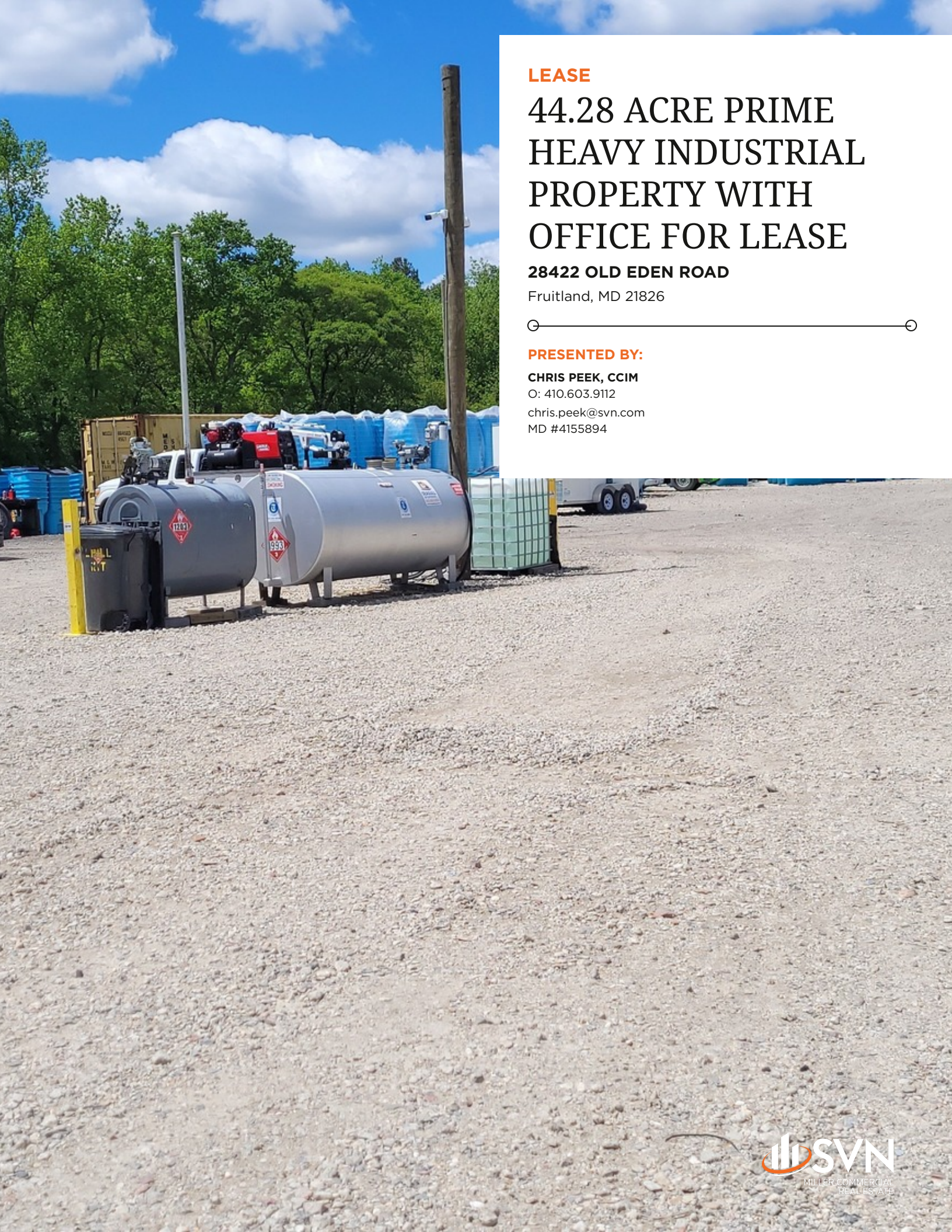




LEASE

44.28 ACRE PRIME HEAVY INDUSTRIAL PROPERTY WITH OFFICE FOR LEASE

28422 OLD EDEN ROAD

Fruitland, MD 21826

PRESENTED BY:

