

LEASE

Rare West Ocean City Warehouse

9529 STEPHEN DECATUR HWY

Berlin, MD 21811

PRESENTED BY:

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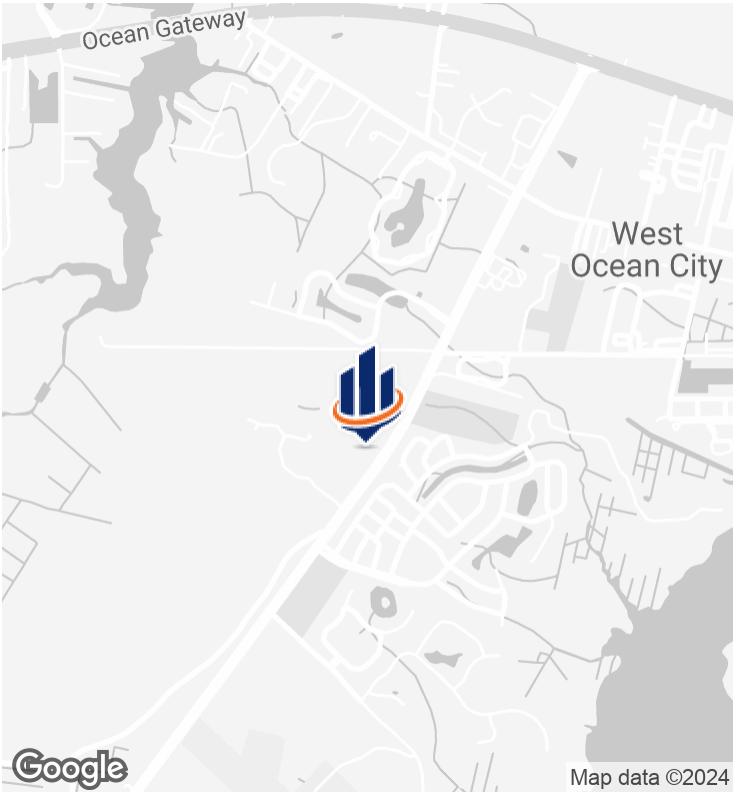
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PROPERTY SUMMARY



LEASE RATE	\$9.50 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	14,100 SF
LOT SIZE:	7.51 Acres
YEAR BUILT:	1986
ZONING:	C-1
APN:	2410292549

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PROPERTY OVERVIEW

14,100 square feet of well maintained warehouse and flex space. Building is sprinkled, large bathrooms and outdoor storage could be additionally available.

PROPERTY HIGHLIGHTS

- Centrally located
- 15ft overhead door
- 16 ft clearance with 40 ft hight at peak
- Full bathroom
- Additional yard space could be available
- Well insulated with heat

EXTERIOR PHOTOS

Office/Service area entrance

Northeast corner view



15 ft overhead door

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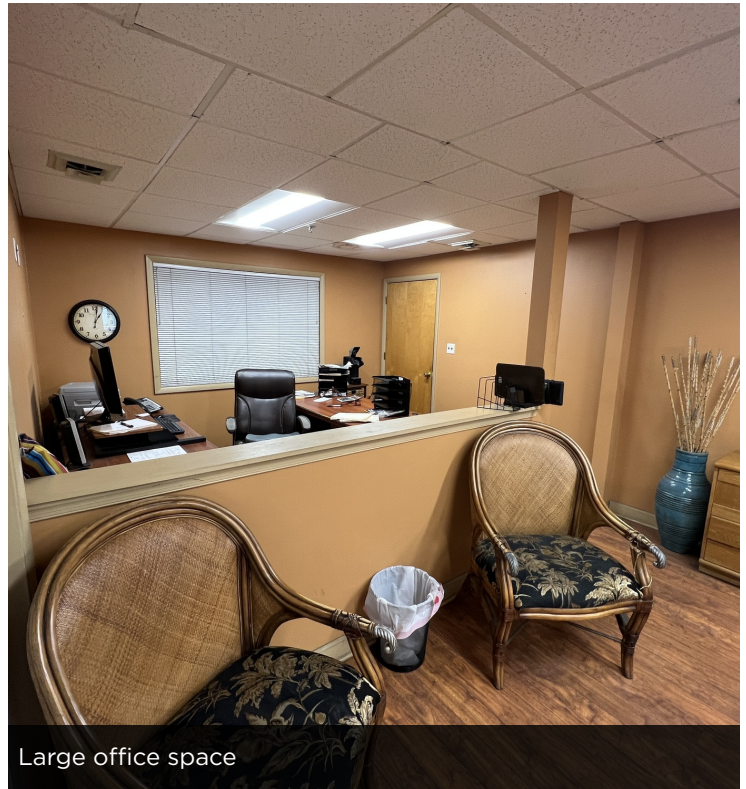
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Large office space



