

WAREHOUSE /DISTRIBUTION FACILITY FOR LEASE - \$5.00 PER SQ.FT.

601 RUTHSBURG ROAD AT THE ROUTE
301/304 INTERCHANGE
CENTREVILLE, MD 21617



Property Summary



PROPERTY DETAILS

AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	7.91 Acres
BUILDING SIZE:	22,000 SF
GRADE LEVEL DOORS:	6
CEILING HEIGHT:	22.0 FT
YEAR BUILT:	1969
ZONING:	Suburban Industrial
MARKET:	Eastern Shore Of Maryland
CROSS STREETS:	Route 301 & Route 304

PROPERTY OVERVIEW

Warehouse Distribution facility with easy access on and off Route 301. Facility was originally built as a metal manufacturing facility with high power. Overhead cranes cross run the length of the facility. Located on the Eastern Shore of Maryland, East Coast Mid-Atlantic Region with very convenient access to Maryland and Delaware. 53 miles to Port of Baltimore, 63 miles to Wilmington and 87 miles to Philadelphia.

PROPERTY HIGHLIGHTS

- *Warehouse Distribution Facility with great access to Route 301 and the Eastern Shore of Maryland & Delaware
- *22,000 sq.ft. total with approx 2,000 sq.ft. office
- *Located at the cloverleaf of US route 301 (Blue Star Memorial Highway - which runs from Delaware to Virginia) and US Route 304 (which provides easy access from Dover & Harrington areas to Annapolis and DC)

Property Summary



PROPERTY DESCRIPTION

Warehouse Distribution facility for lease at \$9,500 per month (\$5.00 per sq.ft). Facility lends itself well for general manufacturing or distribution. Experience, well-trained and knowledgeable workforce readily available in this area. Total land size is 7.914 acres.

Facility was set up for specialized metal fabrication from start to finish or any stage of completion.

LOCATION DESCRIPTION

Located at the cloverleaf of US route 301 [Blue Star Memorial Highway - which runs from Delaware to Virginia] and US Route 304 [which provides easy access from Dover & Harrington areas to Annapolis and DC]. 32 miles to Dover, 60 miles to Washington DC / 53 miles to Baltimore, MD / 60 miles to Wilmington, DC and 60 miles to Philadelphia. Located in FTZ [Foreign Trade Zone]

CONSTRUCTION

22,000 sq.ft. metal and masonry constructed building on poured 6" concrete. Add'l 6,000 sq.ft. under-roof storage. Production area is 100 x 200 with 3 ton and 1 1/2 ton travel cranes. 22' peak ceiling height. Approximately 2,000 sq.ft. office area [2 floors] and 2,000 sq.ft. showroom.

ZONING

Suburban Industrial - see detailed zoning attached.

ELECTRIC:

3 phase 480 volts







DRONE SHOT - BUILDING HAS BEEN REPAINTED

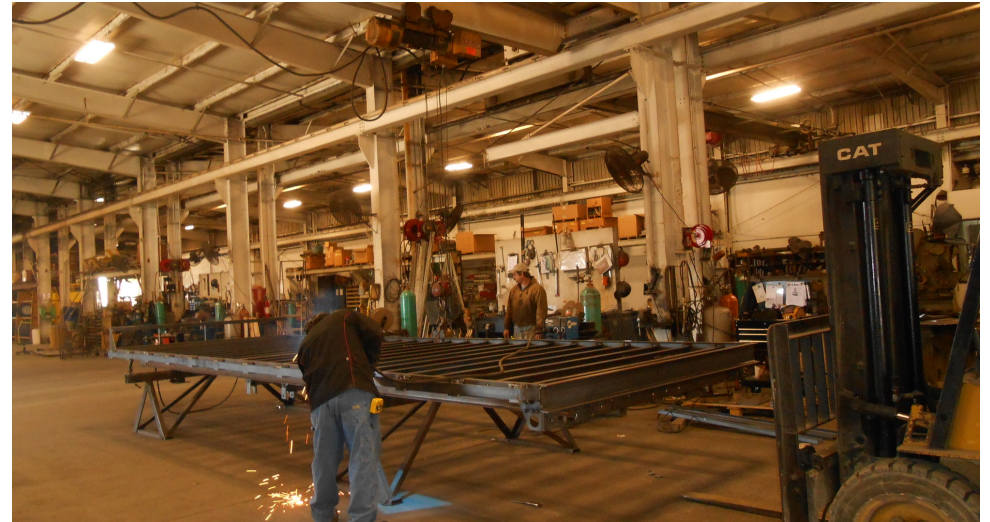


