

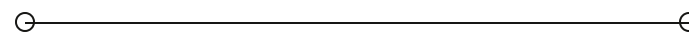


**SALE**

## Office Building at a Lighted Intersection

**2604 OLD OCEAN CITY RD**

Salisbury, MD 21804



**PRESENTED BY:**

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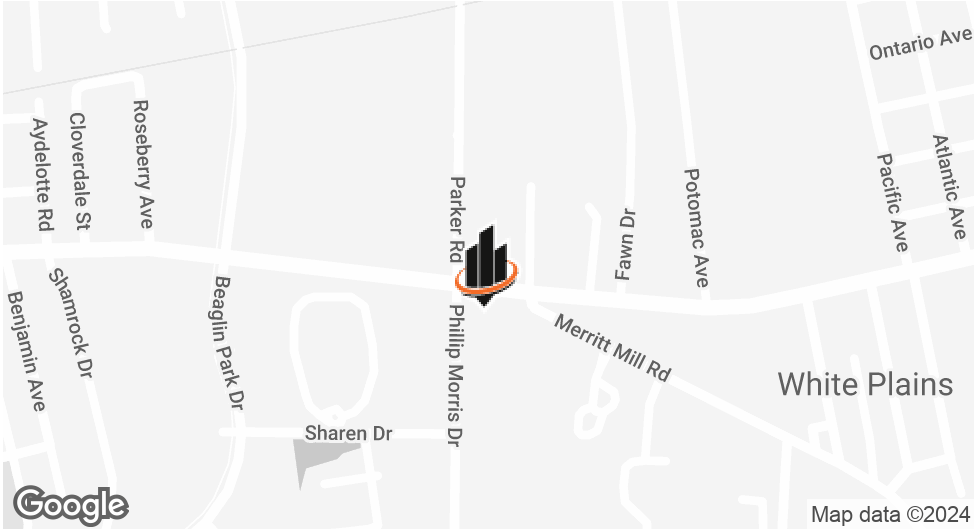
**BLAKE BOYD**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$599,000
BUILDING SIZE:	4,385 SF
LAND:	2.21 +/- acres
PRICE / SF:	\$136.60
YEAR BUILT:	1968
ZONING:	Light Business & Institutional (LB-1)
LOCATION TYPE:	Corner Lot at a Lighted Intersection

PROPERTY OVERVIEW

The Hanna Team at SVN - Miller Commercial Real Estate is proud to bring this professional office building to the market for the first time in three decades. The property has been used as an administrative office and offers a scenic and tranquil environment while also being in a great location. The property consists of a large conference room, private offices, a full kitchen, a detached garage/storage, and is situated on over 2-acres with mature trees and landscaping. It comes with 30 parking spaces and room to add more if needed.

The property is adjacent to city limits so it does not have any city property taxes. This will be a great home for any office user looking to have a "homey" feel but in a commercial location.

PROPERTY HIGHLIGHTS

- Professional building with a tranquil setting
- Great location near many amenities and main traffic patters
- Lighted intersection