Large office space



Full bathroom



Private office

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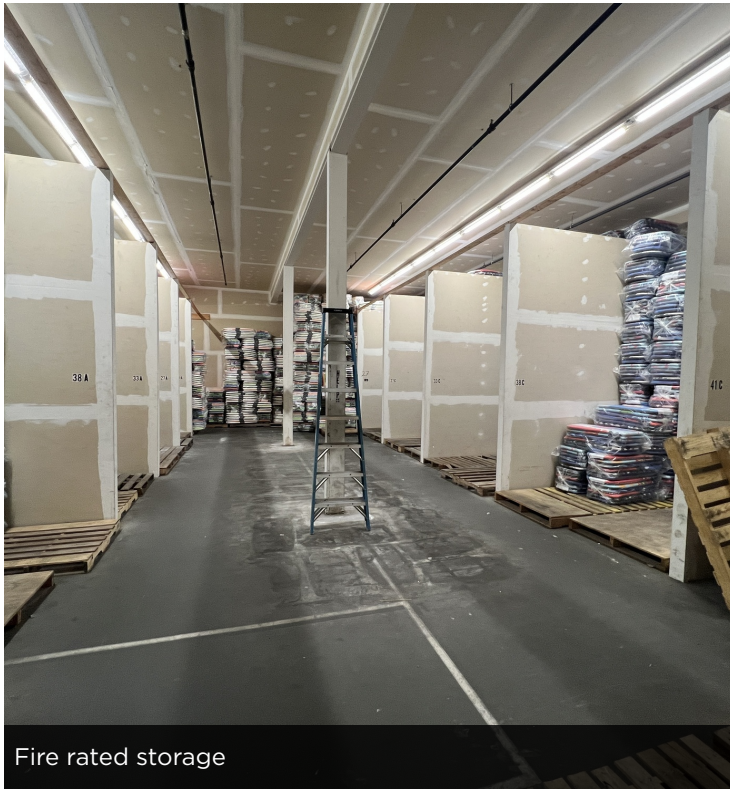
WAREHOUSE PHOTOS



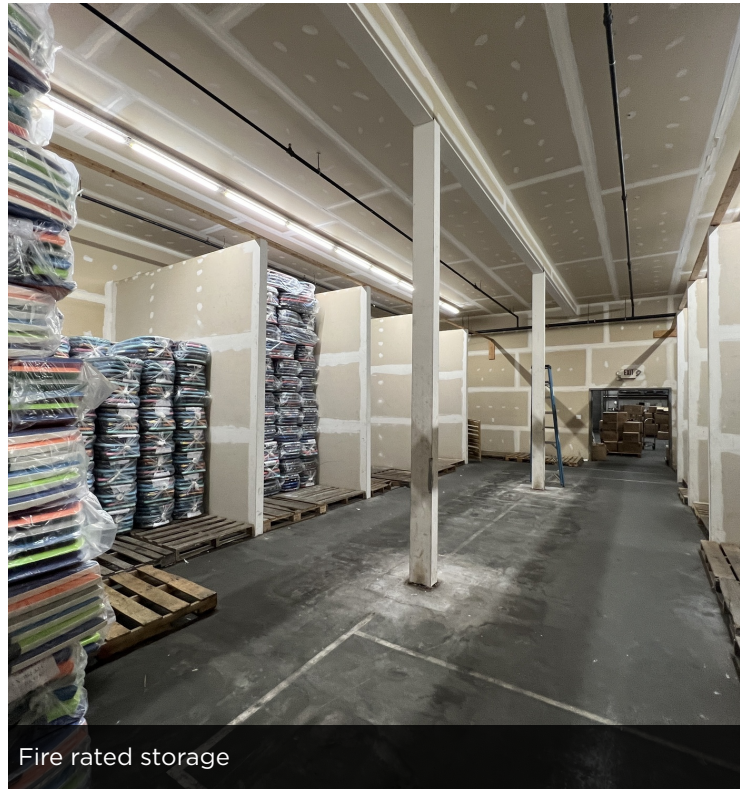
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ADDITIONAL PHOTOS



