



SALE

Mid-Delmarva Peninsula Warehouse

20846 CAMP RD
Bridgeville, DE 19933

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
BUILDING SIZE:	11,400 SF
# OF BUILDINGS:	Two (2): 9,000 SF 2,300 SF
LOT SIZE:	3.78 Acres
AGE:	2007
GREEN FEATURE:	Geothermal system in place
MARKET:	Delmarva Peninsula
SUBMARKET:	Sussex County

PROPERTY OVERVIEW

This is an excellent hard-to-find pre-engineered clearspan steel building in a central location able to serve all of Delmarva more efficiently than most locations. This building appears to be in excellent shape and very well maintained with upgraded professional offices including a first class lobby, large conference room, a large reception and work area, and large offices. The warehouse is fully insulated, has full drive-thru access with 8 total doors (four 14' doors on each side), and 18' ceiling height at the eave and 22' in the center. The warehouse is clearspan with no columns and has 7-9" concrete floors and there is a loading-dock platform separate from the warehouse if needed. The owner says the warehouse was designed and built to accommodate a "gantry" and a 2nd floor in the office area if ever needed. There is also a geothermal system installed. There is a 2,400 +/- workshop/garage that has been used as a contractor's shop and also in nice condition and on its own separate septic system.

PROPERTY HIGHLIGHTS

- Hard to find warehouse in excellent condition
- Great location to serve all the Delmarva Peninsula
- Low operating costs - Low DE property taxes & geothermal
- Upgraded office space compared to most industrial

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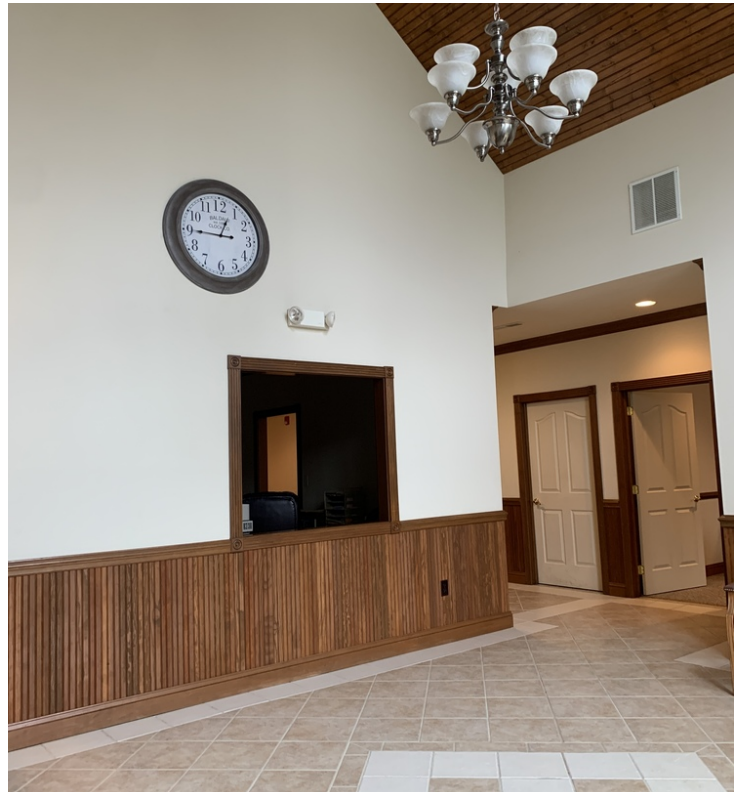
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ADDITIONAL PHOTOS



