



LEASE

Heated Warehouse Bays

32156 BEAVER RUN DR

Salisbury, MD 21804

PRESENTED BY:

**JOHN MCCLELLAN, CCIM,
SIOR**

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KELLY JETER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/yr (NNN)
BUILDING SIZE:	14,400 SF
AVAILABLE SF:	2,400 - 7,200 SF
ZONING:	Light Business & Institutional
SUBMARKET:	East Salisbury

PROPERTY OVERVIEW

One heated warehouse units available for lease on Beaver Run Dr. All units have 14 ft overhead doors and 19 ft ceiling heights at the ridge. Unit 2/3 is a double unit spanning 4,800 SF with a restroom and small storage area. The property provides ample parking area for tenants and is easily accessible just one block off Route 50. Units may be cooled - see broker for details if needed.

PROPERTY HIGHLIGHTS

- Easy access to Route 50
- Light Business & Institutional Zoning
- 19 ft ceilings
- Each unit has an overhead door

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,800 SF	LEASE RATE:	\$6.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Unit 1	-	2,400 SF	NNN	\$6.00 SF/yr	All suites are contiguous, each bay features a roll up door
Unit 2&3	Available	4,800 SF	NNN	\$6.00 SF/yr	All suites are contiguous, each bay features a roll up door

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ADDITIONAL PHOTOS



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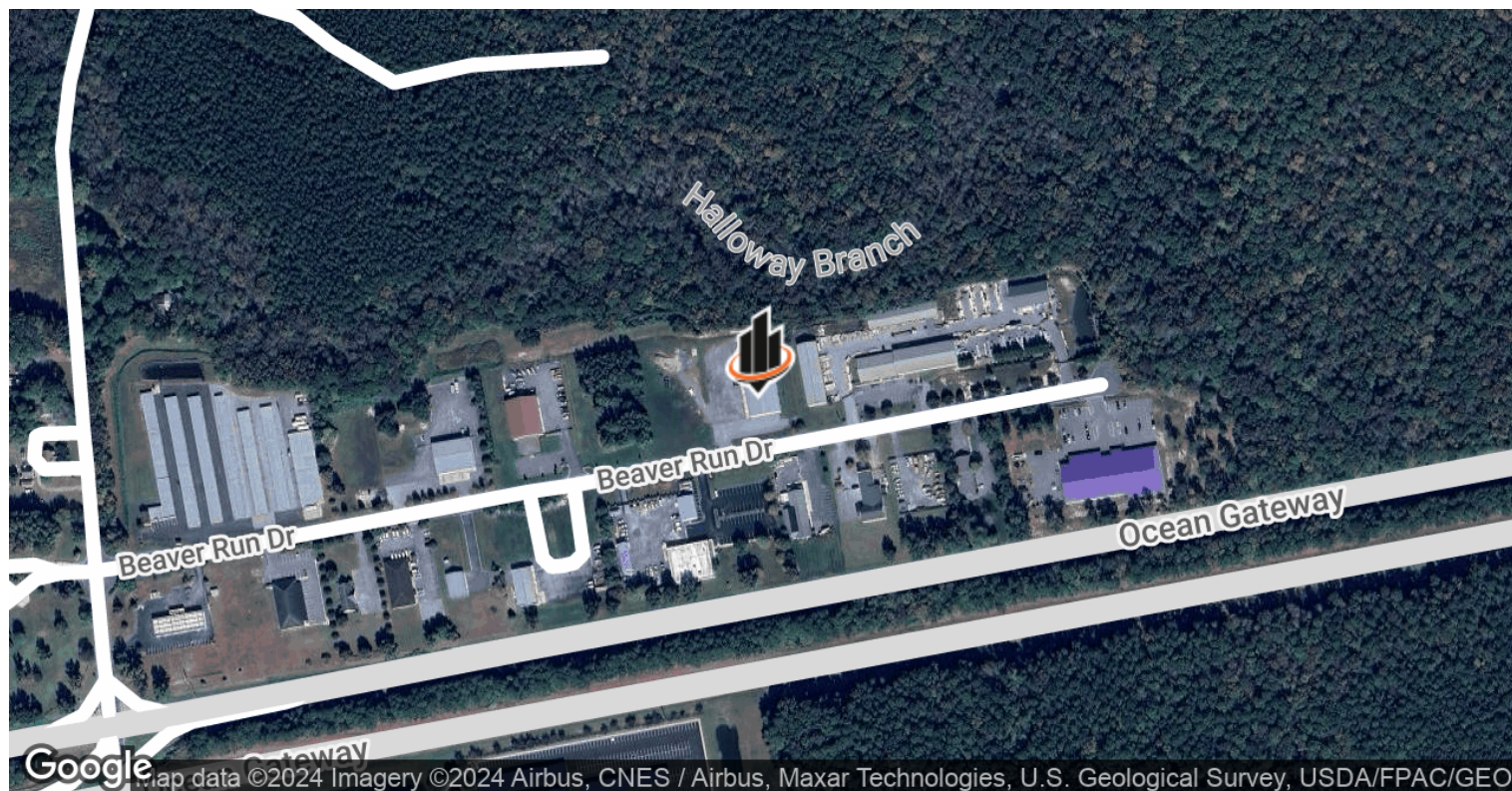
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LOCATION MAP