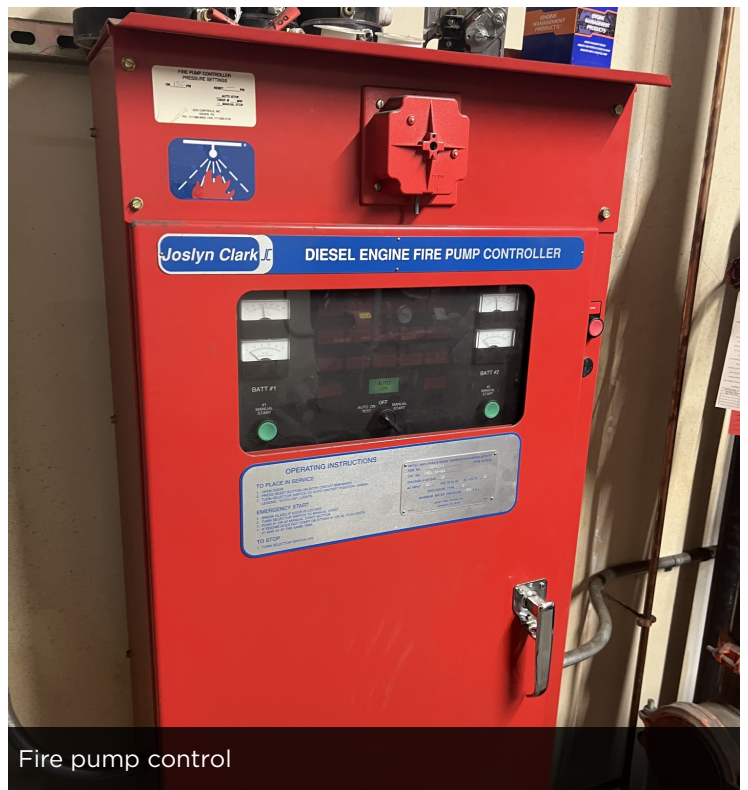
Fire rated storage



Fire rated storage



Fire suppression room



Fire pump control

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PARCEL 3-A

DEED : W.C.L. 1185/284

ZONED : R-3

PARCEL 1-A 8.7

EUGENE R. PARKER JR.

DEED : W.C.L. 1113/428

5.601 ACRES ±

CURRENT USE : RECREATIONAL

EXISTING TENNIS COURTS
DIGITIZED FROM L.E. BUNTING
DRAWING DATED 8/2/90

PARCEL 1-B

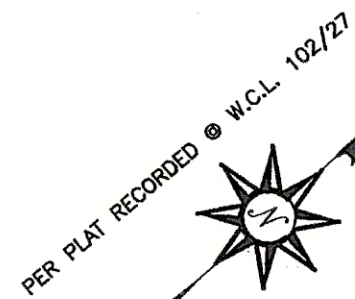
DEED : W.C.L. 1140/75

1.8538 ACRES ±

MARYLAND ROUTE 611

EXISTING ENTRANCE

200



PARCEL 3-A

WOODED

PARCEL 446

**BOUNDARY SURVEY
WITH
LOCATION OF IMPROVEMENTS**
9529 STEPHEN DECATUR HIGHWAY
LANDS OF L and B OCEAN CITY, LLC
PARCELS 1-A & 1-B
RE-SUBDIVISION PLAT OF PARCEL 1
SOUTH POINT SUBDIVISION

TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 26, P/O PARCEL 274
LOT AREA 1-A = 1.85 AC.
LOT AREA 1-B = 5.6 AC.
CURRENTLY ZONED: C-1
REQUIRED SETBACKS AS SHOWN
FLOOD ZONE C
DEED REFERENCE: S.V.H. 5199/375
PLAT REFERENCE: W.C.L. 102/27

NOTES:

1. PARCEL 1-B AND PART OF PARCEL 1-A LIE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND ARE CLASSIFIED AS INTENSELY DEVELOPED AREAS, (IDA).
2. THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF NON-TIDAL WETLANDS.

LEGEND

These standard symbols will be found in the drawing.