South End of Building



North End of Building

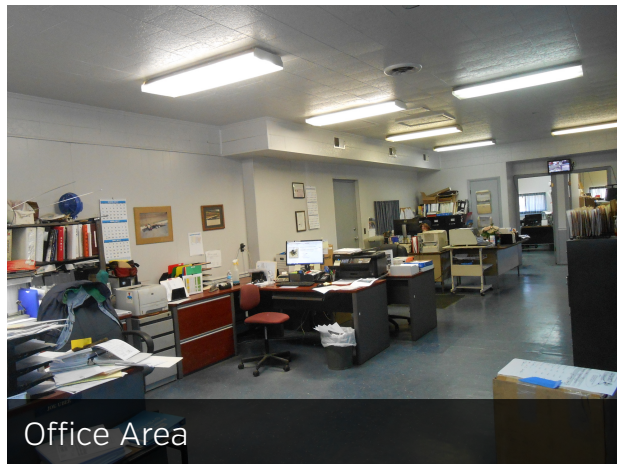
Production Area Photos



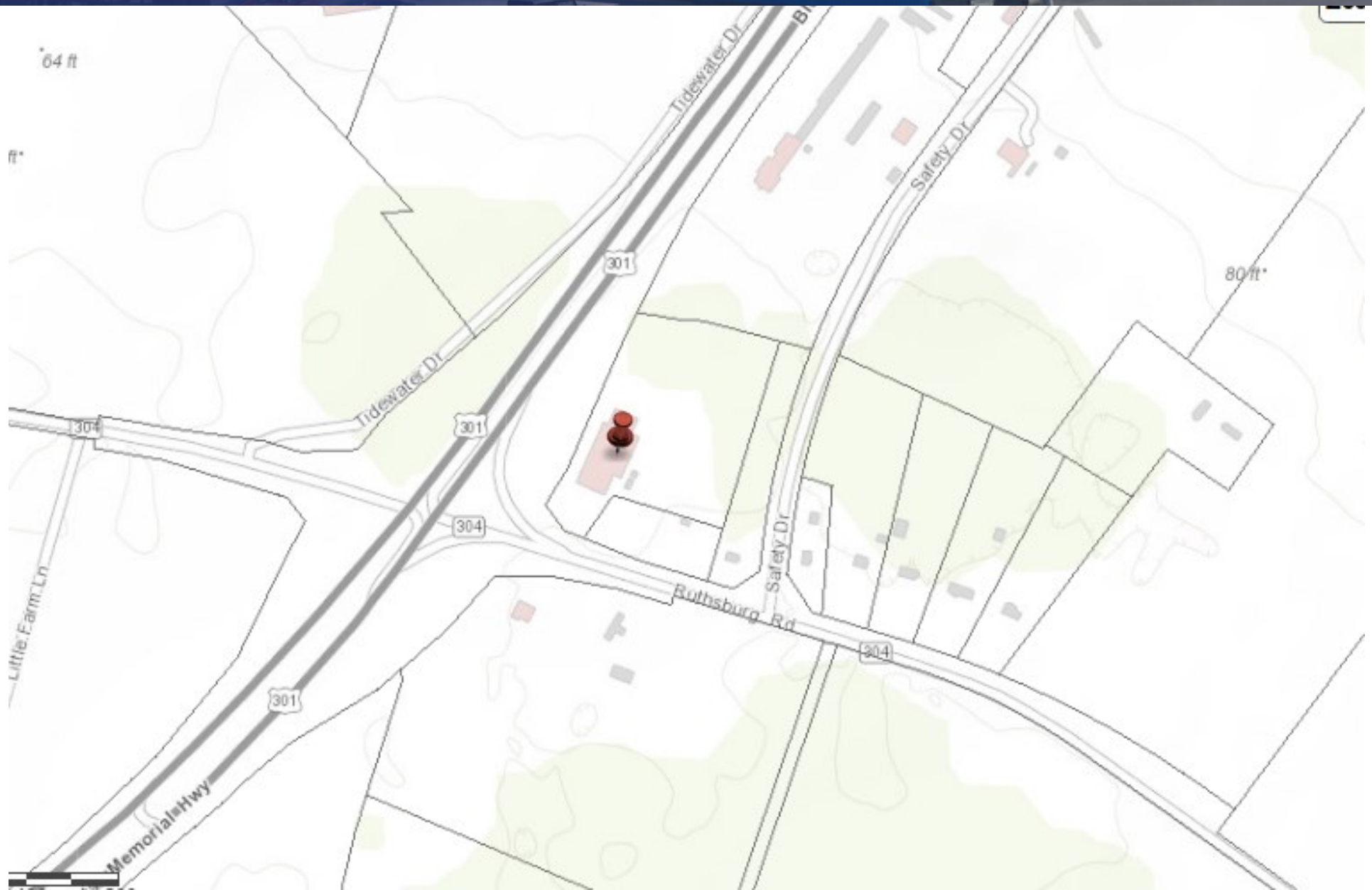
Production Area Photos



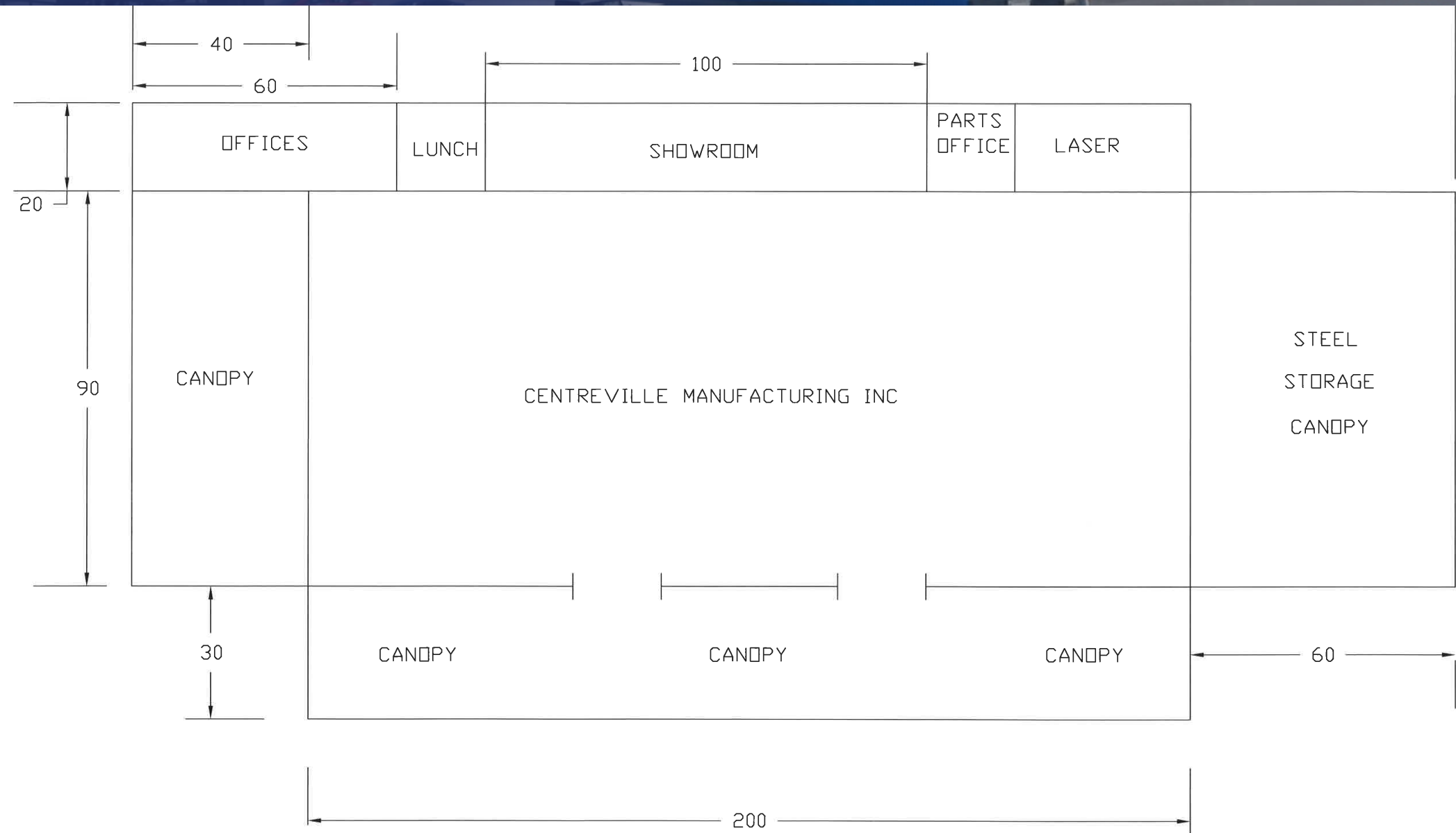
