



LEASE

Northwood Drive Warehouse for Lease

2130 NORTHWOOD DRIVE

Salisbury, MD 21801

PRESENTED BY:

ANDREW BALL

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MD #36569

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	24,500 SF
AVAILABLE SF:	12,250 - 24,500 SF
ZONING:	Light Industrial
MARKET:	MD Eastern Shore
SUBMARKET:	Salisbury, MD

PROPERTY OVERVIEW

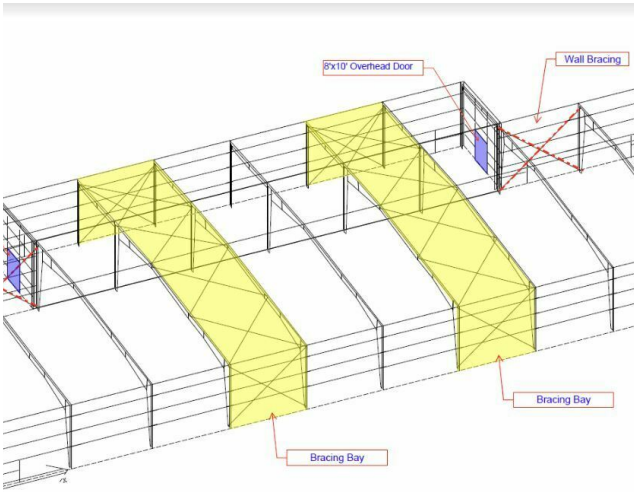
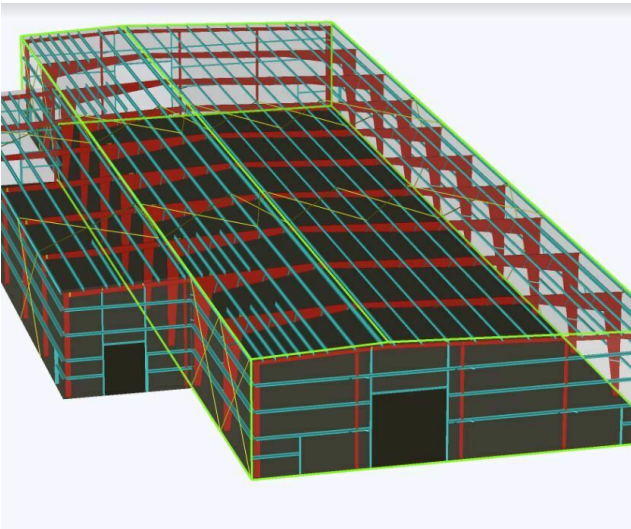
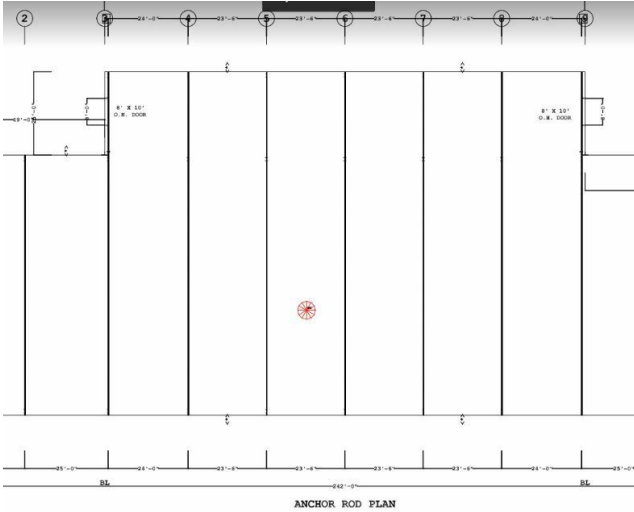
Most desirable warehouse space location available

PROPERTY HIGHLIGHTS

- 2 dock highs and two drive ins
- Fully insulated and conditioned
- 400 Amp 480/277/120 three phase electric
- 28' Ceilings at the peak
- All sitework is complete and the building can be delivered in as little as 5 months
- Minimum Divisible SF is 12,250 Square Feet or half of the building
- Custom buildout is available for showroom or office space