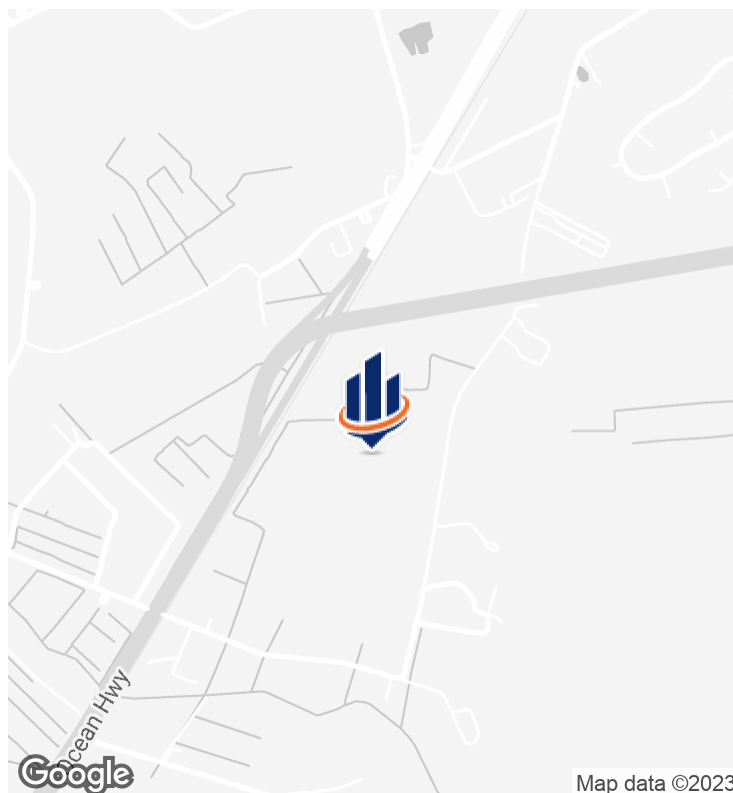
CHRIS PEEK, CCIM

O: 410.603.9112

chris.peek@svn.com

MD #4155894

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,500.00 per month (MG)
BUILDING SIZE:	614 SF
AVAILABLE SF:	614 SF
LOT SIZE:	44.28 Acres
YEAR BUILT:	2000
RENOVATED:	2021
ZONING:	I-2 Wicomico County Heavy Industrial
MARKET:	Eastern Shore
SUBMARKET:	Salisbury Maryland

APN: 23-16-010103
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O: 410.603.9112
chris.peek@svn.com
MD #4155894

PROPERTY OVERVIEW

This heavy industrial 44.28-acre parcel fronts on the Westerly side of Old Eden Road with 1141 front feet of access. The property has a 614 sq ft structure that serves as the operations and dispatch headquarters for the Seagull Disposal fleet. In 2021-2022 the Seller completed numerous improvements to the property including upgrades to the house-office structure, extensive site clearing, and the construction of the stabilized rear pad parking area for his disposal trucks. This large crush-and-run, heavy vehicle parking pad was professionally installed and is several feet deep with a built-in drainage system.

Zoning: The site is zoned Wicomico County I-2 Heavy Industrial and is perfect for a variety of heavy industrial uses. See a copy of the Wicomico County I-2 Heavy Industrial zoning code attached to the Documents section.

Water and Sewer service is via well and septic. Both are represented to be fully operational.

Power Delivery: The property is served with standard 220V line power. Delmarva Power is the service provider.

Lease occupancy Timing: The owner is in the process of moving his operation from this facility to a larger facility nearby. This will take approximately 60-120 days.