- FOUND IRON PIPE
- FOUND IRON ROD
- ⊙ SET IRON ROD
- ⊕ WELL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ MANHOLE
- ⊕ SEWER LIFT PUMP
- ⊕ SEWER CLEANOUT
- ⊕ UTILITY POST
- ⊕ ELECTRIC TRANSFORMER
- ⊕ HVAC UNIT

ATLANTIC COASTAL BAYS CRITICAL AREA
AS PROTRACTED FROM CRITICAL AREA MAPS

I CERTIFY THE BOUNDARY SURVEY WITH
LOCATION OF IMPROVEMENTS AS SHOWN
HEREON IS A TRUE REPRESENTATION OF THE
EXISTING VISIBLE IMPROVEMENTS AT THE DATE
OF THIS SURVEY. NO TITLE SEARCH PROVIDED
OR STIPULATED.

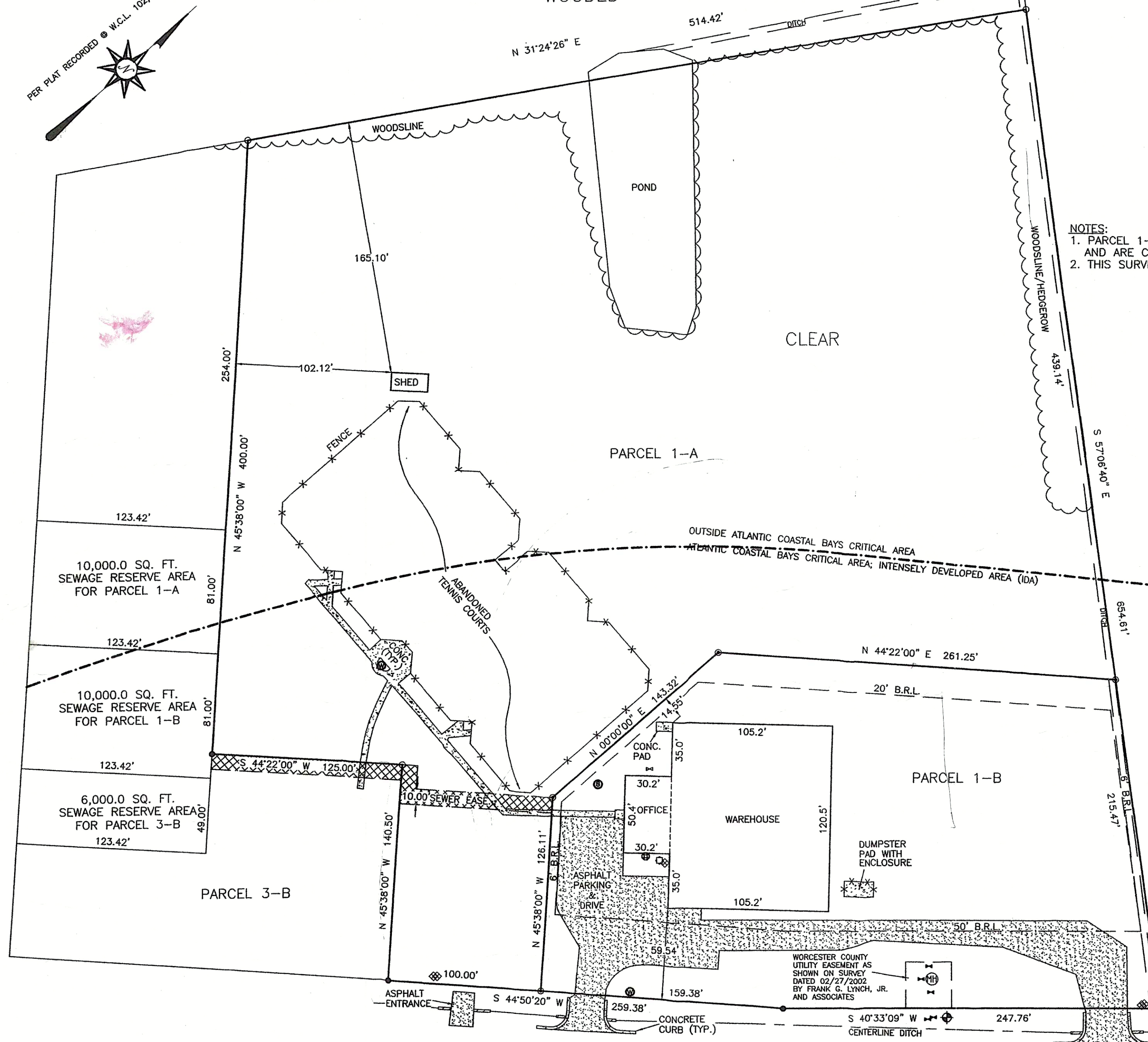
GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS, SURVEYOR INC.