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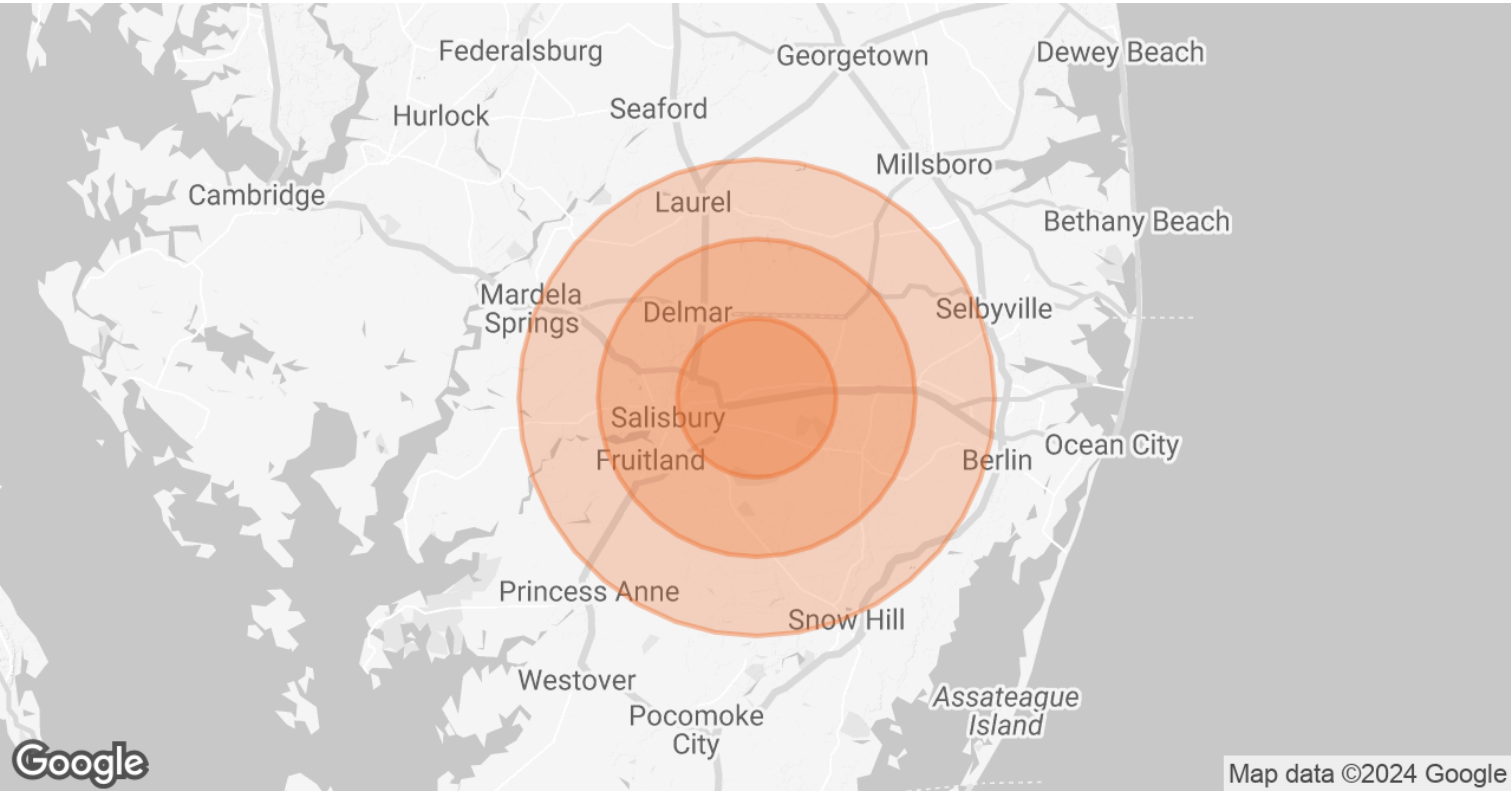
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	29,906	98,622	129,651
AVERAGE AGE	39.1	36.7	37.8
AVERAGE AGE (MALE)	37.2	36.0	37.1
AVERAGE AGE (FEMALE)	40.2	37.4	38.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	13,101	40,238	53,444
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$66,584	\$66,678	\$67,491
AVERAGE HOUSE VALUE	\$167,754	\$169,437	\$181,969

