

AVAILABLE FOR SALE
Industrial Facility
Cumberland, MD

347,918 SF
35.52 AC

PROPERTY HIGHLIGHTS

Total Size: 347,918 SF



231,511 SF
Original Building



116,407 SF
Additional Building

Breakdown

Original Building

Plant Area	184,311
Office Area	32,800
Breakroom, Restrooms, Fitness, Shop Areas	14,400
Total	231,511

Other, Mezzanine Storage	32,800
Enclosed Loading Dock	2,640

Addition Building

Plant Area	107,944
Truck Mechanical Area	2,481
Breakroom, Restrooms, Mechanical Room	5,982
Total	116,407



PROPERTY HIGHLIGHTS



Land Area:

35.52 acres

Parcels:

Map	Parcel	Lot	Acres	Comment
0050	0166	1	25.38	Main parcel, building and parking
0050	0167	1A	0.54	Land on other side of drive, sign
0050	0182	3	9.60	Vacant/expansion land to north

Note: Parcel and acreage information as reported by Allegany County

Municipality:

Allegany County (Mexico Farms Area)

Zoning:

I - Industrial

Date of Construction:

Original: 2001

Addition: 2006

Construction:

Steel and concrete

Exterior: Pre-cast, tilt-up concrete panels

Slab: 6", concrete

Roof Deck: Metal deck

Ceiling/Deck Height:

Office: 9'-3"

Plant: Deck - Center: 27"; Perimeter: 22'

E-W Beam: 19'-4"

N-S Joists: 21'

Diagonal structural members impact heights in areas

Other: Mezzanine Storage: 7'-9"

Enclosed Loading Dock: 19'-6"

Column Spacing (Nominal):

Plant: 45' x 50'

Stories:

1

Exterior/Façade:

Pre-cast concrete, tilt-up panels

Windows:

Insulated, aluminum frame

PROPERTY HIGHLIGHTS

Roof:

Manufacturer:

Conklin

Roof System:

Fabric-Reinforced Roofing System

Kevlar fabric embedded in Benchmark base coat; sealed with Puma XL top coat

Age:

Original: 2017

Addition: 2006

Warranty Period:

Original: 18 Years, 2035 (Transferrable)

Addition: N/A

Interior:

Interior Partitions:

Offices: Drywall; Perimeter office interior walls have clerestory windows to provide light to interior open areas

Plant: Masonry block

Finishes:

Walls: Paint

Office Flooring: Carpet; VCT; Limited ceramic tile

Plant Flooring: Concrete

Office Ceilings: Acoustical, 2x2

Plant Ceilings: N/A

Lighting:

LED throughout

Office: 2 x 4, typical; Downlights

Plant: 1 x 4, (2) tube fixtures

Restrooms:

Office: 1 Women's, 1 Men's

Plant: Original: 2 Women's, 2 Men's

Addition: 1 Women's, 1 Men's, 3 Single Unisex

Water:

Supplied by:

Allegany County (Mexico Farms Service Area)

Service Main:

4"; Supplied from 10" Fire riser main

Service to Original and Addition sections; 3" Meter

City main in PPG Road identified as 12"

Backflow Prevention:

Fire Risers, Domestic N/A; Domestic pressure reducing control valve

Domestic Hot Water:

Electric water heaters, multiple, review for sizes and distribution

Sewer:

Supplied by:

Allegany County (Mexico Farms Service Area)

Stormwater:

Stormwater inlets in parking lots, drives, and ground; review as required. Flow is generally to a retention basin on an adjacent parcel, maintained by Hunter Douglas in accordance with the recorded Stormwater Operations and Maintenance Plan.

Natural Gas:

Supplied by:

Columbia Gas

Service main: 2"

PROPERTY HIGHLIGHTS

Electric:

Supplied by:

FirstEnergy (Potomac Edison)

Service Rating:

Original: 1000 KVA (2500A Main Disconnect)

Addition: 750 KVA (2000A Main Disconnect)

Primary Voltage:

480/ 277V Note: Utility supplies primary side of transformer at 12,470V

Phase:

3

Electrical Distribution:

Panels and secondary transformers, 120/ 208 V

Switchboard and Panel Manufacturer: Siemens

Plant areas have elevated "crow's nests" with electrical panels for distribution to equipment.