ADDITIONAL PHOTOS



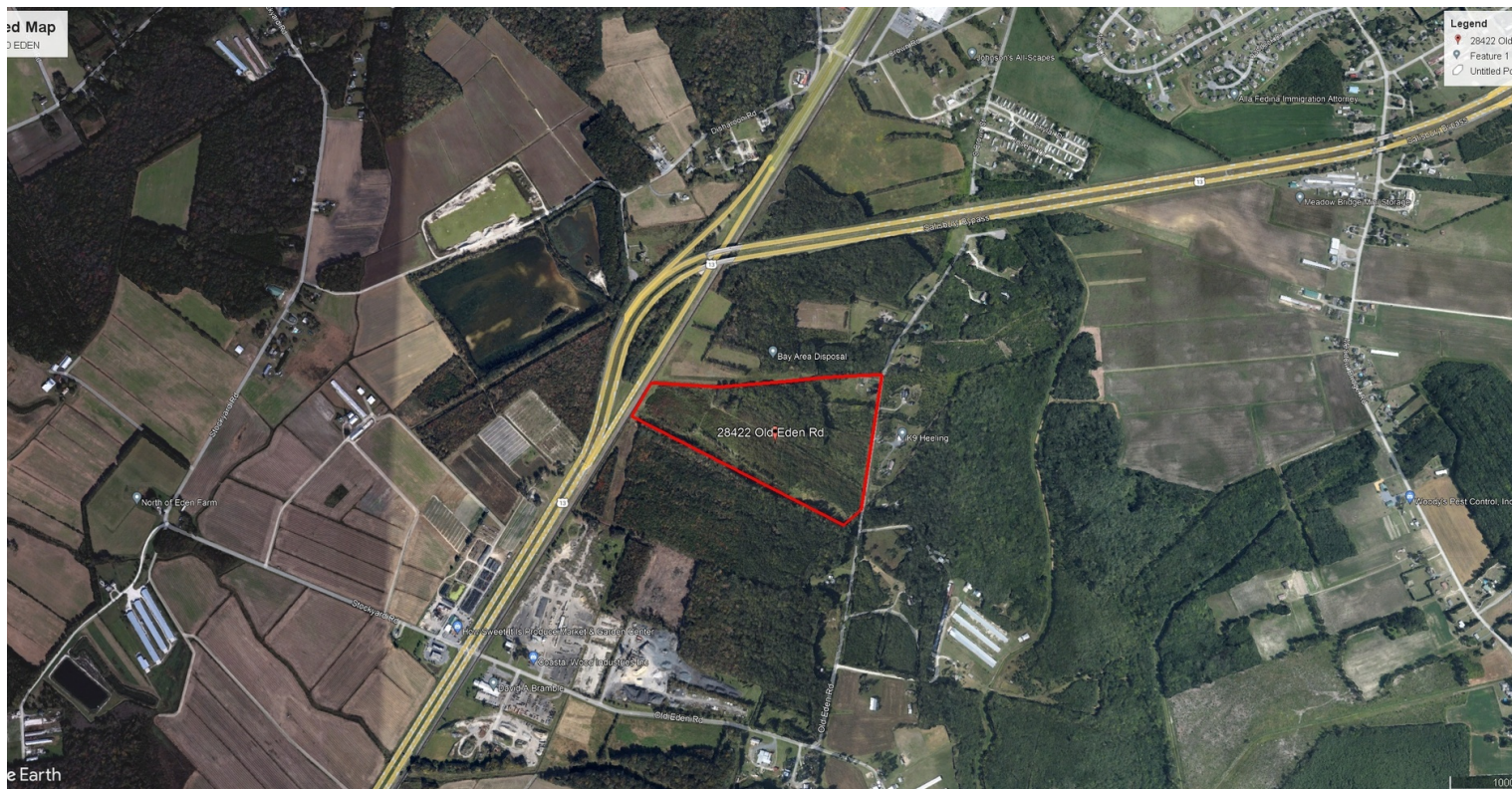
CHRIS PEEK, CCIM

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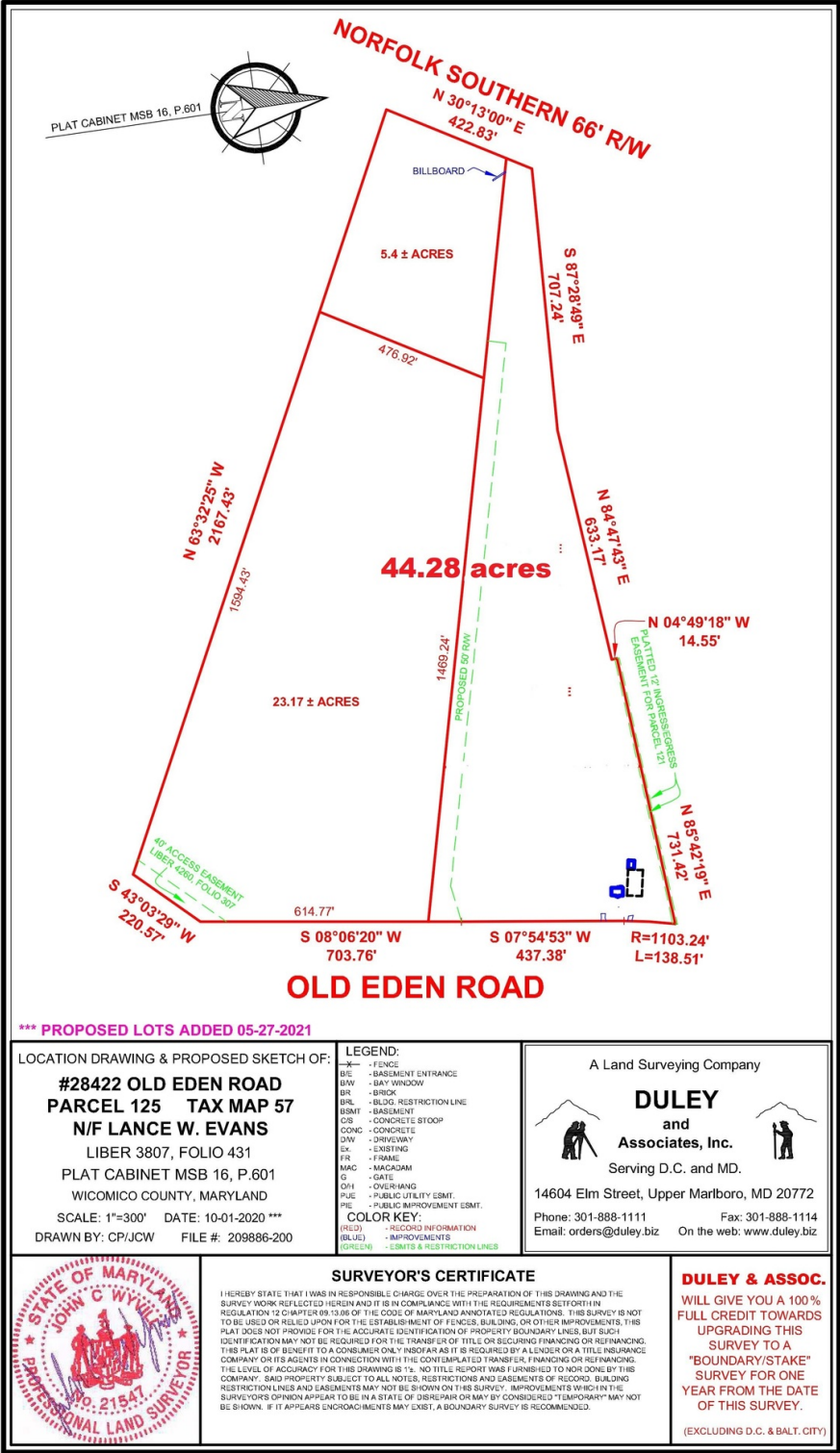
MD #4155894

This aerial map displays a large, irregularly shaped property outlined in red, located at 28422 Old Eden Rd. The property is surrounded by dense green forest. To the left of the property, a multi-lane highway labeled 'Ocean Hwy' runs vertically. Further left, a smaller road is labeled 'Old Eden Rd'. To the right of the property, another road is labeled 'Old Eden Rd'. In the upper right corner, a legend identifies three features: '28422 Old Eden Rd' (a red outline), 'Feature 1' (a blue dot), and 'Untitled Plot' (a white outline). A scale bar in the bottom right corner indicates a distance of 500 feet. The text 'e Earth' is visible in the bottom left corner.