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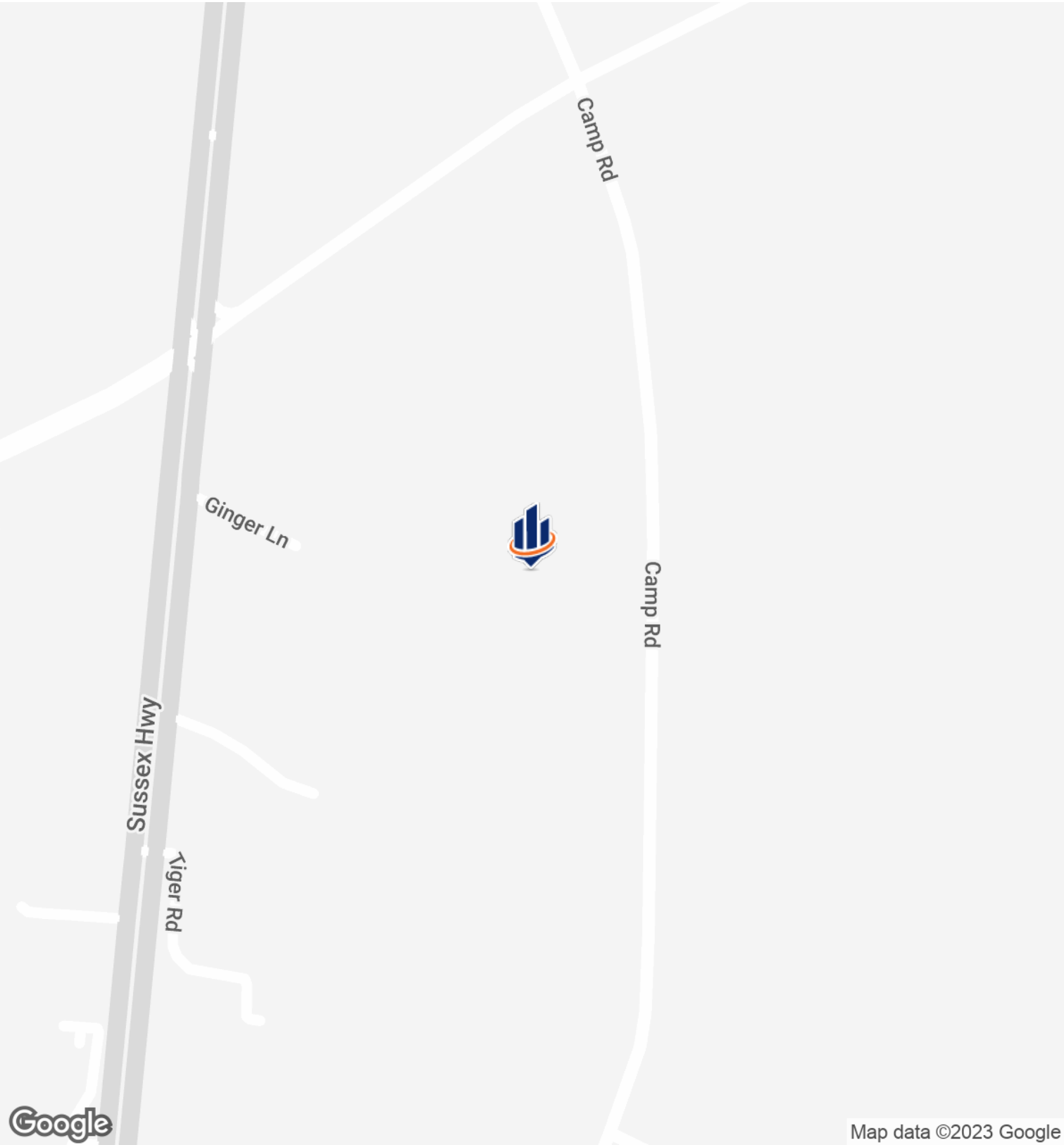