Other:

Transformers identified as owned by Potomac Edison

Exterior/Parking Lot lighting

Emergency Power:

Manufacturer: Kohler

Model: 60RZ282

Serial No.: PA-187079

Capacity: 60 KW

Supply Voltage: 20/ 208V

Year: est. 2001

Fuel: Natural Gas

Location: Exterior, N wall of original section

Automatic Transfer Switch: Asco, Main Switch: 200 A

Distribution: Life safety and IT/Tel/Data

Uninterruptible Power Supplies (UPS): N/A

Emergency Lighting:

Battery

Telecommunications:

Telephone:

Verizon

Fiber Optic:

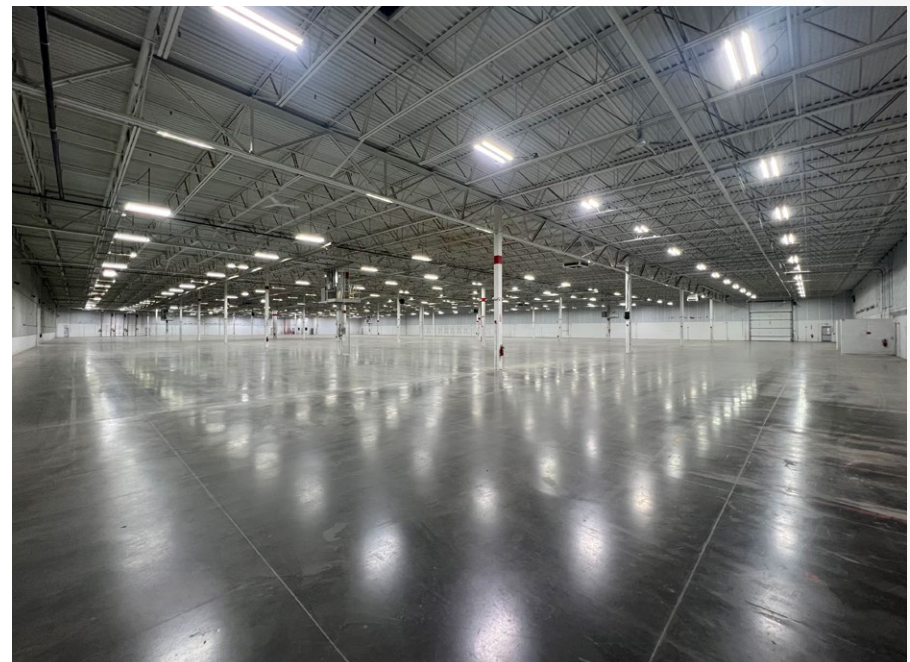
Verizon

Satellite Dish:

SkyPacket Networks

Local circuits for voice, video, and data services; Site network, Server room

Server/MDF Room with rack for network distribution



PROPERTY HIGHLIGHTS

Heating, Ventilation, & Air Conditioning:

General Description:

Heating and air conditioning are supplied by a total of 36 York rooftop gas-fired package units (RTU) totaling 485.5 tons. 25 units, totaling 365 tons, serve the Plant areas.

The 27 RTUs that serve the original building sections were installed in approximately 2015 – 2018. Three (3) of the RTUs that serve the Addition section were replaced in 2023 with the remaining being original, installed in 2006.

Heating – Other:

Gas-fired unit heaters provide heat to the Compressor Room, former Truck Mechanical Area, and the enclosed loading dock area on the south side.

HVAC Distribution:

Plant: Concentric, multi-directional diffusers directly at HVAC units (no ductwork)

Office/Other Areas: Zoned by HVAC unit

Control:

Honeywell Building Automation System for HVAC rooftop units; Honeywell DDC controllers. The indication is that the BAS is on a dedicated computer and controls all RTUs.