Additional Photos



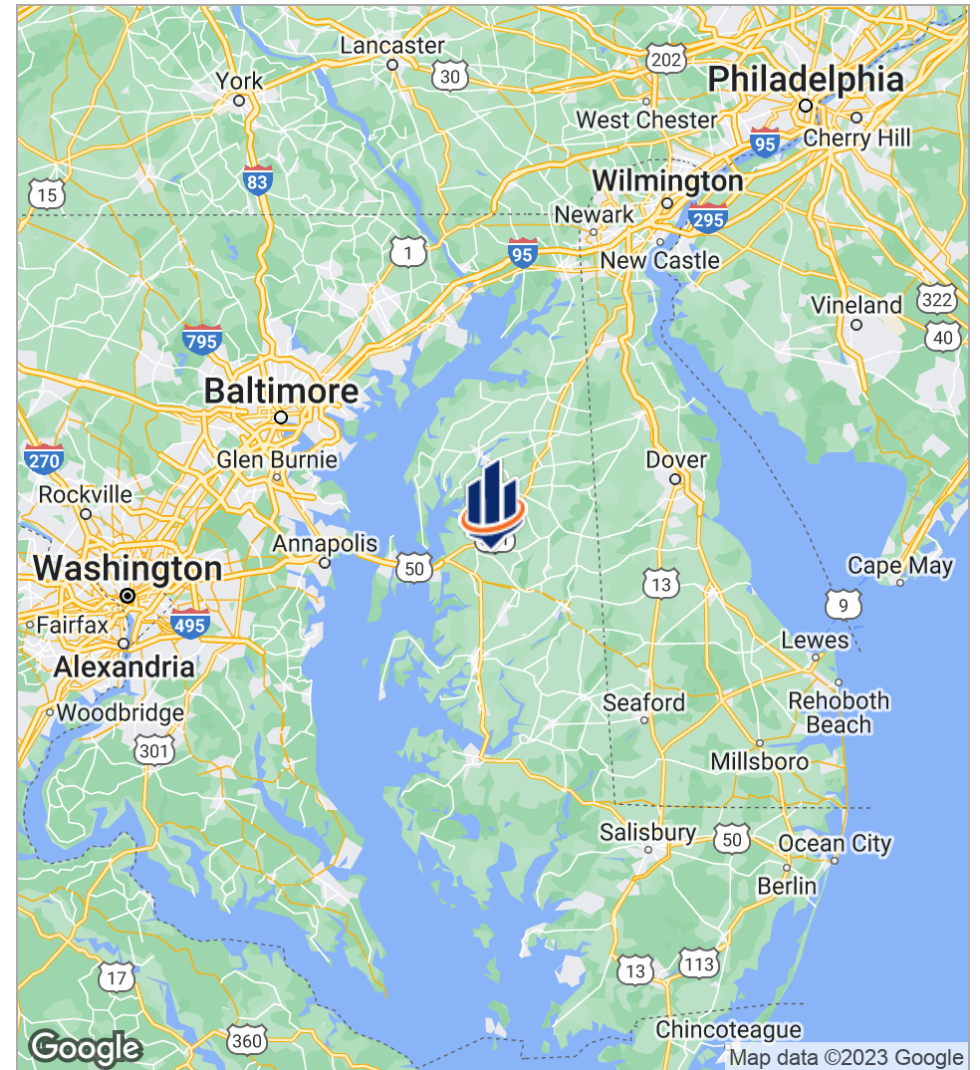
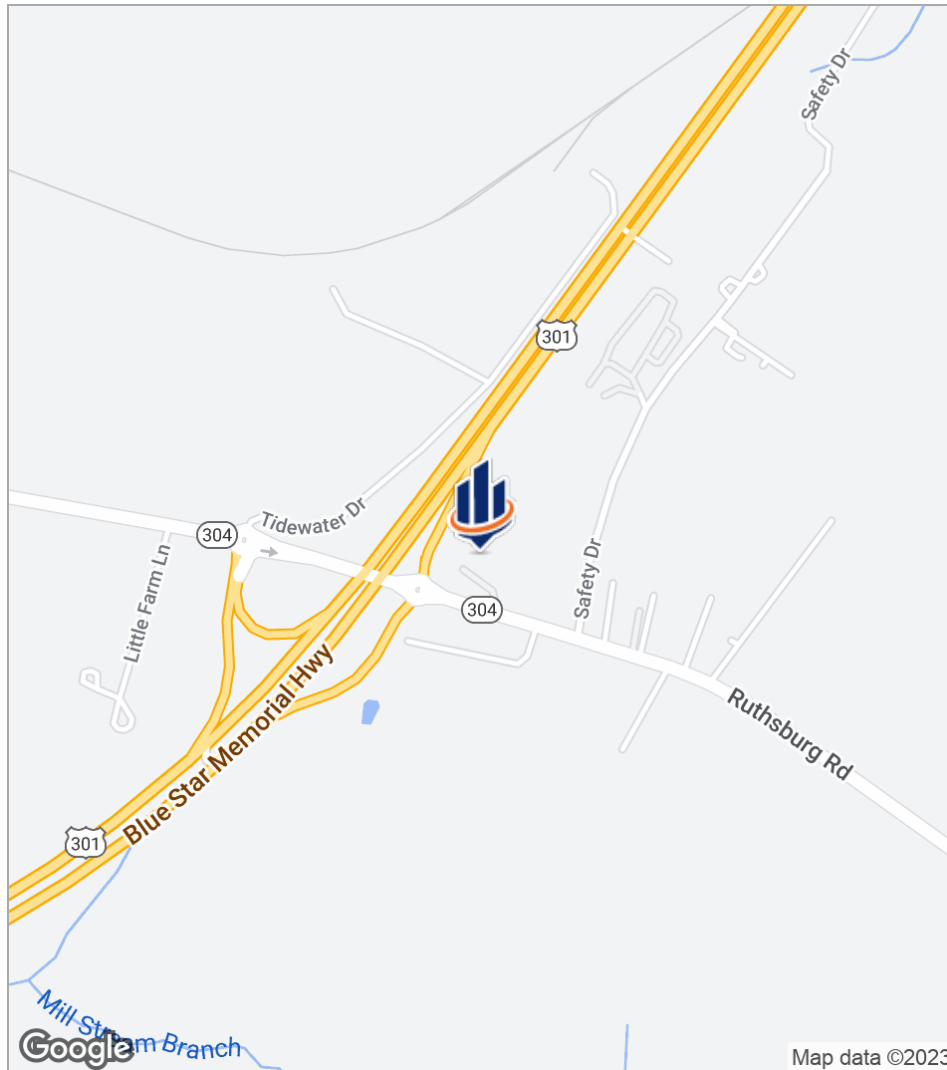
Tax Map