* Demographic data derived from 2020 ACS - US Census

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ZONING

225 Attachment 2

Wicomico County

Table of Permitted Uses

Part II

Commercial, Institutional, Business and Industrial Districts

[Amended 5-6-2008 by Bill No. 2008-2; 3-3-2009 by Bill No. 2009-03; 3-6-2018 by Bill No. 2018-02; 11-3-2020 by Bill No. 2020-12]

KEY:

P = Permitted

SE = Special exception by the Board of Appeals

SPC = Special exception by the Planning Commission

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Agricultural:							
Agriculture equipment sales, service and repair		P	P	P		P	
Agricultural operations, farming (See § 225-76.):							
Agricultural uses (less than 5 acres)		SE				P	
Agricultural uses (5 acres or more)		P	P			P	
Farmers' market (See § 225-92.)	P			P			
Farm-related business (See § 225-91.)		P				P	P
Fisheries			P				P
Forestry	P	P	P	P	P	P	P
Grain mills and feed supply		P				P	P
Hatcheries, poultry						P	
Kennel, commercial (See § 225-99.)		P					
Livestock market (See § 225-101.)							SE
Nursery, commercial (See § 225-104.)		P					
Roadside stand	P				P		
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See § 225-111.)							SE
Sawmill and other wood-processing facilities, except treatment (See § 225-112.)							P
Wayside stand (See § 225-118.)	P	P					

