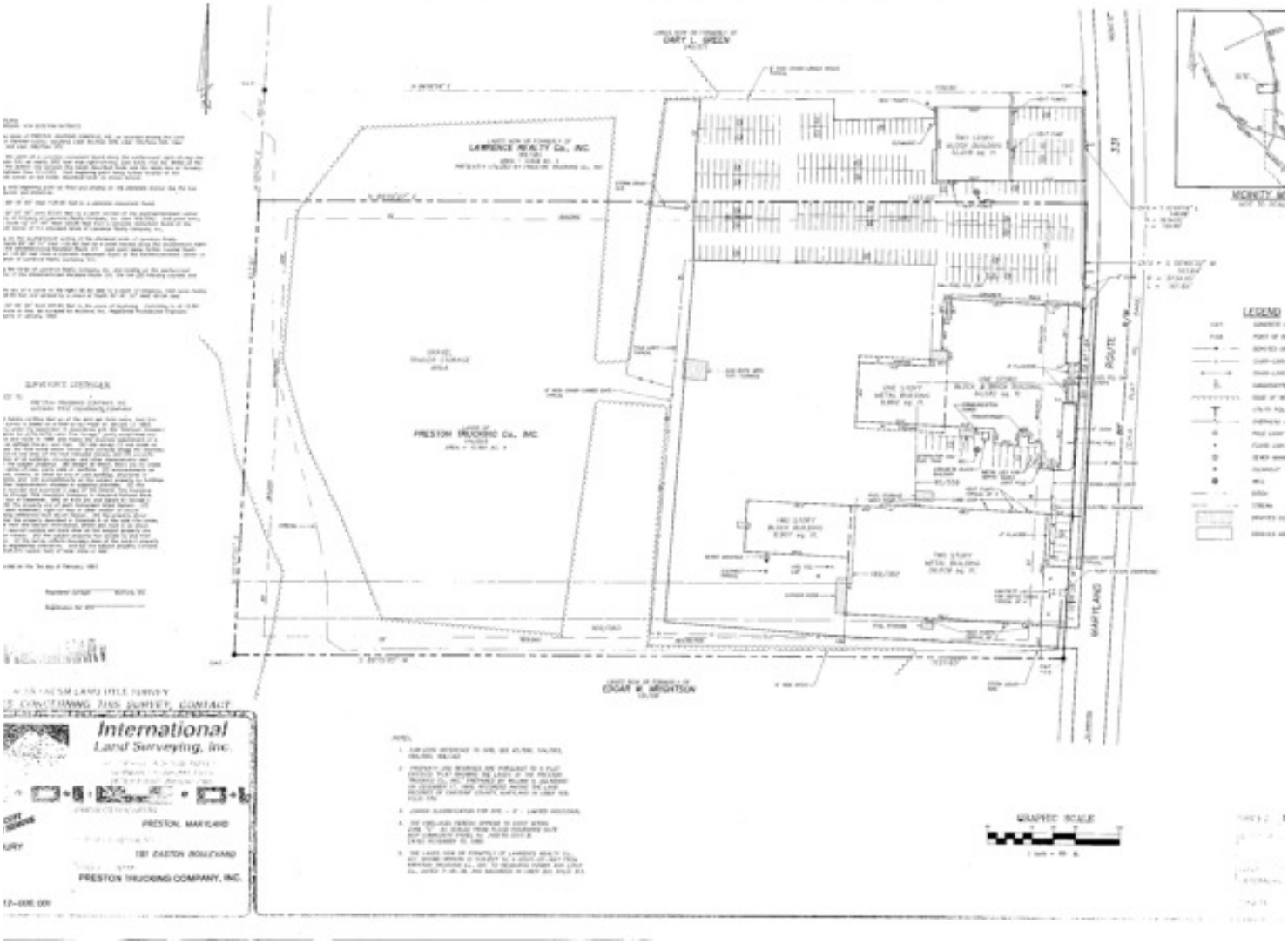