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## ADDITIONAL PHOTOS



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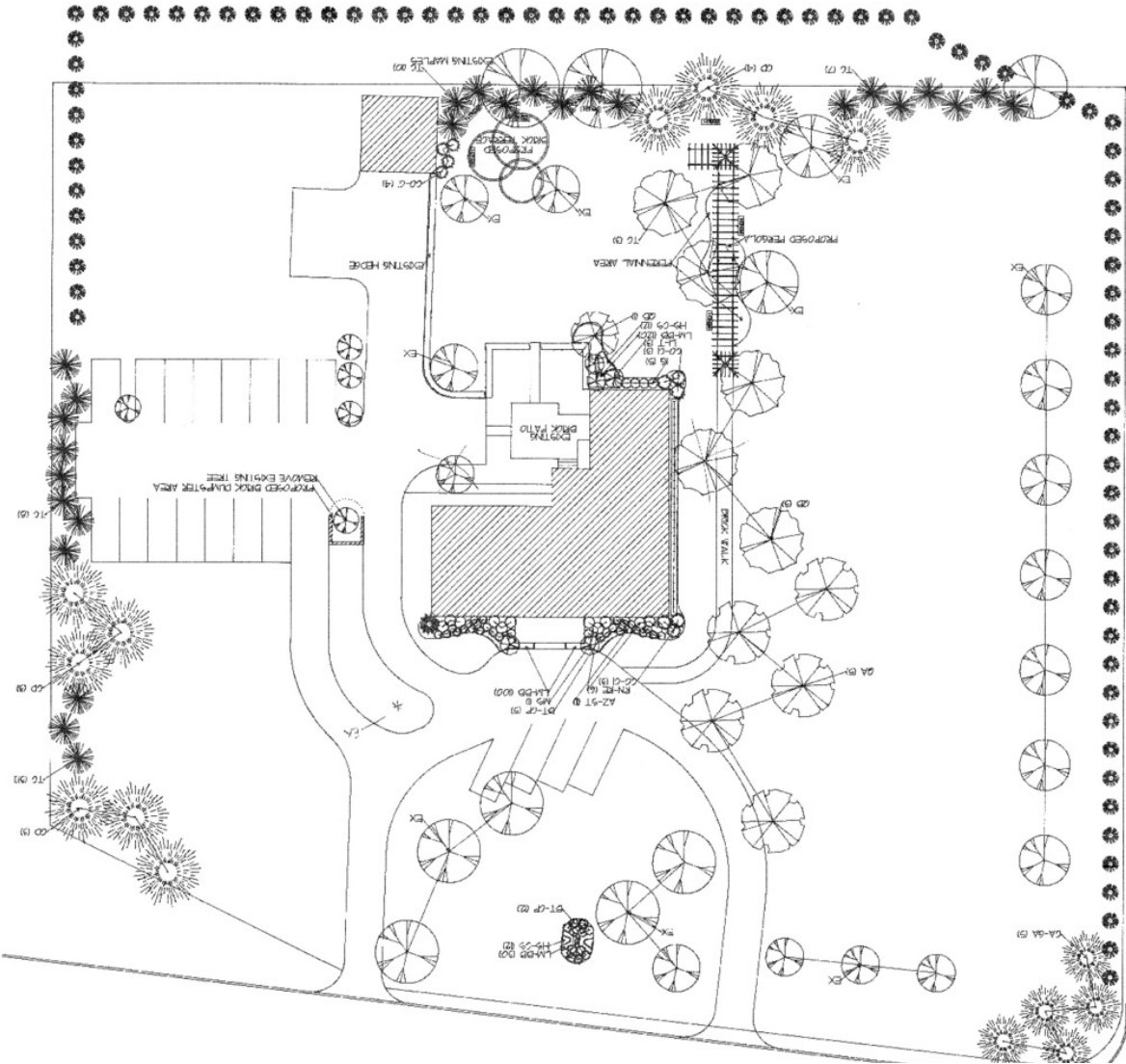
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PLAT OF THE PROPERTY