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Commercial Retail and Wholesale:							
Adult bookstore and/or adult-oriented entertainment establishment			SPC				
Auction houses		P				P	
Building supply or lumberyards		P	P				P
Convenience/mini-market with or without fuel sales	P	P	P	SPC			
Mail order house		P	P	P		P	
Manufactured home sales and service		SE					
Marine supplies, boats or equipment sales, service or repair		P				P	P
Motorcycles, ATVs and similar vehicles and equipment sales, service or repair				SPC			
Restaurants:	SPC	P	P	P	SE		
Drive-thru/fast-food		P		SPC	SE	SE	
Retail sales (See § 225-108.):	P	P	P	SPC	P		
Freestanding retail department or general merchandising stores greater than 50,000 square feet, not located in a shopping center		P	SPC				
Specialty food/retail stores	P	P	P	P	P		
Freestanding retail department or general merchandising stores not exceeding 10,000 square feet of gross floor area, not located in a shopping center					SE		
Self storage	SE	P		SPC		P	P
Shopping centers (See § 225-115.):							
Community shopping center		SPC	SPC				
Neighborhood shopping center	SPC	SPC		SPC			
Regional shopping center		SPC	SPC				
Wholesale sales:							
10,000 square feet of gross floor area or greater	P	P					
Less than 10,000 square feet of gross floor area	P	P	P	P			
Commercial Service:							
Bakery, including candy and ice cream	P	P	P				
Broadcasting, recording, television and communication offices and studios, excluding accessory antennas, towers and satellite disks	P	P	P	P	P		
Conference center		SPC	SPC	SPC			
Day care as an independent use or day-care services for employees and patrons of the permitted use as an accessory use			P		P		
Financial institutions	P	P	P	P	P	P	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Entertainment uses including nightclubs, bars and dance halls, but not including adult uses		P	P				
Funeral home	P	P		P	P		
Health club	P	P		P			
Hotel/motel:							
With 50 rooms or more	SPC	P	P	SPC			
With fewer than 50 rooms	P	P	P	SPC			
Office buildings and offices	P	P	P	P	P	P	P
Service establishments (See § 225-113.)	P	P	P	P	P		
Small contracting business		P				P	
Studios of a photographer, artist and writer, including teaching studios for art, crafts, drama, dance and music	P	P	P	P	P		
Veterinary clinic		P					
Emergency Services:							
Fire station with assembly hall	P	P	P	P	P	P	P
Fire stations without assembly hall	P	P	P	P	P	P	P
Rescue squad, ambulance service (private companies)	P	P	P	P	P	P	P
Industrial:							
Asphalt plants							SE
Assembly of leather goods and products						P	P
Assembly of products from previously processed metals, including bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire						P	P
Assembly and repair of products from previously processed wood, including boxes, furniture, cabinets, baskets and other wood products of similar nature						P	P
Assembly and repair or the manufacture of finished products from sheet-metal materials, including heating, ventilating, cooking or refrigeration supplies and appliances							P
Assembly of equipment, including medical and dental equipment, drafting materials, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus, gas pumps and related products and tools						P	P
Assembly of finished products	SE					P	P
Assembly of products from previously prepared materials, including fiber						P	P

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals							
Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and finishing of textiles and fibers into fabric goods						P	P
Assembly of shipping containers, corrugated board, fiber and wire-bound and wood and plastic containers						P	P
Blacksmith shop, forge or foundries						P	P
Blending or bottling of beverages						P	P
Blending, mixing or bottling of beverages or distilling of grain for fuel							P
Bulk storage or processing of grain or feeds						P	P
Bulk storage, drying or sales of natural, unadulterated sand, gravel, clay or stone							P
Coal or wood yards storage or sales							P
Composting facility, as either a principal or accessory use							SE
Compounding of and mixing of products from previously processed materials, cosmetics, toiletries, drugs and pharmaceutical products						P	P
Concrete or terra cotta or brick products manufacturing, storage or sales							P
Contractor's yard							P
Fertilizer manufacture							SE
Fertilizer mixing or storage							P
Food processing facility for either animal, poultry or human consumption, including on-site storage and distribution							P
Ice factories							P
Light industry (See § 225-100.)		SE				P	P
Machine shops							P
Manufacturing							P
Manufacture of bakery products, candy, dairy products and ice cream						P	P
Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies							SPC
Marine, terminal							SPC
Microbrewery:							
As an accessory use in restaurant	SPC	P	P	P		SE	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
As a stand-alone use		SE	SPC			P	P
Petroleum, propane, chemical or natural gas manufacture, refining or storage on 5 acres or more							SE
Photographic processing and blueprinting establishments						P	P
Portable storage containers, as an accessory use						P	P
Power-generating facilities, privately owned							SE
Printing, publishing or bookbinding		P				P	P
Rail yards							P
Recycling facility						SE	SE
Research establishment				SPC		P	P
Rubble landfill							SE
Sanitary landfill, publicly or privately owned:							SE
With outside storage	SPC	SPC	SPC				
Without outside storage	SPC	P	P				
Sheet metal stamping						P	P
Shipyard, boat or marine equipment manufacturing							SPC
Sludge handling							SE
Soil remediation facility							SE
Stone crusher							SE
Stone monuments, cutting or polishing							P
Truck or railroad terminals, including related repair or storage facilities						SE	SE
Warehouse (See § 225-117.):							
Less than 40,000 square feet gross floor area		P		P		P	P
Greater than 40,000 square feet gross floor area		SPC				P	P
Welding shops, ornamental iron works						P	P
Wood treatment facility for the treatment of wood or wood products with chemicals of any type							SE
Winery, including incidental sales of wine products produced on-site						P	P
Wood products assembly or manufacture							P
Institutional:							
Cemeteries not affiliated with places of religious assembly (See § 225-83.):							
Lot less than 5 acres		SE					
Lots 5 acres and greater		P					