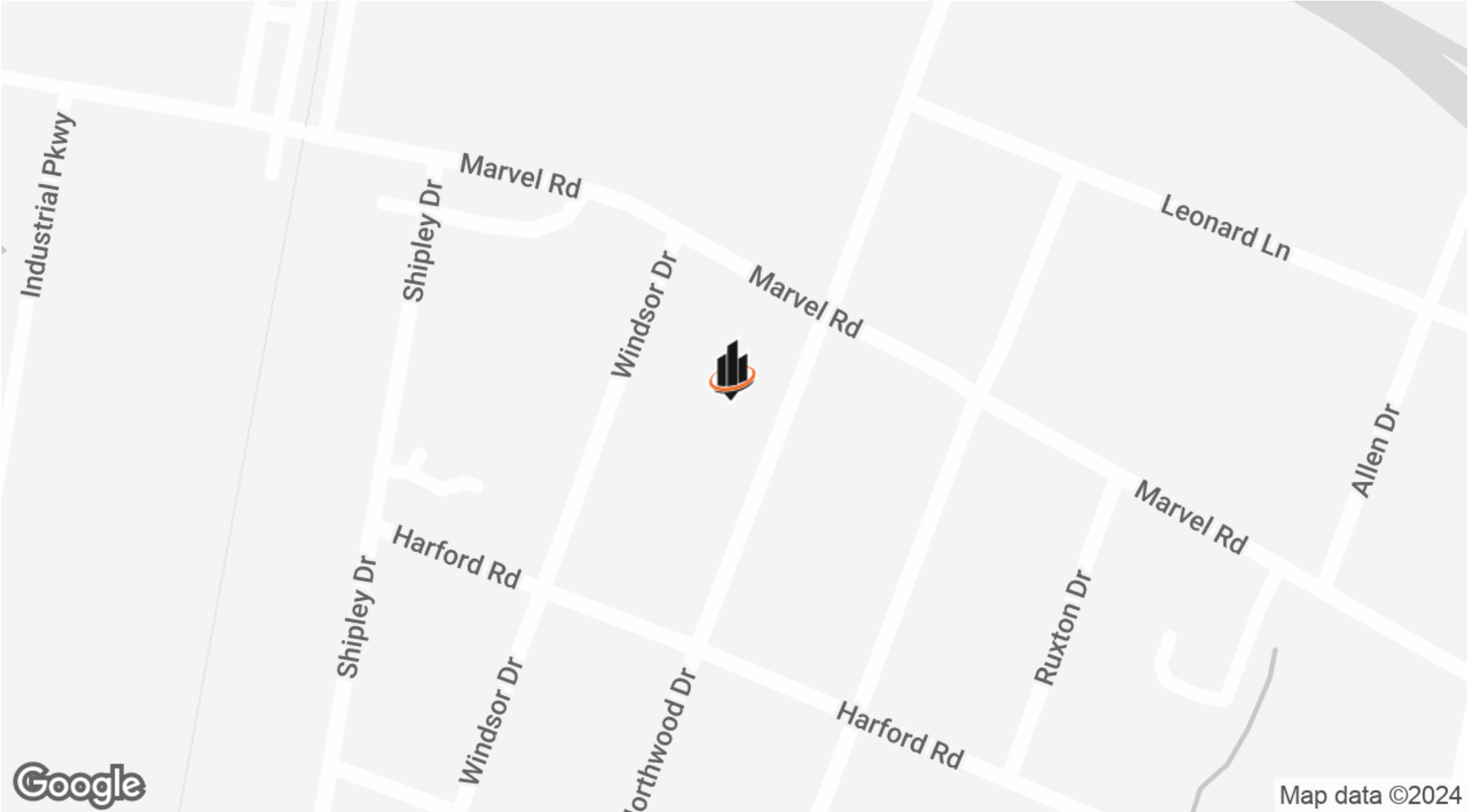
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ADDITIONAL PHOTOS