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LOCATION MAP

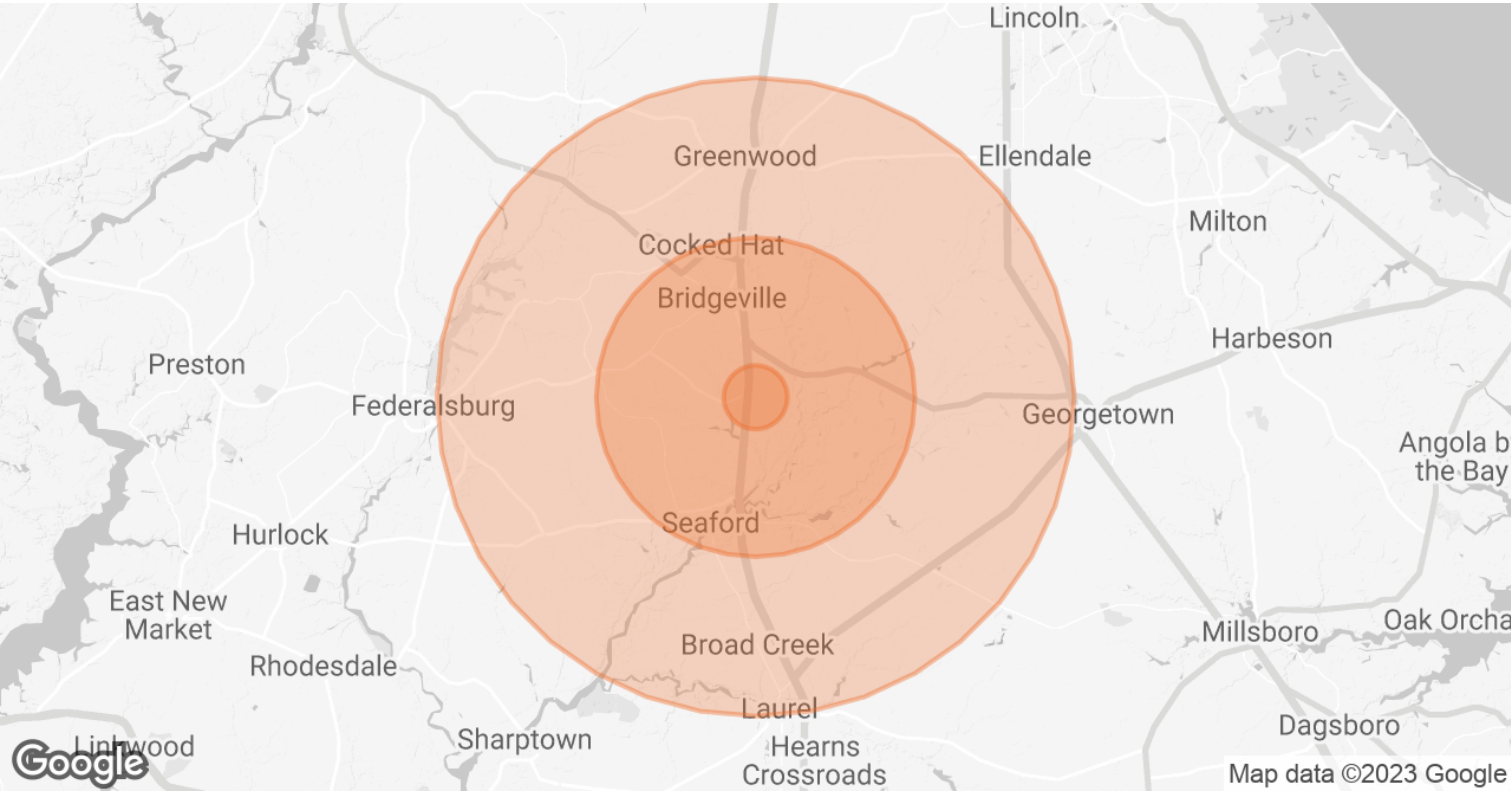


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	879	19,961	48,951
AVERAGE AGE	38.0	39.3	39.7
AVERAGE AGE (MALE)	34.1	36.8	38.6
AVERAGE AGE (FEMALE)	40.9	41.3	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	327	7,481	18,074
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$50,736	\$52,417	\$57,470
AVERAGE HOUSE VALUE	\$349,341	\$323,451	\$270,656

* Demographic data derived from 2020 ACS - US Census

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ALL ADVISOR BIOS



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Wesley Cox, CCIM

Senior Advisor
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Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 20 years of experience. Since joining SVN Wesley and his team have been consistently in the top 1% of SVN International out of 1600+ advisors. Wesley and his team specialize in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware and have helped secure over 800 real estate transactions totaling over \$800 million.

Wesley has been voted the Eastern Shore's "Best Commercial Realtor" four consecutive years in a row in 2019-2022. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Deeply committed to giving back, Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtors Community Service Award and the Coastal Association Community Service Award.



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Council Chair of Industrial Properties
SVN | Miller Commercial Real Estate

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Certificate of Industrial and Office Real Estate Specialist (CIORS) and the Certified



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Flo Brotzman

Senior Advisor
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Flo Brotzman serves as an 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 works directly with senior advisor, Henry Hanna, CCIM, SIOR, an industry veteran with more than 35 years of brokerage experience and more than 1,000 career transactions. Hanna has been consistently in the top 20 for SVN advisors. Flo has more than 20 years of real estate experience with the last ten years focusing completely on commercial real estate.

Prior to joining SVN-Miller Commercial, Flo served as the administrative office manager for Long & Foster Real Estate in Salisbury, Maryland. With 20 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from listing, research, negotiation, and closing.

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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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