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Crematorium (See § 225-84.)		SE	SPC			SE	
Hospitals, sanitariums or sanatoriums (See § 225-98.)	SPC	SE	SPC				
Libraries, museums, art galleries, meeting rooms	P	P		P			
Medical facility or clinic for human care	P	P	P	P			
Nursing care facility		SE	SPC	SPC			
Places of religious assembly (See § 225-105.)	P	P	P	P	P	P	
Private clubs (service clubs and fraternal organizations)	P	P		P			
Schools:							
Nursery	SPC			SPC	SPC		
Of general instruction (See § 225-114.)				P	SPC		
Of special instruction		P		P	SPC		
Miscellaneous Use:							
Accessory structures and uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and zoological gardens		SE	SPC				
Motor Vehicle-Related Sales and Service Operations:							
Car wash		P					
Motor vehicle rental		P	P				P
Motor vehicle sales		P	P				
Motor vehicle service stations, with or without fuel sales	P	P	P	SPC			P
Parking lot or parking structure	P	P	P				P
Salvage yard (See § 225-110.)							SE
Storage trailer sales or rental facility							SE
Public and Semipublic Facilities:							
Transportation:							
Bus depot	P	P	P	P		P	P
Park and ride facilities	P	P	P	P		P	P
Train station		SE	SPC			SE	SE
Recreation, Amusement, Entertainment:							
Amusement parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, recreational vehicle parks (See § 225-81.)		SE					
Commercial recreation uses		P	P			P	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Go cart, off-road motorcycle, and off-road bicycle tracks		SE					
Golf courses (See § 225-94.)		SE					
Golf driving range, not part of a golf course		SE					
Golf, miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and pistol ranges, commercial	SPC	SE	SPC			SE	
Marina:							
Commercial		SPC					SPC
Recreational		SPC					
Outdoor community events		P					
Rifle and pistol range, war games, archery ranges		SE					
Stadium		P	P				
Theater:							
Indoor	P	P	P				
Outdoor (See § 225-109.)		SE					
Residential:							
Accessory apartment	SPC	SE					
Bed-and-breakfast (See § 225-80.)							
Country inn					P		
Day care (See § 225-82.):							
Center		P		P	P		
Elderly		P		P	P		
Family		P		P	P		
Dwelling:							
Single-family detached					P		
Manufactured home - double-wide (See § 225-87.)							
Two-family					P		
Apartments and apartment projects (See § 225-78.)					P		
Townhouse (See § 225-90.)				P			
Dwelling unit with a commercial/business/office building	P	P		P	P		
Group homes/youth group homes (See § 225-96.)					P		
Guest rooms (See § 225-97.)					P		
Home-based business (See § 225-97.):							

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Type I home-based business				P	P		
Type II home-based business				SPC	SPC		
Type III home-based business							
Manufactured home park (See § 225-102.)		SPC					
Mobile office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P
Rehabilitative housing (See § 225-107.)					P		
Utilities:							
Privately owned and operated utility		P				P	P
Public utility:							
Public utility as defined in §§ 225-3 and 225-66	P	P	P	P	P	P	P
Relay stations, storage stations, electric substations, and overhead electric power transmission lines of greater than 69,000 kv	SPC	SE	SPC	SPC	SPC	SE	SE
Wireless telecommunication facilities (See § 225-119.)		SE					SE

ADVISOR BIO



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Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR) - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

Lower Shore Advisory Board for M&T Bank

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PROFESSIONAL BACKGROUND

Kelly has a background in retail sales and management with an emphasis in fashion merchandising. She transitioned into real estate in the middle of 2016 when she joined The McClellan Team at SVN-Miller. Kelly started as John's assistant and became a licensed real estate agent in 2017. From there she has transitioned into an Advisory role as she has brokered numerous commercial sales and leases over the past 3 years.

Kelly is now pursuing her CCIM designation and is in the process of taking her classes with the CCIM Institute and working towards the production threshold.

EDUCATION

Kelly received her Bachelor of Science degree from University of South Carolina in Retailing and graduated with Summa Cum Laude recognition.

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