O: 410.603.9112
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MD #4155894

ADDITIONAL PHOTOS



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Table of Permitted Uses – Part II – Commercial, Institutional, Business and Industrial Districts								
P = Permitted SE = Special Exception by the Board of Appeals SPC = Special Exception by the Planning Commission								
Zoning Districts								
USE DESCRIPTION	C-1	C	C-3	LB-1	LB-2	I-1	I-2	
AGRICULTURAL								
Agriculture equipment sales, service and repair		P	P	P		P		
Agricultural Operations, Farming (See Section 225-76)								
- Agricultural uses (less than 5 Acres)		S				P		
- Agricultural uses (5 acres or more)		P	P			P		
Farmers' Market (See Section 225-92)	P			P				
Farm-related Business (See Section 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 Section 225-99)		P						
Livestock Market (See Section 225-101)								SE
Nursery, Commercial (See Section 225-104)		P						
Roadside Stand	P				P			
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See Section 225-111)								SE
Sawmill and other wood processing facilities, except treatment (See Section 225-112)								P
Wayside Stand (See Section 225-118)	P	P						
COMMERCIAL RETAIL AND WHOLESALE								
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		

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Manufactured Home sales and service		SE						
Marine supplies, boats or equipment sales, service or repair		P						P
Restaurants	SPC	P	P	P	SE			
- Drive-Thru / Fast Food		P		SPC	SE	SE		
Retail Sales (See Section 225-108)	P	P	P	SPC	P			
- Freestanding retail department or general merchandising stores >50,000 square feet, not located in a shopping center.		P	SPC					
- Specialty food/retail stores	P	P	P	P	P			
Self Storage	SE	P				P	P	
Shopping Centers (See Section 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						
Wholesale sales, less than 10,000 square feet of gross floor area	P	P	P	P				
COMMERCIAL SERVICE								
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	P	P	P			
Financial institutions	P	P	P	P	P	P		
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				

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			Zoning Districts						
USE DESCRIPTION			C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Hotel / Motel with less than 50 rooms			P	P	P	SPC			
Office buildings and offices			P	P	P	P	P	P	P
Service establishments (See Section 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			P	P	P	P	P		
Veterinary Clinic				P					
EMERGENCY SERVICES									
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
INDUSTRIAL									
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

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			Zoning Districts						
USE DESCRIPTION			C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Assembly of products from previously prepared materials, including fiber glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals								P	P
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 Section 225-100)				SE				P	P
Machine shops									P
Manufacturing									P
Manufacture of bakery products, candy, dairy products and ice cream								P	P

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Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies								SPC
Marine, terminal								SPC
Micro Brewery:								
- As an accessory use in restaurant	SPC	P	P	P		SE		
- As a stand-alone use		SE	SPC			P	P	
Petroleum, propane, chemical or natural gas manufacture, refining or storage on five (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	
Shipyard, 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	