**GREGORY P. WILKINS
SURVEYOR, INC.**
11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)352-3005 - FAX 352-3014

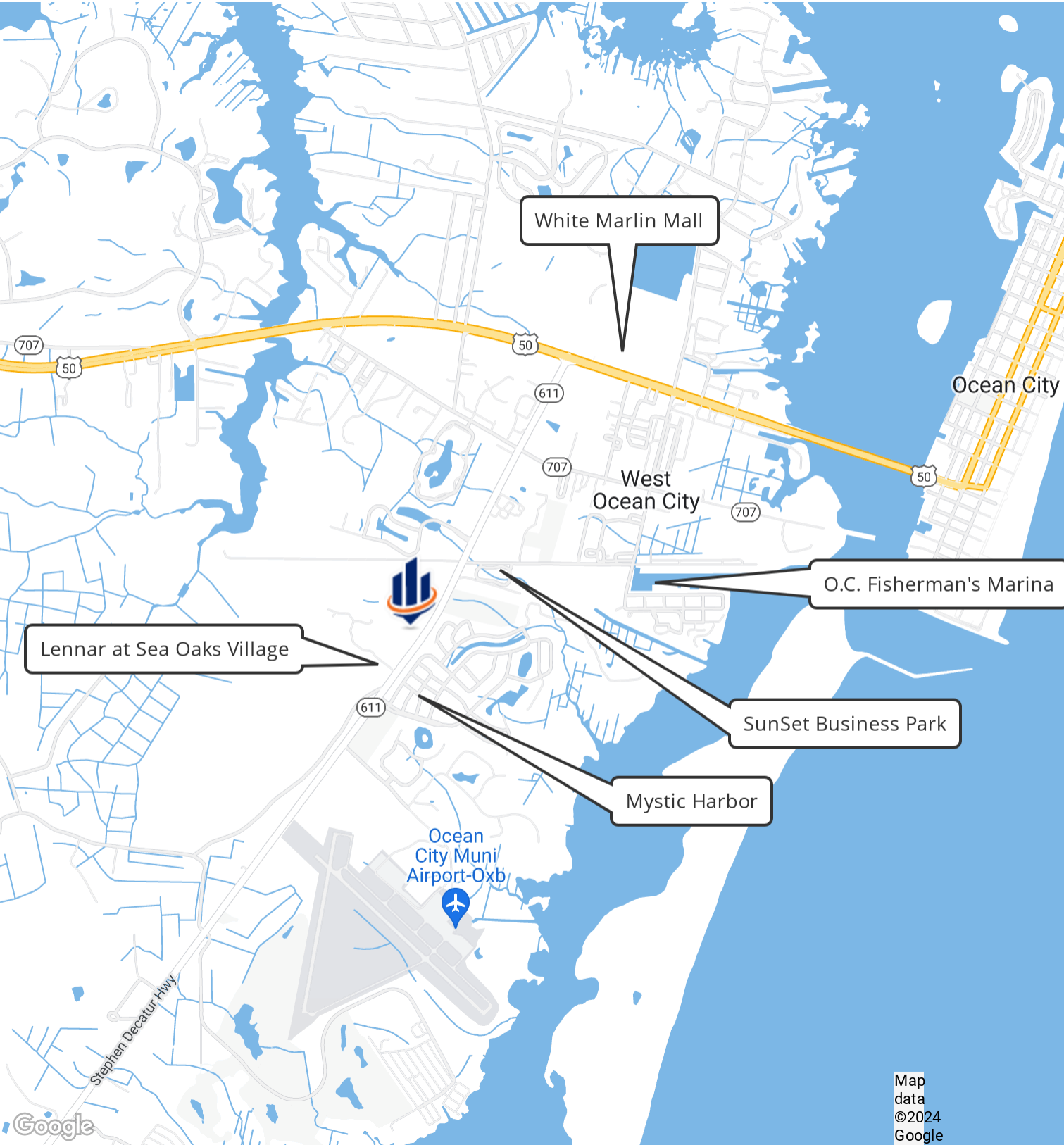
SCALE: 1" = 50' DATE: 03/30/2011
DRAWN BY: G.P.W.6 JOB NO.: 7216