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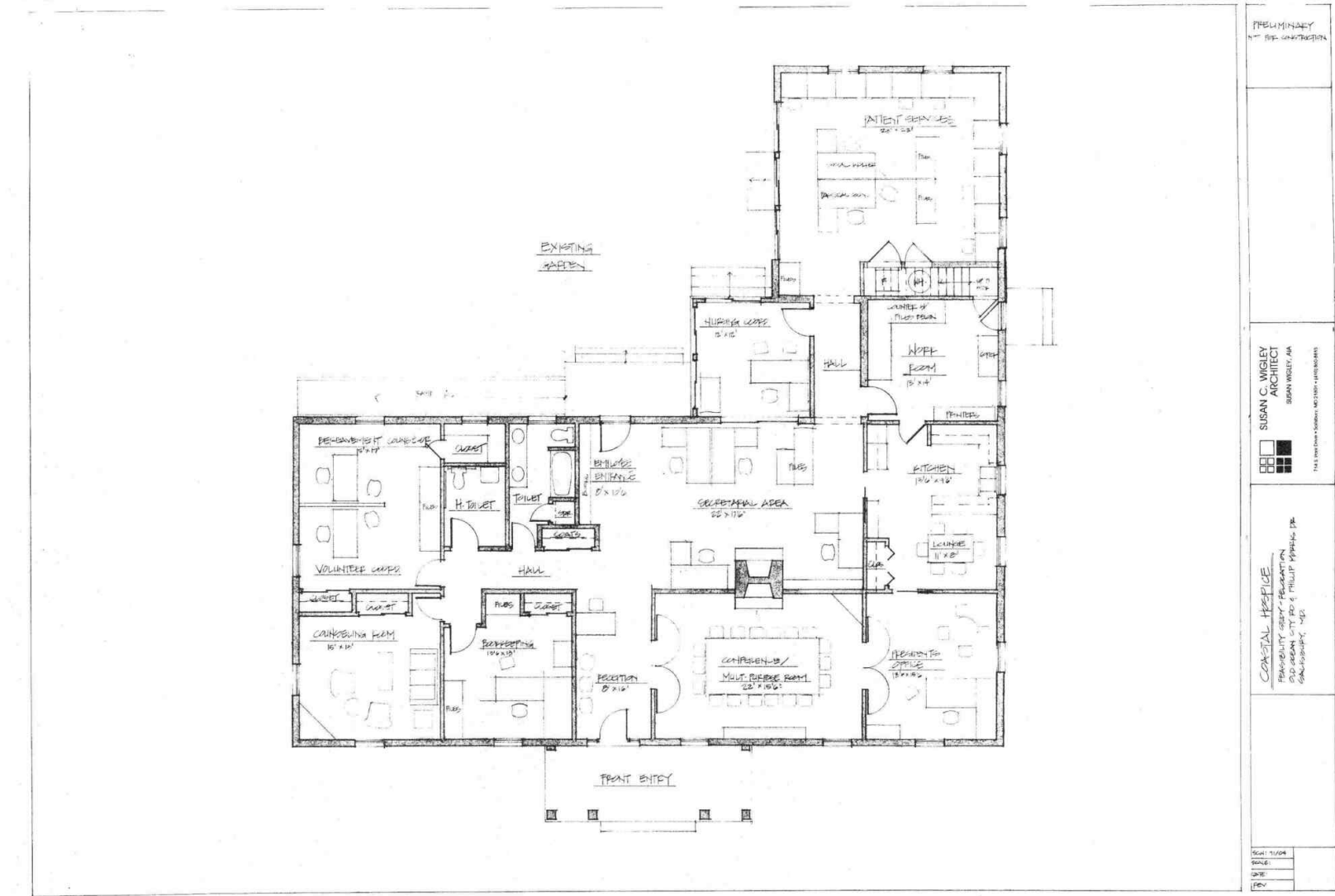
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FLOOR PLANS



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## **§ 225-38 LB-1 Light Business and Institutional District.**

- A. Purpose.** The purpose of LB-1 Light Business and Institutional District is to provide areas for the location of light business and institutional uses, high-density residential uses, and public facilities on highways or streets with sufficient capacity to accommodate project traffic and adjacent to residential districts. The district regulations and standards are designed to:
- (1) Protect the district and adjacent residential districts;
  - (2) Present an appearance of openness and uncluttered, orderly development; and
  - (3) Limit intensity of use to levels compatible with the character of the area.
- B. Permitted uses.** The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C. Development options:** planned business centers subject to an approved development plan.
- D. General requirements.** A site plan shall be submitted to the Planning Commission for all proposed development within the LB-1 District. The following supplemental standards apply to all uses in the LB-1 Light Business and Institutional District:
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
  - (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
  - (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
  - (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
  - (5) Parking, including access requirements, shall be provided for all uses in accordance with the general requirements of Part 10.
  - (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.
- E. Supplemental requirements.**
- (1) Overhead doors facing a street and erection of external tanks and equipment (beyond customary building mechanical systems) that are not fully enclosed or fully screened from public view are prohibited unless specifically approved by the Planning Commission.
  - (2) Site design should ensure a compatible physical relationship with the surrounding neighborhood.

## **§ 225-39 LB-2 Light Business and Residential District.**

- A. Purpose.** The purpose of the LB-2 Light Business and Residential District is to provide areas for low-impact commercial uses along the edges of certain residential areas that are impacted by high-volume traffic on major streets or highways and nearby commercial or industrial uses.
- (1) The district is characterized by a mixture of residential and low-impact commercial, business, office, and service uses.
  - (2) Regulations and standards are established to limit intensity of uses and preserve the residential appearance of the district.
- B. Permitted uses.** The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C. General requirements.** A site plan shall be submitted to the Planning Commission for all proposed development within the LB-2 Light Business and Residential District. The following supplemental standards apply to all uses in the LB-2 Light Business and Residential District:
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.