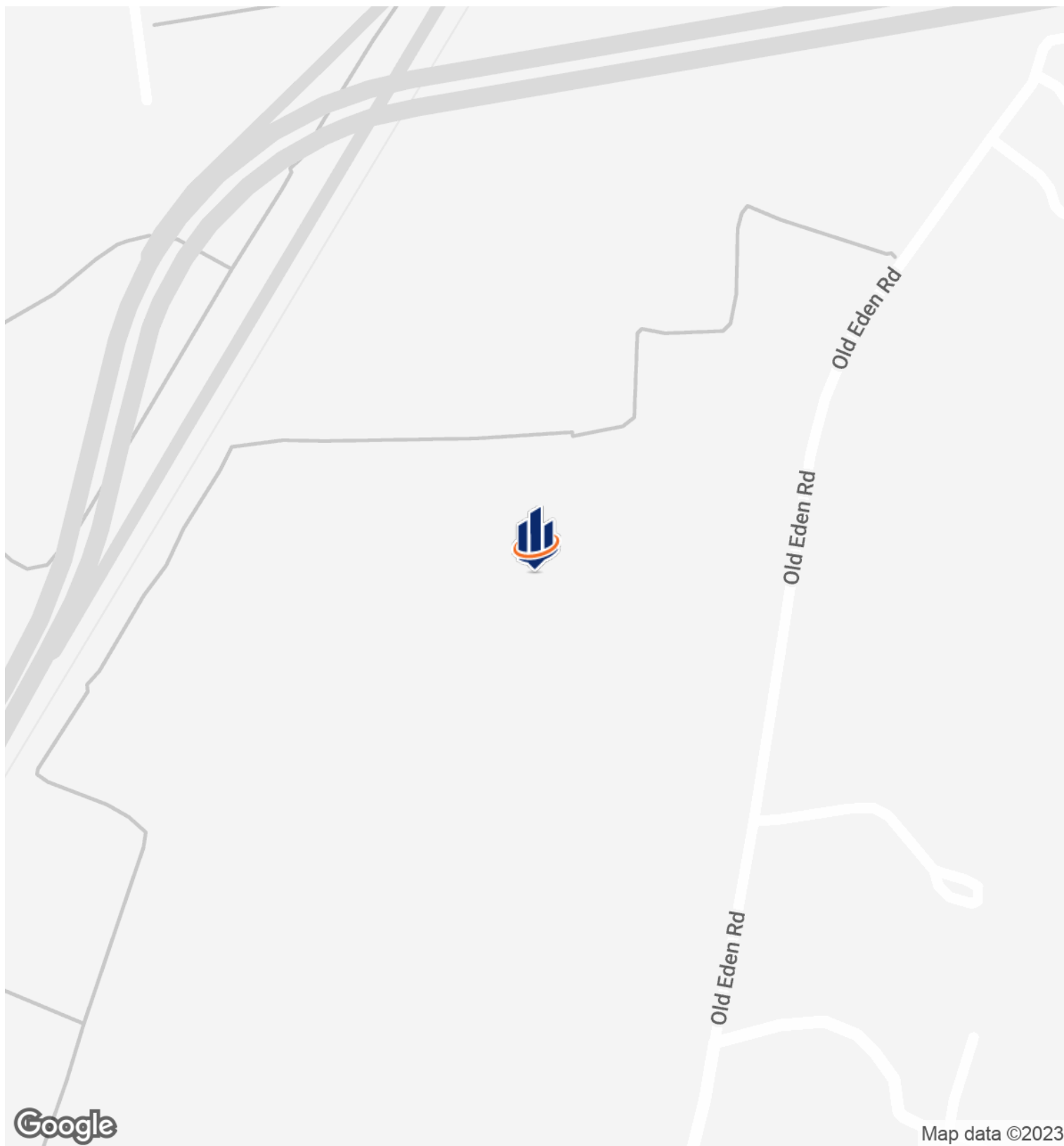
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Warehouse (See Section 225-117)								
- less than 40,000 sq. ft. gfa.		P		P		P	P	
- greater than 40,000 sq. ft. gfa.		SPC				P	P	
Welding shops, ornamental iron works						P	P	
Wood treatment facility for the treatment of wood or wood products with chemicals of any type								SE
Winery, including incidental sales of wine products produced on-site						P	P	
Wood products assembly or manufacture								P
INSTITUTIONAL								
Cemeteries not affiliated with Places of Religious Assembly (See Section 225-83)								
-Lot less than 5 acres		SE						
-Lots 5 acres and greater		P						
Crematorium (See Section 225-84)		SE	SPC			SE		
Hospitals, sanitariums or sanatoriums (See Section 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 Section 225-105)	P	P	P	P	P	P		
Private Clubs [Service Clubs & Fraternal Organizations]	P	P		P				
Schools								
- Nursery	SPC			SPC	SPC			
- of General Instruction (See Section 225-114)				P	SPC			
- of Special Instruction		P		P	SPC			
MISCELLANEOUS USE								
Accessory Structures and Uses	P	P	P	P	P	P	P	
Outdoor advertising structure		SE				SE	SE	
Zoos and Zoological Gardens		SE	SPC					