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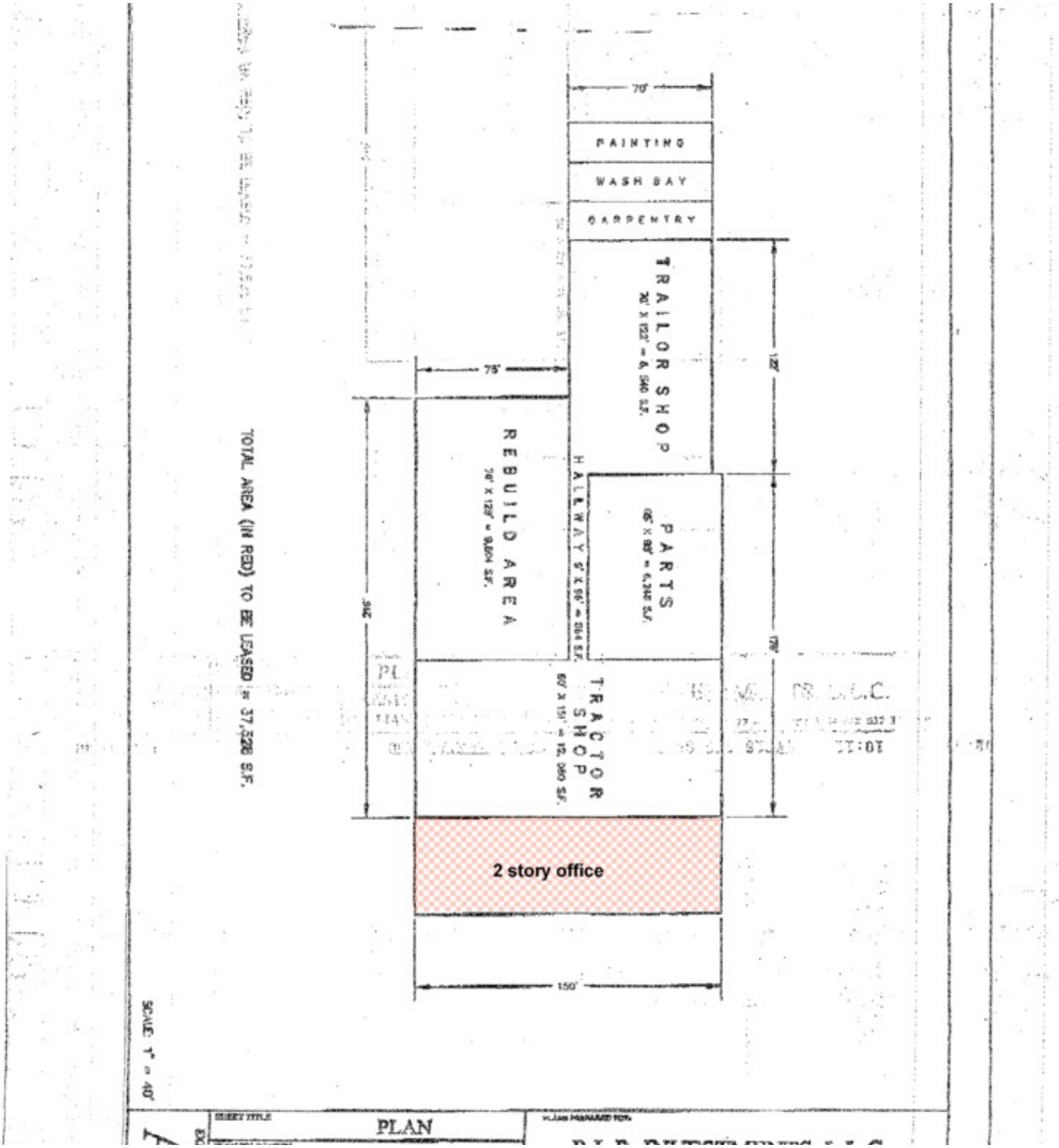