MARYLAND ROUTE 611
(STEPHEN DECATUR HIGHWAY)
VARIABLE WIDTH R.O.W.; COLLECTOR HIGHWAY



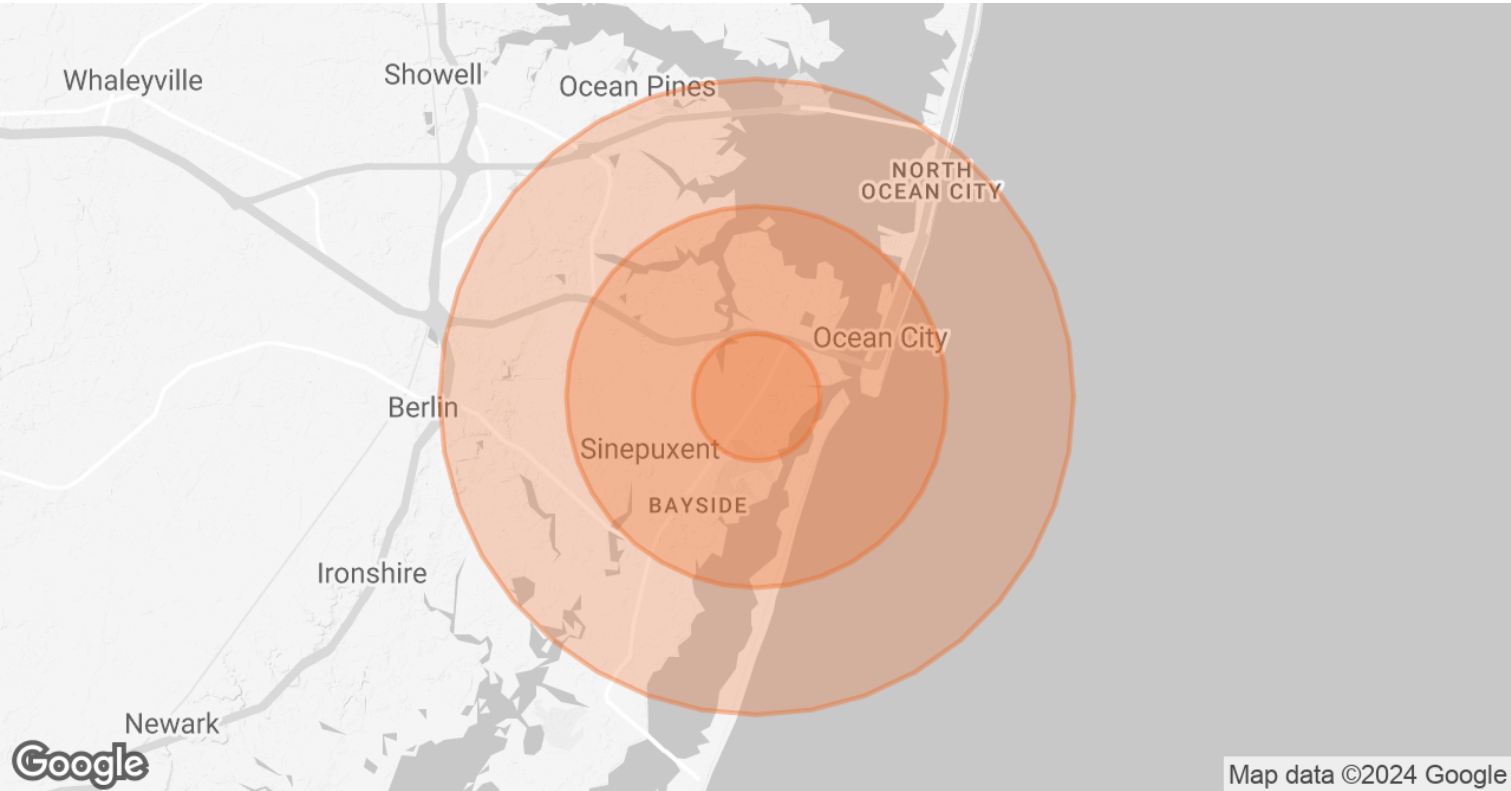
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,075	7,274	21,463
AVERAGE AGE	48.9	47.8	52.3
AVERAGE AGE (MALE)	50.0	48.5	51.6
AVERAGE AGE (FEMALE)	46.2	48.1	54.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	992	7,712	21,932
# OF PERSONS PER HH	1.1	0.9	1.0
AVERAGE HH INCOME	\$58,719	\$43,005	\$41,202
AVERAGE HOUSE VALUE	\$332,350	\$341,817	\$305,007

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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