

**LEASE**

# Ocean City & Delaware Markets - Warehouse - Rapidly Growing Area

**11935 WORCESTER HWY**

Bishopville, MD 21813

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	17,000 SF
<b>LOT SIZE:</b>	20.3 Acres
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	I-1
<b>MARKET:</b>	Delmarva
<b>SUBMARKET:</b>	Worcester/Sussex County's

### PROPERTY OVERVIEW

This property type is in limited supply making this a very attractive opportunity for a business that serves both Maryland and Delaware. The property consists of 17,000 +/- SF comprised of a 5,500 SF office and a clear-span 11,500 +/- SF warehouse situated on 20 acres of Light Industrial zoned land right on highway Rt. 113 near the Maryland/Delaware line. The property is well located on a major highway not far from the Rt. 113 / Rt. 90 interchange and just 3.5 miles from the Delaware state line. The office is a free-standing professional office with an attractive Dryvit facade and a good layout consisting of a welcoming entrance & showroom, a sales counter, 4 private offices, a large conference room, a large open work room, and kitchen. The warehouse is heated with five (5) suspended gas heaters, six (6) 10x14' overhead doors, 18'-24' ceiling height, a conditioned parts room & office, separated 3-phase electric service, and a pit for servicing vehicles (if needed).

### PROPERTY HIGHLIGHTS

- Highway location with room to expand
- Clear span warehouse
- Easily serve Maryland & Delaware

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## ADDITIONAL PHOTOS



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SITE PLAN (AREA IN YELLOW IS THE SUBJECT PROPERTY)



Area in YELLOW is the 17,000 SF space for lease.

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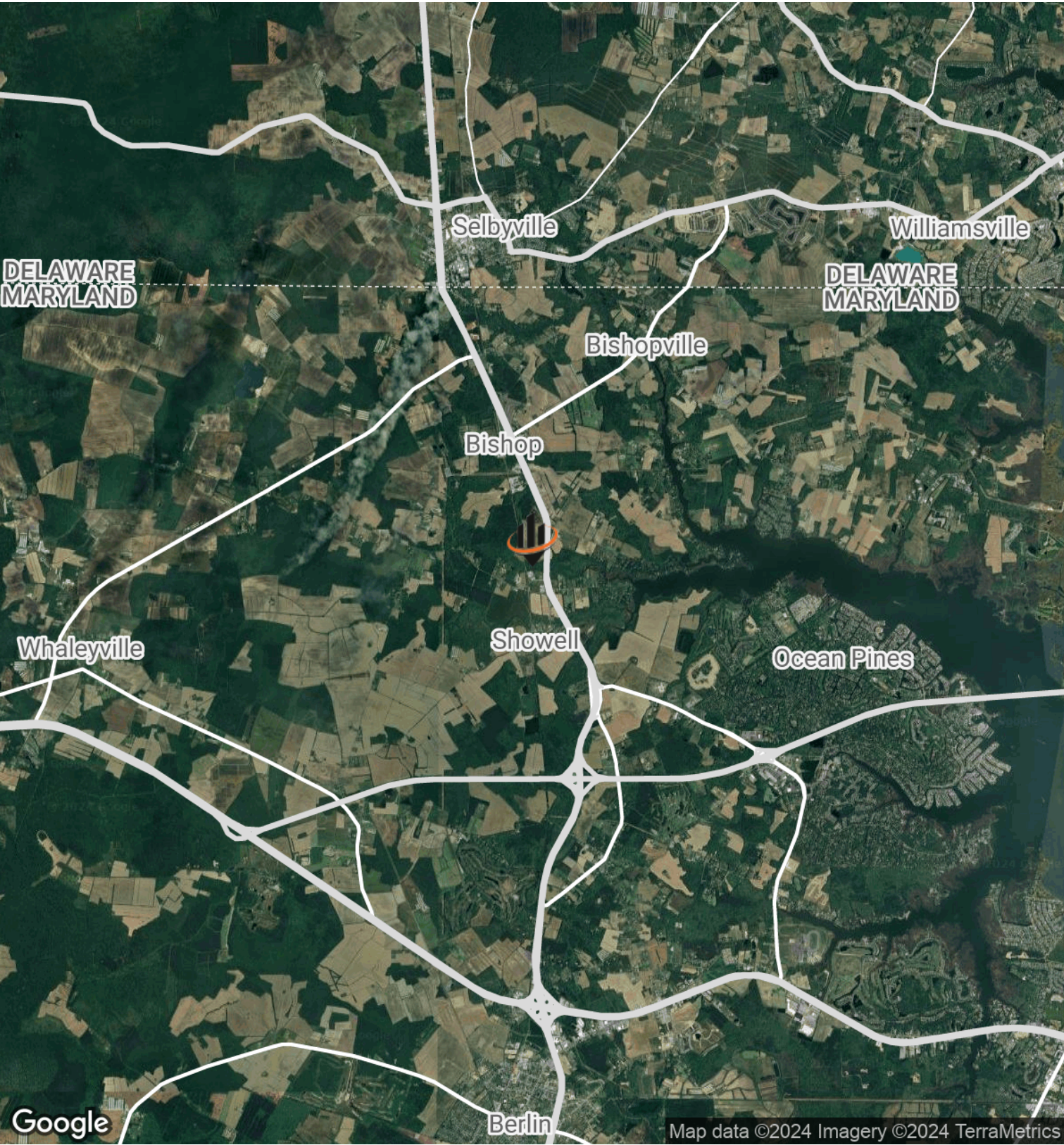
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LOCATION MAP



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