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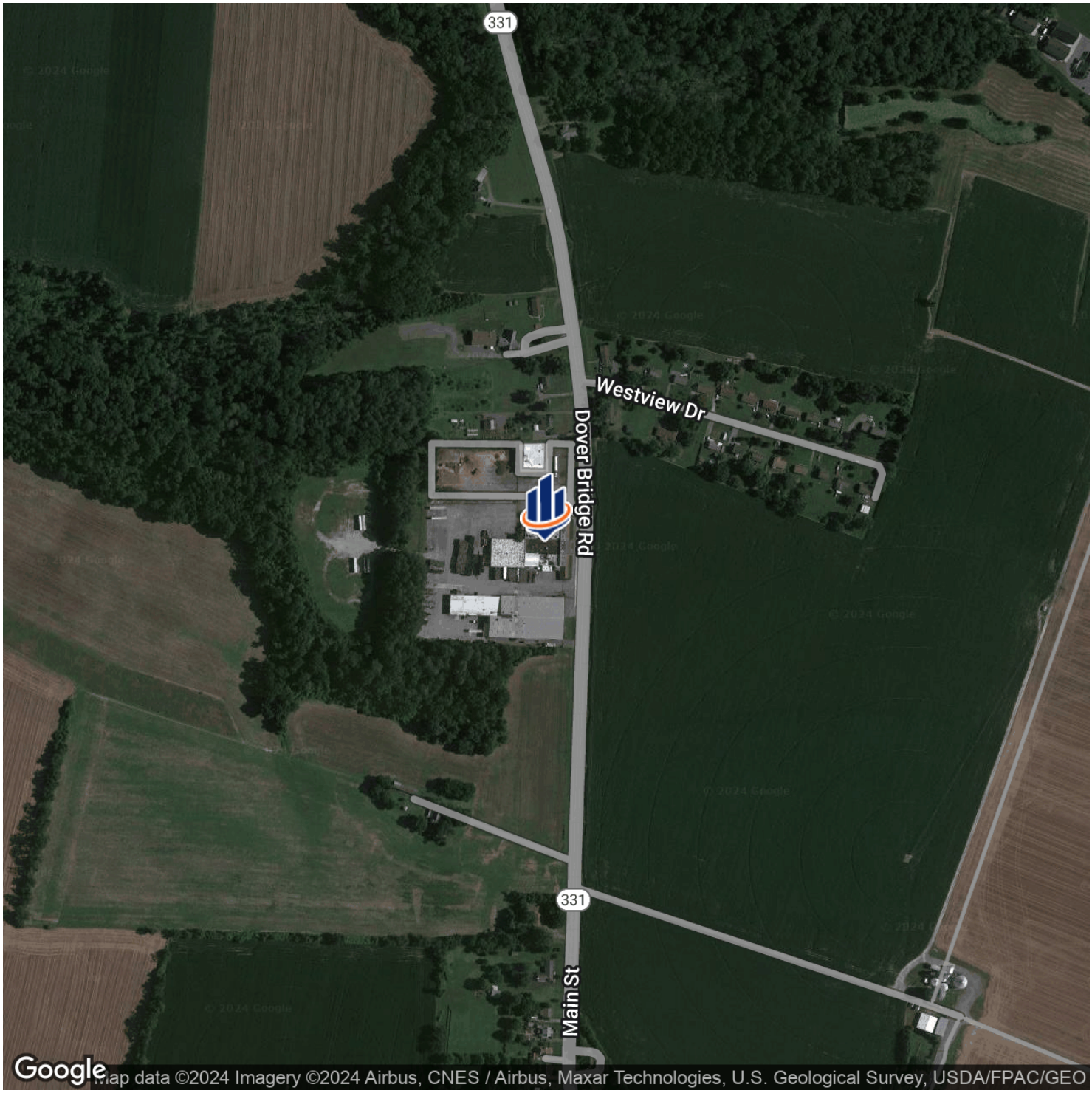
Location Map