- (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
- (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
- (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
- (5) Parking, including access requirements, shall be provided for all uses in accordance with the general requirements of Part 10.
- (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.

**D. Supplemental requirements.**

- (1) The following exterior design standards shall apply:
  - (a) The residential appearance of all existing buildings and structures shall be retained.
  - (b) All new structures shall be designed in residential style.
- (2) Maximum gross floor area requirement shall not exceed 15,000 square feet.

## **§ 225-40 AB Airport Business District.**

- A.** The purpose of the AB Airport Business District is to encourage development of county-owned land adjacent to the Salisbury-Ocean City: Wicomico Regional Airport with an appropriate mix of business and light industrial uses and to provide opportunities for alternative densities, lot sizes and other bulk regulations.
  - (1) Permitted uses in the AB District shall give the county maximum flexibility in its site marketing and development program and be consistent with the county's overall economic development objectives and programs.
  - (2) Minimum development standards for this district are intended to ensure application of good site planning principles in the development of each site.
- B.** Permitted uses. To accomplish the purposes of this district, it is in the best interest of the county that uses within this district be as approved by the Wicomico County Airport Commission in accordance with specific plans to assure that the county will benefit from the proposed district with a minimum impact on the surrounding areas and the environment.
- C.** General requirements. Provisions of the AB District where found to be in conflict with the following shall supersede those other provisions with which they conflict:
  - (1) Other provisions of this chapter; and
  - (2) Provisions of the Wicomico County Subdivision Chapter.<sup>[1]</sup>

<sup>[1]</sup> *Editor's Note: See Ch. 200, Subdivision of Land.*
- D.** Site plan approval in the AB Airport Business District.
  - (1) The authority for site plan review and approval for proposed private development activities located in the AB District is hereby delegated to the Airport Commission.
  - (2) Site plan review and approval under this subsection shall be done in accordance with § 225-13.

## **§ 225-41 I-1 Light Industrial District.**

- A.** The purpose of the I-1 Light Industrial District is to provide areas for light industrial development, including manufacturing, wholesaling, research and development activities, and selected businesses and commercial uses. Development performance standards have been established to ensure that no use is permitted which may be detrimental because of odor, smoke, dust, toxic fumes, fire, noise, explosion, outside storage or toxic or hazardous chemicals.
- B.** Permitted uses. The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C.** Development options. A planned industrial park is permitted with a development plan.



**D. General requirements.**

- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
- (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
- (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
- (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
- (5) Parking shall be provided for all uses in accordance with the general requirements of Part 10.
- (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.

**E. Supplemental requirement. In keeping with the purpose of this district:**

- (1) All nonagricultural uses shall be conducted entirely within an enclosed building or buildings; and
- (2) No use may be permitted which may be detrimental to the area because of odor, smoke, dust, toxic fumes, fire, noise, explosion, outside storage or toxic or hazardous chemicals.

## **§ 225-42 I-2 Heavy Industrial District.**

- A.** The purpose of the I-2 Heavy Industrial District is to encourage industrial growth in the county by providing areas suitable for the development of heavy manufacturing, assembling, or industrial processing activities that have characteristics that could be detrimental if allowed to operate in other districts within the county. The standards and restrictions established for this district are intended to protect both nearby areas and industries which propose to locate or already have located within this district.
- B.** Permitted uses. The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C.** Development options. A planned industrial park is permitted with a development plan.
- D. General requirements.**
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
  - (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
  - (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
  - (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
  - (5) Parking shall be provided for all uses in accordance with the general requirements of Part 10.
  - (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.