Building Section	Area	RTU Model No. (York)	Count	RTU Capacity (Tons)	Total Capacity (Tons)
Original	Office				78.5
		ZE072H12B4A1AAA1A1	1	6	
		ZF090N18D4A1AAA1A1	1	7.5	
		ZF120N24D4A1BAA1A1	1	10	
		ZF180N30R4A1AAA1A1	1	15	
		ZF240N30R4A1AAA1A1	2	20	
		Subtotal	6		
Original	Plant				245
		ZE060H12B4A1AAA1A1	1	5	
		ZF180N24A4AAA3A	1	15	
		ZF180N30B4A1AAA1A1	15	15	
		Subtotal	17		
Original	Other				27
	Maintenance Shop	S07ZFN15N4AAA7	1	6	
	Fitness Center	ZF060N10N4AAA2A	1	5	
	Breakroom	ZF072N10N4AAA4A	1	6	
	Breakroom	ZF120N24R4A1AAA1A2	1	10	
		Subtotal	4		
Addition	Plant				120
		AV15N3BP4A1AAA11A2	3	15	
		DM180N24B4TBE1DD	5	15	
		Subtotal	8		
Addition	Other				15
	Breakroom	DM180N24B4TBE1DD	1	15	
		Subtotal	1		
Total			36		485.5
Total - Plant Areas			25		365

PROPERTY HIGHLIGHTS

Supplemental A/C:

1 supplement split system provides cooling to the Server Room

Manufacturer: Mitsubishi

Type: Mini split system

AHU Model: N/A

Rating: 2 ton (Nominal)

Location: Server Room, ceiling

Condenser Model: PUY-A24NHA4

Serial No.: 14U03079C

Location: Mezzanine

Other:

Exhaust and ventilation fans

Fire Protection:

Fully Sprinklered:

Wet system; There are 3 sprinkler risers, 2 in the original building section, and 1 in the Addition; the Addition is identified as ESFR rated.

Fire Water Line:

Water/Fire service main to site reported as 12", underground

Fire service supply to the sprinkler risers:

Risers 1, 2, 3: 10" (Original building, NE)

Risers 4, 5, 6: 10" (Original building, SW)

Risers 7, 8, 9: 6" (Addition)

Fire Pump:

None, City pressure (app 150 psi at gauge)

Fire Hydrants:

4

Fire Alarm System:

Manufacturer: Edwards

Model: EST-2

Pull Stations

Horns and Strobes

Smoke Detectors, RTU units, Other

Fire Extinguishers

Located throughout

Fire Monitoring:

Central station, TWR

Supplemental Suppression:

FM-200 extinguishing system in IT/ Server Room; Chemetron cylinder
Notifier RP-1002 Extinguishing Agent Release Panel

Security Systems:

System Information: N/A

Access Control: Card readers at exterior and doors to office section

Monitoring/Vendor: TWR

Closed Circuit TV: Cameras, exterior and interior

PROPERTY HIGHLIGHTS

Truck Loading:

Four loading dock doors without levelers are in the enclosed loading dock area on south side of original section; Exterior overhead doors are 12'W x 14'H.

Building Section	Loading Docks	w/ Dock Leveler	Drive-In
Original	16	7	1
Addition	4	4	4
Total	20	11	5



Door Count	Type	Building Section	Area	w/ Dock Leveler	Door Size (Nominal)
7	Loading Dock	Original	Plant	X	8'W x 9'H
9	Loading Dock	Original	Plant		8'W x 9'H
4	Loading Dock	Addition	Plant	X	8'W x 9'H
1	Drive-in	Addition	Compressor Room		10'W x 10'H
1	Drive-in	Addition	Plant		16'W x 14'H
1	Drive-in	Original	Maintenance Shop		12'W x 14'H
2	Drive-in	Addition	Truck Mechanical Area		12'W x 14'H

PROPERTY HIGHLIGHTS

Parking:

Total Site Parking Spaces: 654

ADA Parking: 11

Parking Ratio: 1.9 per 1,000 spaces

Other/Amenities:

Storage Mezzanine areas; Main 32,800 SF, above Office area;
Maintenance Shop

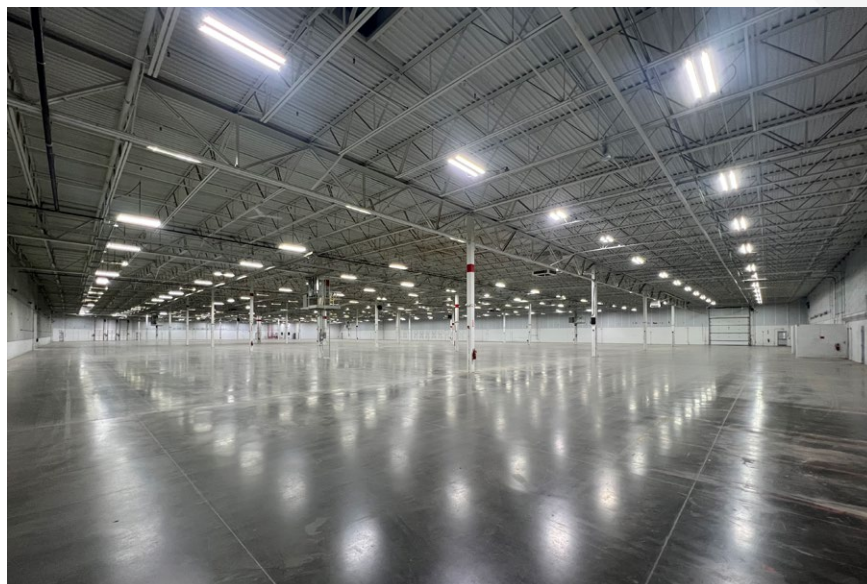
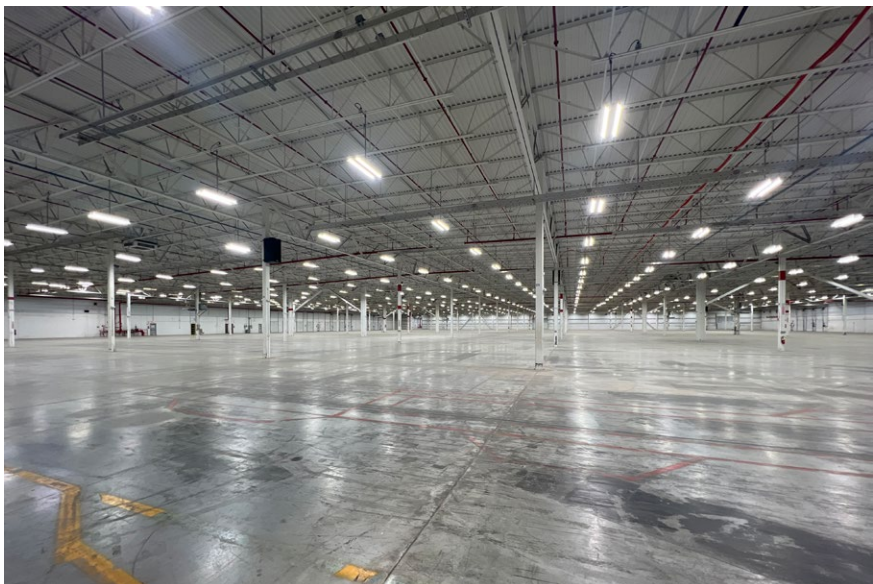
Truck Mechanical area

Multiple Breakroom/Kitchen areas:

- Office (1); Original Plant (2); Addition Plant (1)
- Kitchen appliances and sink in Breakrooms/Kitchens
- Fitness Center; 3 Shower Rooms
- Outdoor Pavilion and Patio areas
- Trash Compactor