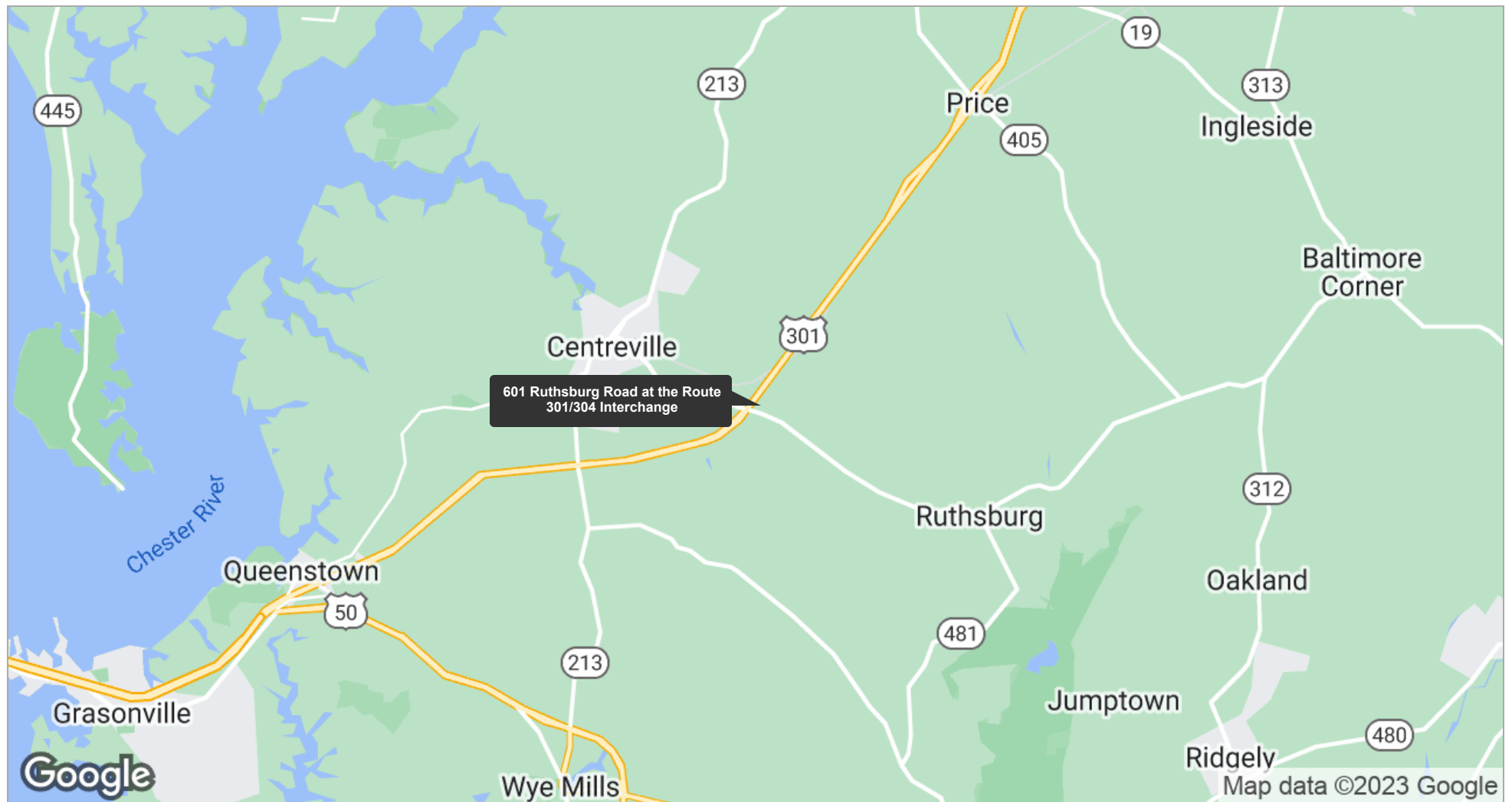
Floor Plan



Location Maps



Regional Map





Chesapeake Bay Business Park



Town of Centreville



PRS Guitars



Zodiac MilPro in Stevensville



QUEEN ANNE'S COUNTY ECONOMIC DEVELOPMENT

Choose Queen Anne's County

Maryland's Gateway to the Eastern Shore

- Queen Anne's County, Maryland, is a **premier business community** located just 40 miles from Baltimore and Washington, D.C.
- Queen Anne's County is **home to 1,400 businesses and a labor force of 27,000** with easy access to government facilities, federal laboratories, prime contractors, tech centers and the MidAtlantic market.
- Queen Anne's County is within an hour drive of **three international airports and the Port of Baltimore**.
- Queen Anne's County offers **competitive local business incentives** including grants, low interest loans, real property tax credits, site selection assistance; as well as Enterprise Zone, Foreign Trade Zone and Opportunity Zone Tax Credit programs.
- **The county is corporate headquarters for a number of highly successful national and International firms** such as Miltec UV, NRL and Associates, Tidewater Direct, Zodiac MilPro N.A., Steril Koni, Federal Resources, Corsica Technologies, Ride Entertainment Group and PRS Guitars.
- Queen Anne's County has a **strong and growing industry sector base** that includes advanced manufacturing, agriculture and seafood, marine trades, information technology and tourism.
- The county has **committed leadership** focused on bringing quality new jobs and business investments to the community.
- The County is served by US Rt. 50 and US Rt. 301 which provide **easy access to Interstate 70, 95, 97, 195, 495 and 695**.