# 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
<b>Agricultural:</b>							
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
<b>Commercial Retail and Wholesale:</b>							
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			
<b>Commercial Service:</b>							
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					
<b>Emergency Services:</b>							
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
<b>Industrial:</b>							
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
Shipyards, 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
<b>Institutional:</b>							
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		
<b>Miscellaneous Use:</b>							
Accessory structures and uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and zoological gardens		SE	SPC				
<b>Motor Vehicle-Related Sales and Service Operations:</b>							
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
<b>Public and Semipublic Facilities:</b>							
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
<b>Recreation, Amusement, Entertainment:</b>							
Amusement parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, recreational vehicle parks (See § 225-81.)		SE					
Commercial recreation uses		P	P			P	

## ZONING

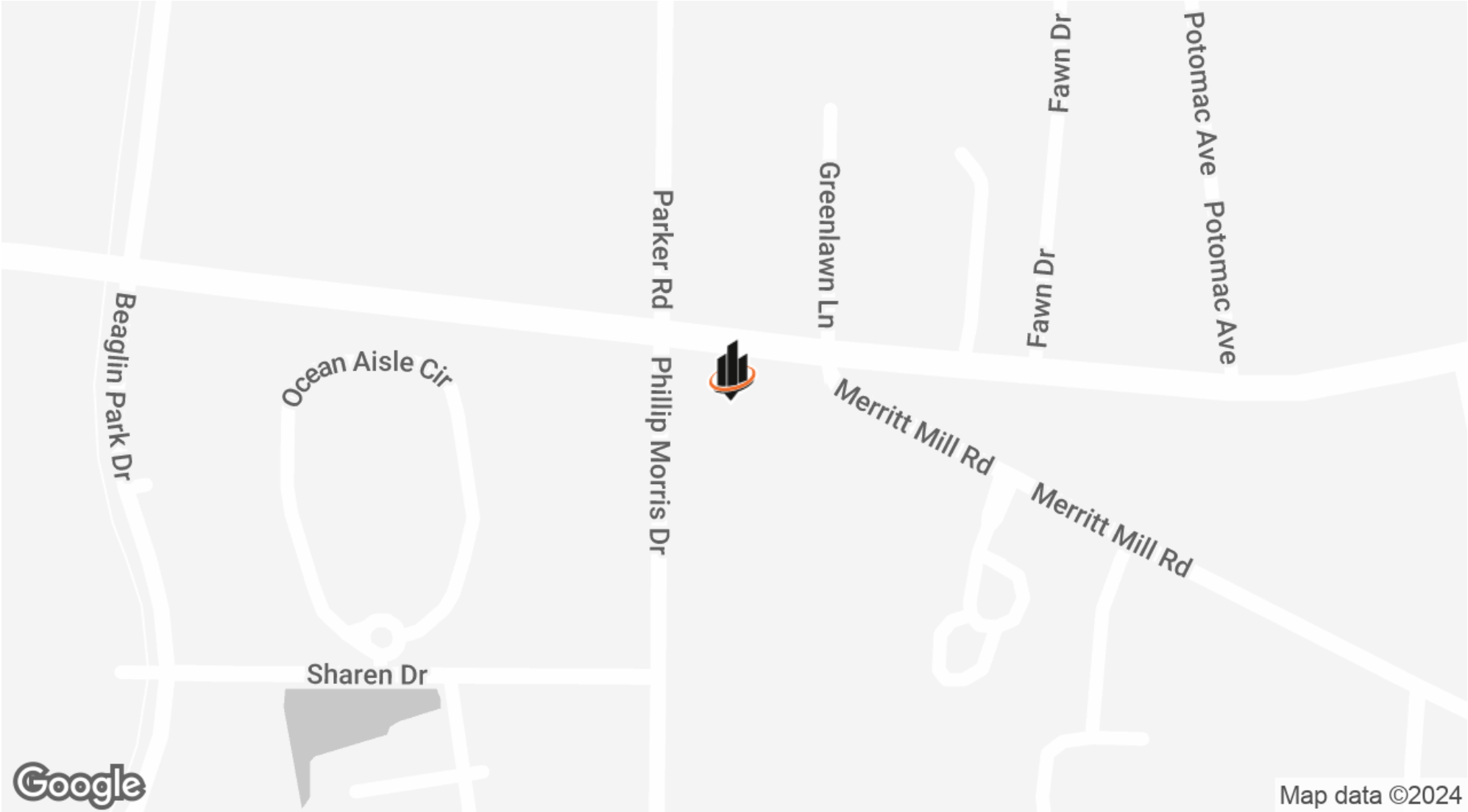
Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Go cart, off-road motorcycle, and off-road bicycle tracks		SE					
Golf courses (See § 225-94.)		SE					
Golf driving range, not part of a golf course		SE					
Golf, miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and 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					
<b>Residential:</b>							
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		
<b>Utilities:</b>							
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