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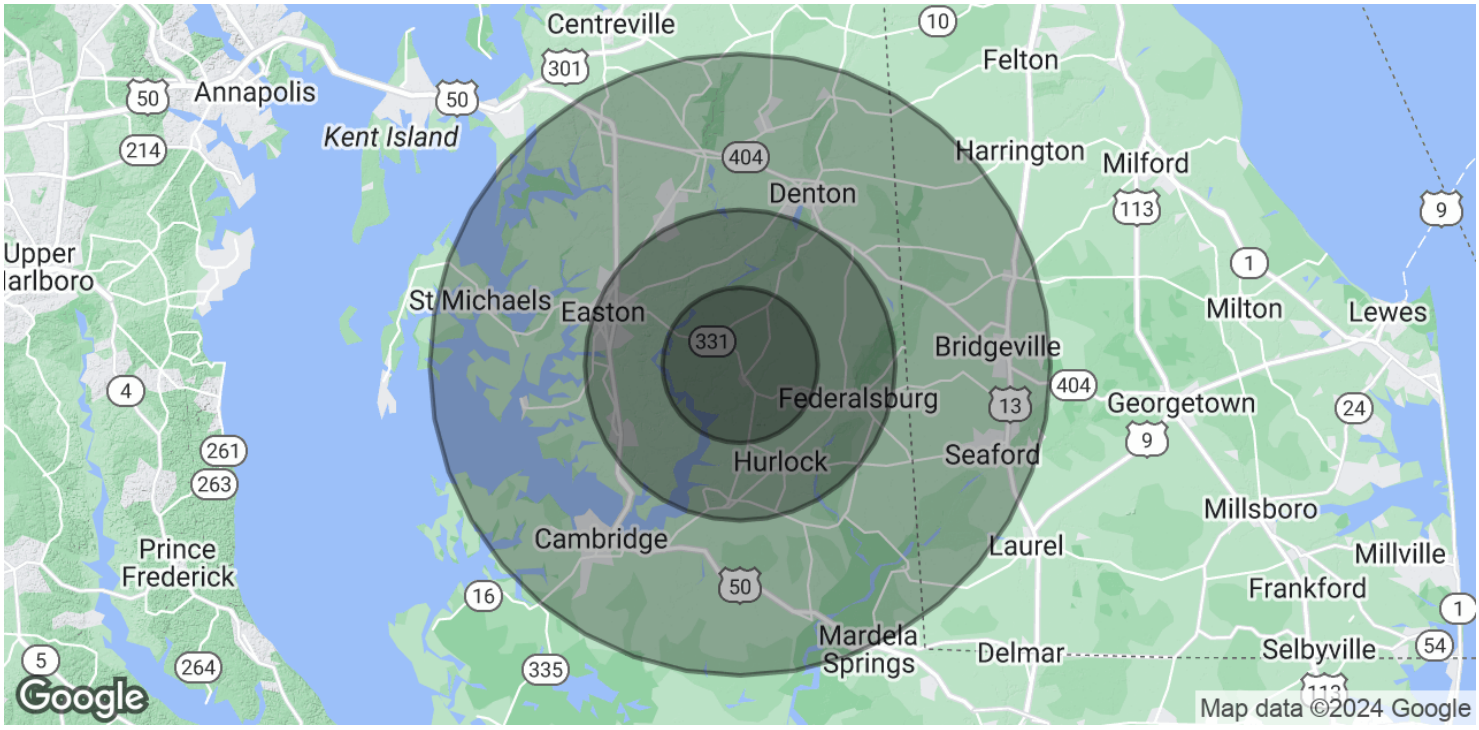
Demographics Map & Report



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	6,797	28,474	125,821
Average Age	42.5	42.6	42.0
Average Age (Male)	42.9	42.2	40.5
Average Age (Female)	42.1	42.7	42.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	2,511	10,857	49,328
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$59,931	$67,954	$69,964
Average House Value	$252,925	$294,388	$306,071

** Demographic data derived from 2020 ACS - US Census*

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Advisor Profile

ROBERT H. GREENLEE

Managing Director

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Direct: *443.390.2600 x102* | **Cell:** *410.714.9766*

PROFESSIONAL BACKGROUND

Robert H. (Bob) Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of $10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E^3SG Companies and ESG IMPACTS, through his role as the national ESG "fixer" on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections (CCC). In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

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19 Bay Street, Suite 1
Easton, MD 21601

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Advisor Profile

JOHN FOSTER

Advisor

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Direct: *443.390.2600 x106* | **Cell:** *410.490.6608*

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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