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LOCATION MAP

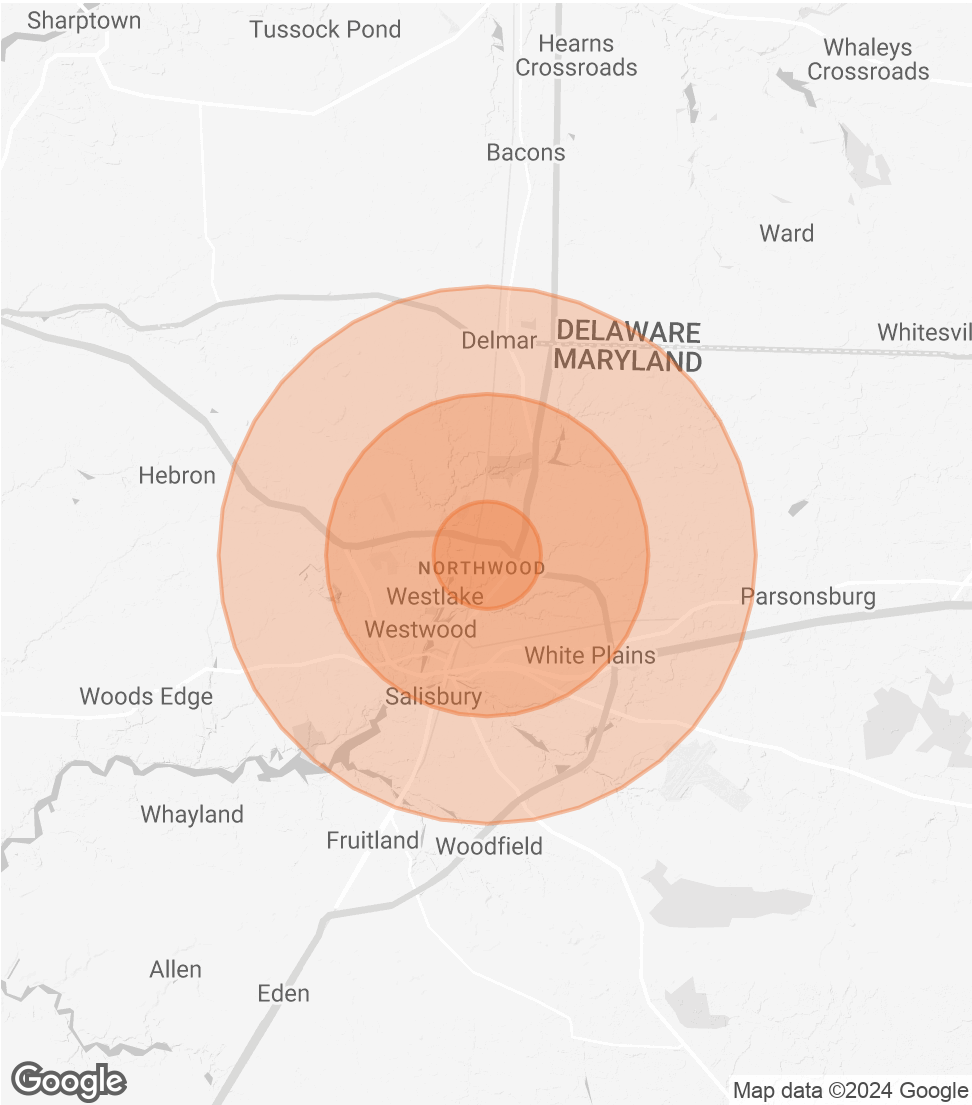


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,018	33,106	67,263
AVERAGE AGE	42.8	37.2	35.1
AVERAGE AGE (MALE)	39.4	35.5	34.2
AVERAGE AGE (FEMALE)	46.3	38.2	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	820	14,565	27,850
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$58,587	\$58,562	\$62,368
AVERAGE HOUSE VALUE	\$157,151	\$132,549	\$150,131

2020 American Community Survey (ACS)



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