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

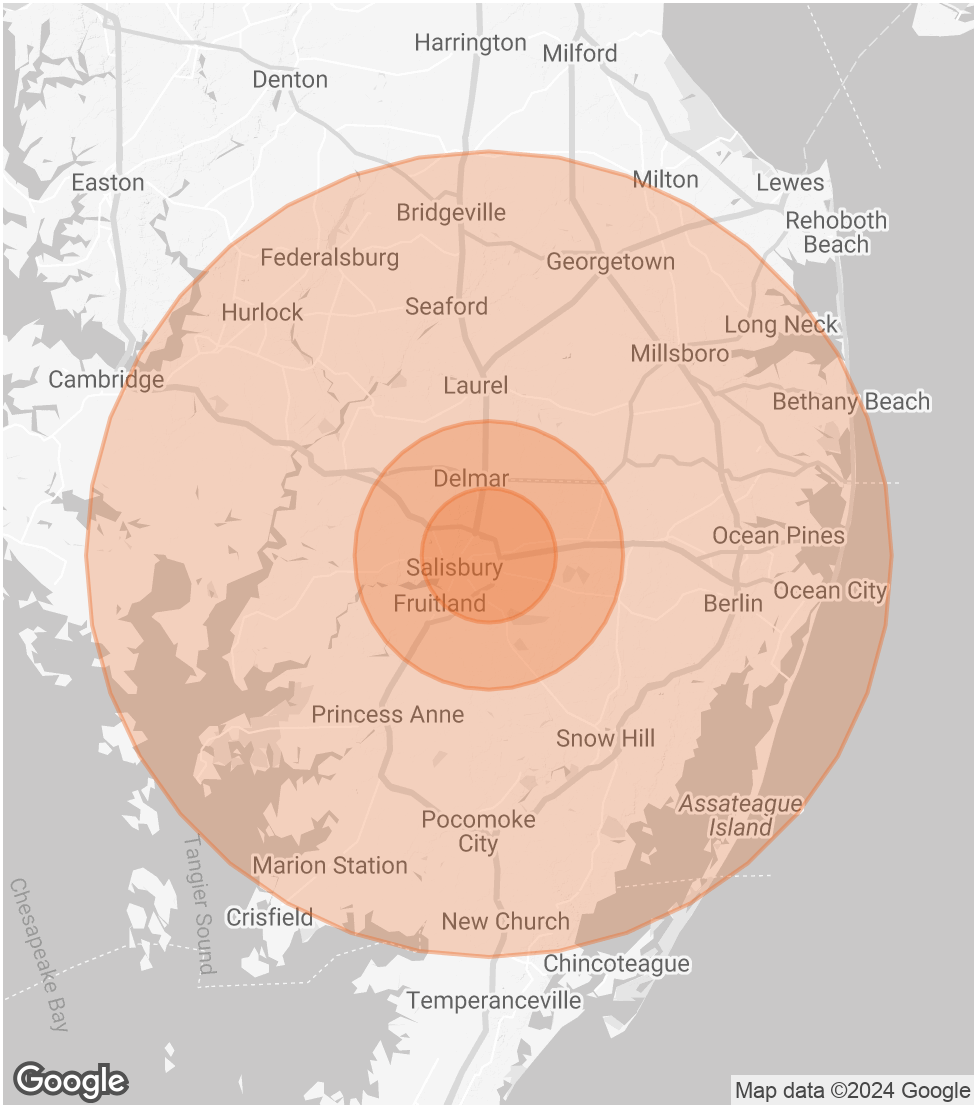
POPULATION5 MILES10 MILES30 MILES

TOTAL POPULATION	66,094	101,355	363,446
AVERAGE AGE	35.0	37.3	44.2
AVERAGE AGE (MALE)	34.0	36.6	43.3
AVERAGE AGE (FEMALE)	36.0	38.1	45.2

HOUSEHOLDS & INCOME5 MILES10 MILES30 MILES

TOTAL HOUSEHOLDS	27,371	41,461	214,907
# OF PERSONS PER HH	2.4	2.4	1.7
AVERAGE HH INCOME	\$62,283	\$67,845	\$52,715
AVERAGE HOUSE VALUE	\$151,371	\$171,991	\$229,201

2020 American Community Survey (ACS)



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