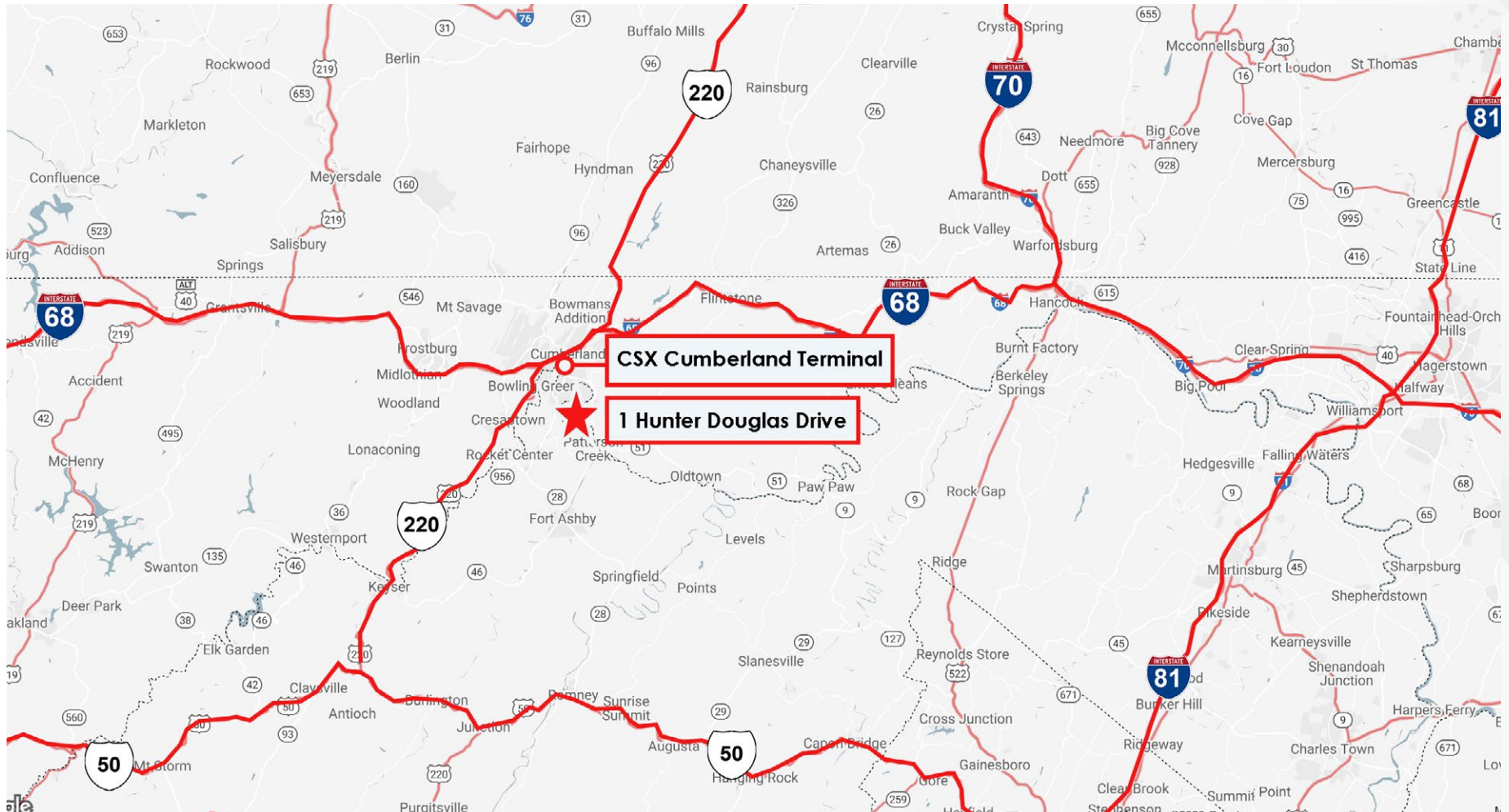
ADDITIONAL PHOTOGRAPHY



LOCAL AREA MAP



REGIONAL MAP



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