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MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS								
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 Section 225-110)								SE
Storage trailer sales or rental facility								SE
PUBLIC AND SEMI-PUBLIC FACILITIES								
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	
RECREATION, AMUSEMENT, ENTERTAINMENT								
Amusement Parks		SE						
Automobile and motorcycle racing tracks		SE						
Campgrounds, Recreational Vehicle Parks (See Section 225-81)		SE						
Commercial recreation uses		P	P			P		
Go Cart, Off-Road Motorcycle, and Off-Road Bicycle Tracks		SE						
Golf Courses (See Section 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						

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Outdoor Community Events		P						
Rifle and pistol range, war games, archery ranges		SE						
Stadium		P	P					
Theater								
- indoor	P	P	P					
- outdoor (See Section 225-109)		SE						
RESIDENTIAL								
Accessory Apartment	SPC	SE						
Bed and breakfast (See Section 225-80)								
Country Inn					P			
Day Care (See Section 225-82)								
- Center		P		P	P			
- Elderly		P		P	P			
- Family		P		P	P			
Dwelling								
- Single Family Detached					P			
- Manufactured Home – Double-wide (See Section 225-87)								
- Two-Family					P			
- Apartments and apartment projects (See Section 225-78)					P			
- Townhouse (See Section 225-90)				P				
Dwelling Unit with a commercial/business/office building	P	P		P	P			
Group Homes/Youth Group Homes (See Section 225-96)					P			
Guest Rooms (See Section 225-97)					P			
Home – Based Business (See Section 225-97)								
- Type I Home-based business				P	P			
- Type II Home-based business				SPC	SPC			
- Type III Home-Based Business								

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Manufactured Home Park (See Section 225-102)		SPC						
Mobile Office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P	
Rehabilitative Housing (See Section 225-107)					P			
UTILITIES								
Privately Owned and Operated Utility		P				P	P	
Public Utility								
- Public Utility as defined in Section 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 >69,000kv	SPC	SE	SPC	SPC	SPC	SE	SE	
Wireless Telecommunication Facilities (See Section 225-119)		SE						SE