Queen Anne's County Economic Development

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Chapter 18:1. Zoning and Subdivision Regulations

Part 3. Zoning Districts

Article V. District Standards

§ 18:1-23. Suburban Industrial (SI) District.

- A. Purpose. The Suburban Industrial (SI) District is intended to provide primarily for the *development* of *office*, regional commercial, *warehouse*, and *light industrial uses* that are compatible with surrounding *development*. New *development* within the SI District should provide adequate *screening* and *buffer yards* in order to minimize adverse impacts to surrounding areas.
- B. Permitted *uses*.
- (1) *Agricultural support.*
 - (2) Business and professional *offices*.
 - (3) *Effluent disposal.*
 - (4) *Family day-care center.*
 - (5) *Garden centers*, garden supplies, and *greenhouses*.
 - (6) Grocery stores and *supermarkets* (excluding *convenience stores*).
 - (7) *Group day-care center.*
 - (8) Lawnmower and garden equipment sales.
 - (9) *Light industrial.*
 - (10) *Manufactured home* single-wide; allowed only as a replacement for any legal existing *mobile home* or single-wide home; and to provide temporary shelter, provided the provisions of § 18:1-53 of this Chapter **18:1** have been met.
 - (11) *Migrant labor camp.*
 - (12) *Miniwarehouse* (with or without *exterior storage*).
 - (13) *Minor extraction and dredge disposal uses.*
 - (14) *Noncommercial forestry.*
 - (15) *Nonprofit and for-profit institutional.*
 - (16) *Nurseries.*
 - (17) *Parking.*
 - (18) *Public service.*

- (19) *Shopping centers.*
- (20) *Theaters and auditoriums.*
- (21) *Trade schools with only indoor activities.*

C. *Conditional uses.*

- (1) *Agriculture.*
- (2) *Aquaculture.*
- (3) *Commercial forestry.*
- (4) *Major extraction and dredge disposal.*
- (5) *Heavy industrial.*
- (6) *Marinas.*
- (7) *Outdoor recreation.*
- (8) *Private airports.*
- (9) *Public heliports and airports.*
- (10) *Public utilities.*
- (11) *Telecommunications facilities.*
- (12) *Truck stops and travel plazas.*
- (13) *Kennels*
[Added 1-24-2017 by Ord. No. 16-17]

D. *Density/intensity requirements.*

- (1) Maximum residential *density*: not applicable.
- (2) Maximum nonresidential *floor area ratio*.
 - (a) *Office*: .27.
 - (b) *Industrial*: .40.
 - (c) All other: .27.
 - (d) In the *growth areas*, *floor area* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter **18**:1, Part **6**, Article **XX**.
- (3) No individual *use* and/or tenant space in a *structure* shall occupy more than 65,000 square feet of gross *floor area*, except for the following *uses*:
 - (a) *Agricultural support*;
 - (b) Business and professional *office* complexes over 25,000 square feet;
 - (c) *Nonprofit and for-profit institutional*;
 - (d) *Light industrial*, where incidental retail stores do not exceed 25,000 square feet of gross *floor area*;
 - (e) *Public uses*;
 - (f) *Theaters and auditoriums*;
 - (g) *Trade schools with only indoor activities*; and

- (h) Where approved by conditional *use* granted from the Board of Appeals:
 - [1] *Heavy industrial.*
 - [2] *Marinas.*
 - [3] *Private airports.*
 - [4] *Public heliports and airports.*
- E. Dimensional and bulk requirements.
 - (1) *Residential uses*: not applicable.
 - (2) *Nonresidential uses.*
 - (a) *Maximum impervious surface ratio.*
[Amended 8-12-2014 by Ord. No. 14-11]
 - [1] All *uses*: .65; Except *uses* located in *growth areas* outside the *Chesapeake Bay Critical Area*: 0.80.
 - (b) *Minimum lot frontage*: 35 feet.
 - (c) *Minimum setbacks.*
 - [1] *Front*: 35 feet.
 - [2] *U.S. Routes 50/301*: 75 feet.
 - [3] *Arterial*: 50 feet.
 - [4] *Side and rear*: 10 feet.
 - (d) *Maximum building height.*
 - [1] *Telecommunications facilities*: 200 feet.
 - [2] All other: 45 feet.



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