

FOR SALE OR LEASE
+/- 30 ACRES
LIGHT MANUFACTURING FACILITY

100 CHESAPEAKE

100 Chesapeake Boulevard / Elkton, MD 21911



SITE

THE PROPERTY

- 74,210 square foot flex building on 29.94 acres
- Located in both Maryland and Delaware
- Upper Chesapeake Corporate Center
- Located in Maryland Opportunity Zone
- Located in Maryland Enterprise Zone
- Heavy power - dual feeds 9,000 amps
- Fully air-conditioned
- Immediate access to Route 40 and within close proximity to Route 896 and I-95

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THE PROPERTY



SITE

3.22 ACRES - SUBURBAN

5.59 ACRES - SUBURBAN

21.13 ACRES

**Delaware
Maryland**

Building Square Footage:	74,210 SF
Zoning:	Light Manufacturing (Maryland) Suburban (Delaware)
Total Acres:	29.94 acres Maryland - 21.13 acres Delaware - 8.81 acres
Ceiling Height:	24'
Parking:	158 existing spaces
Utilities:	Public utilities of electric, gas, waster and sewer are available on-site

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THE LOCATION



DISTANCE

-  Aberdeen, MD - 20 miles
-  Philadelphia, PA - 48 miles
-  Baltimore, MD - 58 miles
-  Washington, DC - 92 miles
-  Salisbury, MD - 100 miles
-  New York, NY - 134 miles



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PHOTOS

BUILDING



COOLING



WATER FILTRATION



ELECTRICAL



LOADING



TRANSFORMERS



CRITICAL CLEANING SYSTEMS



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BUILDING INFORMATION

Location:	Upper Chesapeake Corporate Center
Municipality:	Town of Elkton, Maryland/New Castle County, Delaware
Parcel Information:	Maryland - 2340 1A Delaware 11-025.00-025 and 11-025.00-030
Year Built:	1989 and 1997
Land Size	29.94 acres
Building Size:	74,210 SF
Parking:	158 spaces with expansion possible
Utilities:	Delmarva Power, Elkton Gas, Elkton Water & Sewer
Network Providers:	Comcast, Windstream, Verizon & Maryland Broadband Cooperative
Bus Route:	Cecil Transit, Elkton-Newark Connector
FEMA Flood Zone	X-Minimal Flood Hazard
2018 Property Taxes:	Maryland - \$71,703 Delaware - \$1,047

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PROPERTY FEATURES

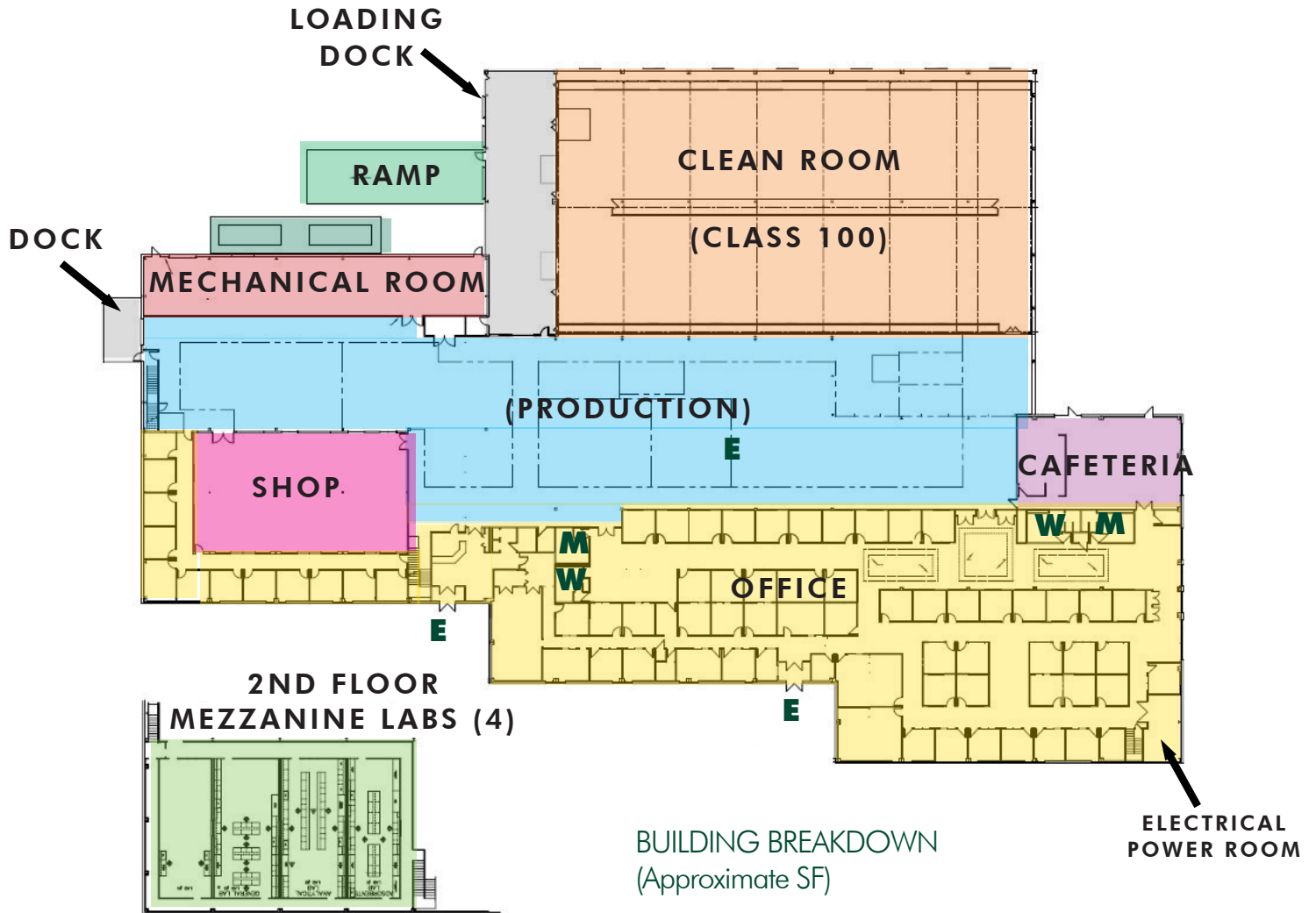
Construction:	Masonry and steel framed structure with steel siding and split face block
Roof:	Standing seam metal roofing
Ceiling Height:	24'-26' ceiling in production area
Lighting:	T5 and T8 intensity, motion sensors
Safety:	Fire suppression system with 6" dedicated supply Controlled building access with security throughout
Shipping Area:	3 loading docks with 2 levelers 2 drive-in docks
HVAC:	Fully air conditioned Water source heat pumps in offices and support areas (3) 150 HP gas fired boilers (3) 400 RT water cooled chillers
Electrical:	Multiple electrical services: Minimum 3,600 A @ 480V 100 KW emergency generator
Clean Room:	ISO 4 (formerly Federal Standard 209D Class 10) Fan powered filter boxes with dedicated AHU's for cooling and make-up air loads 4 foot maintenance area beneath clean room Two smaller soft wall clean rooms in production area Central vacuum throughout building
Lab Area Description:	(4) wet labs Hood ducting in-place Equipped with water, vacuum and nitrogen Equipment elevator to lab mezzanine

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THE PLAN

FIRST FLOOR



BUILDING BREAKDOWN
(Approximate SF)

Production Area	27,000 SF
Office:	23,000 SF
Clean Rooms:	17,000 SF
Lab:	4,800 SF
Cafeteria:	2,100 SF

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