LOCATION MAP



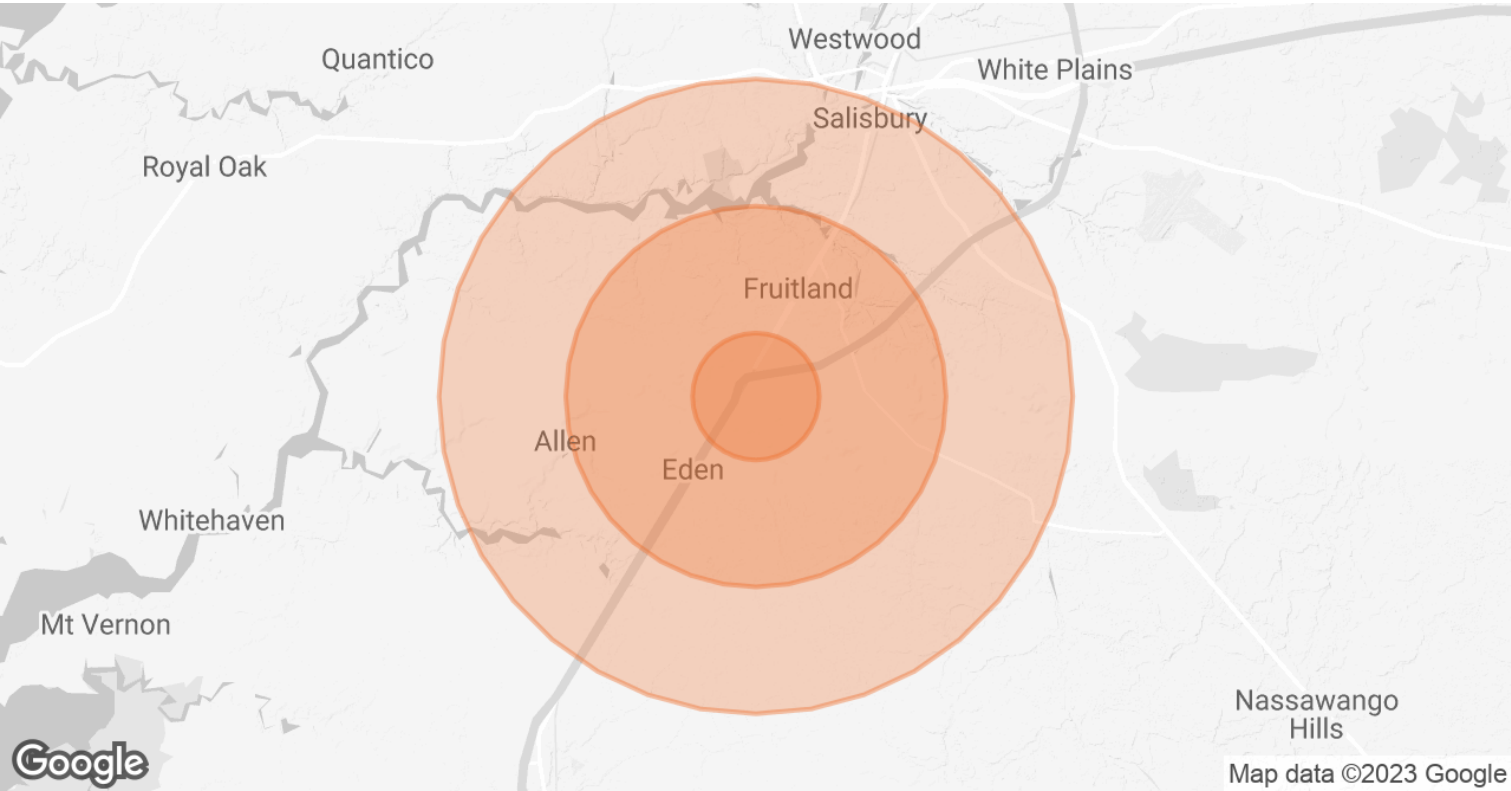
CHRIS PEEK, CCIM

O: 410.603.9112

chris.peek@svn.com

MD #4155894

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,336	10,094	38,718
AVERAGE AGE	37.4	39.3	33.4
AVERAGE AGE (MALE)	39.0	38.0	33.3
AVERAGE AGE (FEMALE)	36.4	38.8	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	543	4,184	15,054
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$73,141	\$75,226	\$71,187
AVERAGE HOUSE VALUE	\$206,732	\$211,198	\$182,060

* Demographic data derived from 2020 ACS - US Census

CHRIS PEEK, CCIM
O: 410.603.9112
chris.peek@svn.com
MD #4155894

ADVISOR BIO 1



CHRIS PEEK, CCIM

Advisor

chris.peek@svn.com

Direct: **410.603.9112** | Cell: **410.603.9112**

MD #4155894

PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

EDUCATION

BS in Sociology and Statistics - University Of Maryland

MEMBERSHIPS

Certified Commercial Investment Member - CCIM

The Rotary Club Of Salisbury

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

CHRIS PEEK, CCIM

O: 410.603.9112

chris.peek@svn.com

MD #4155894