



DOVER BRIDGE ROAD

22931 DOVER BRIDGE ROAD
PRESTON, MD 21655

John Foster

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Property Summary



OFFERING SUMMARY

Available SF:	10,000 - 30,000 SF
Lease Rate:	\$5.00 SF/yr (NNN)
Lot Size:	17.76 Acres
Building Size:	100,188 SF
Zoning:	I-2
Market:	Eastern Shore
Submarket:	Caroline

PROPERTY OVERVIEW

Former Preston Trucking facility available for lease or purchase. Consists of 100,000 SF of buildings on 17.76 acres. 60,000 SF currently leased to Crown Cork and Seal, plus an additional 40,000 SF of office and warehouse vacant. Zoned light Industrial. Includes significant amount of outdoor storage area.

PROPERTY HIGHLIGHTS

- Important east/west arterial located in the center of Delmarva
- 10 mi to Easton / US Rte 50, 15 mi to Denton / MD Rte 404, 20 mi to Bridgeville / US Rte 13
- 8900 average daily traffic count
- Private well and septic
- 3 phase electric
- Dock-high loading with 20' ceilings in warehouse
- Two story office, renovation needed but great lay-out to work with
- Leased "As Is" or "As Improved" to Tenant specs

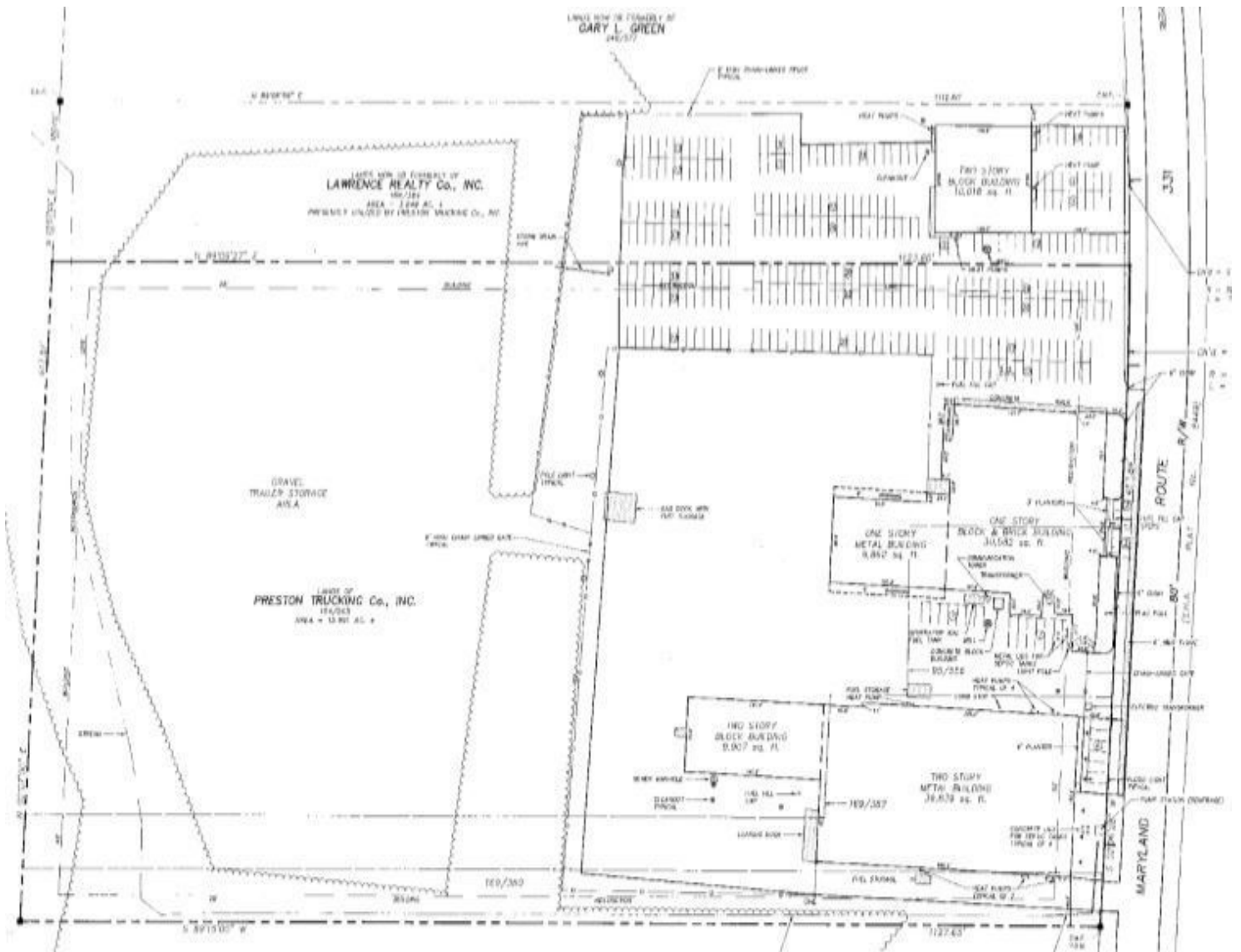
Additional Photos



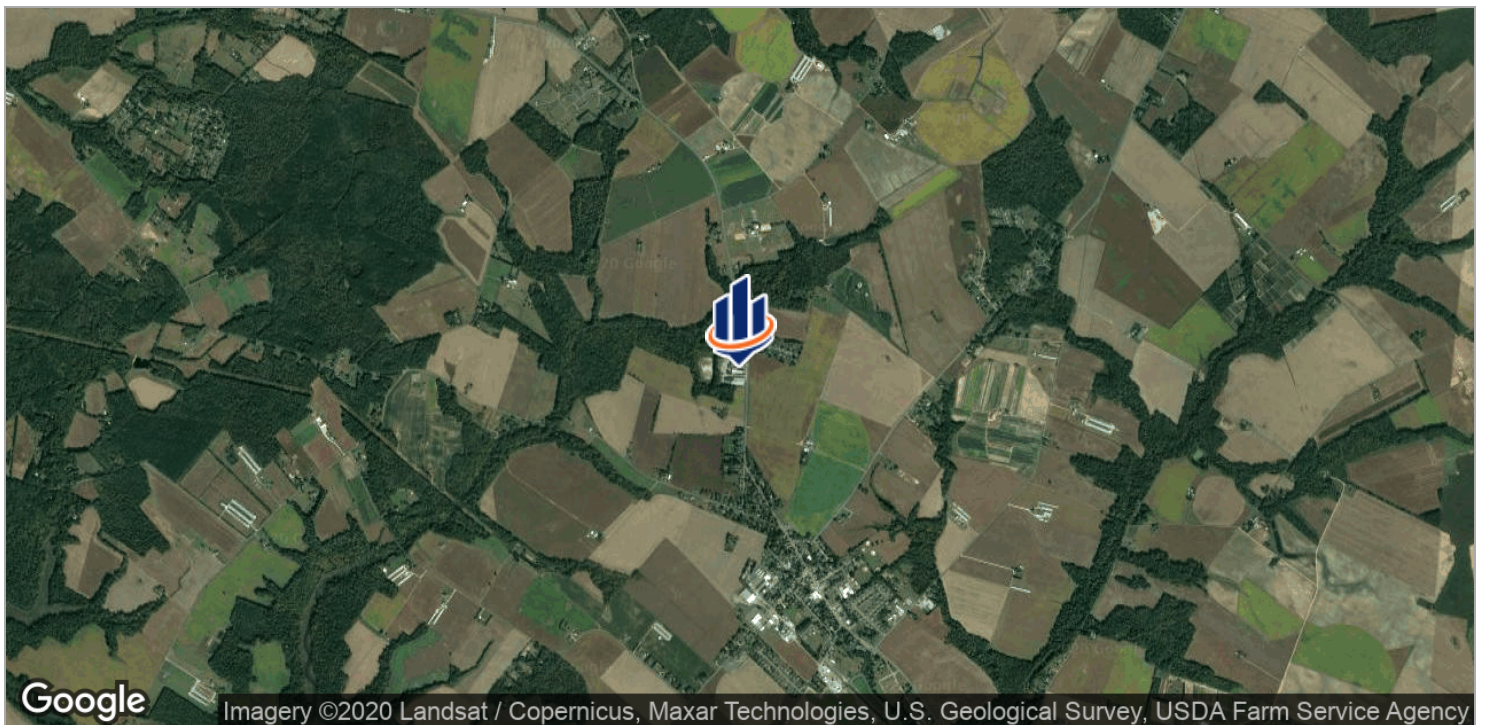
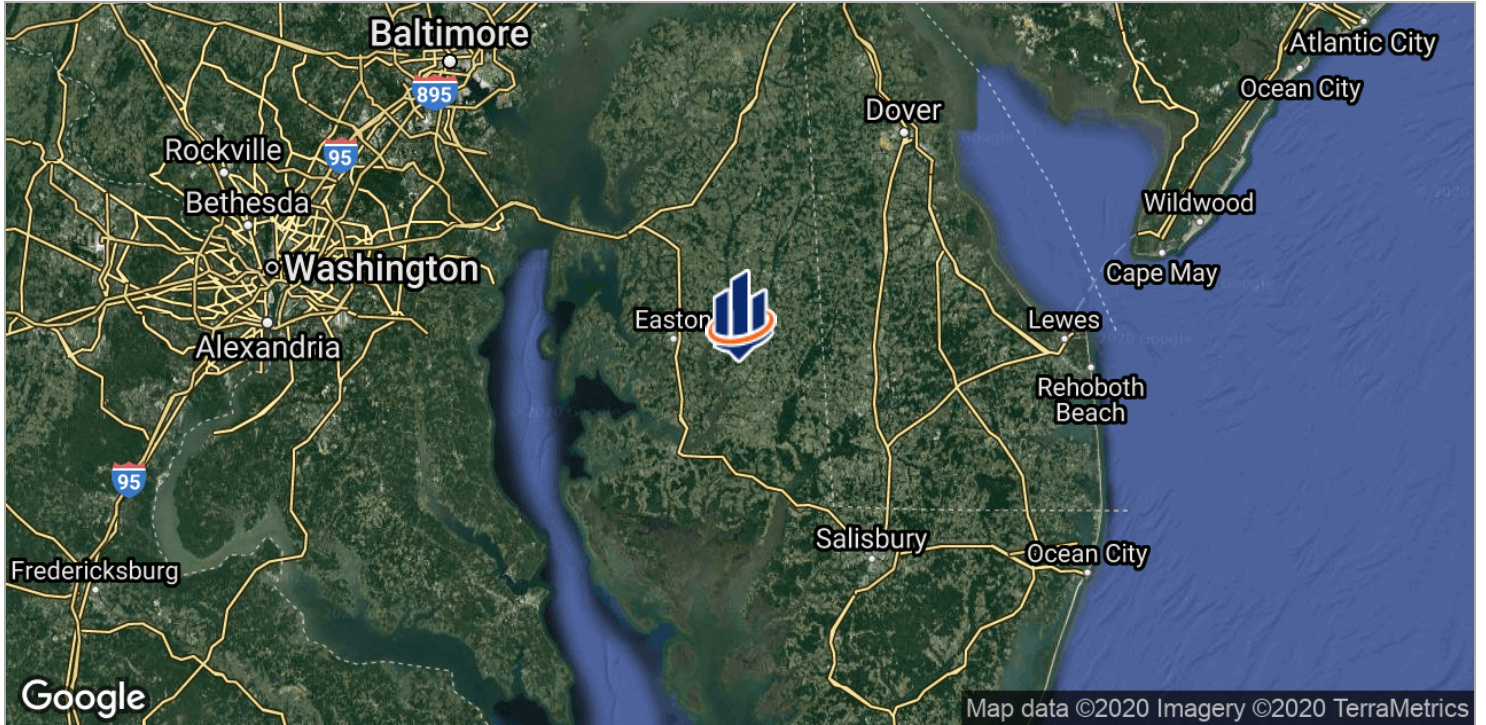
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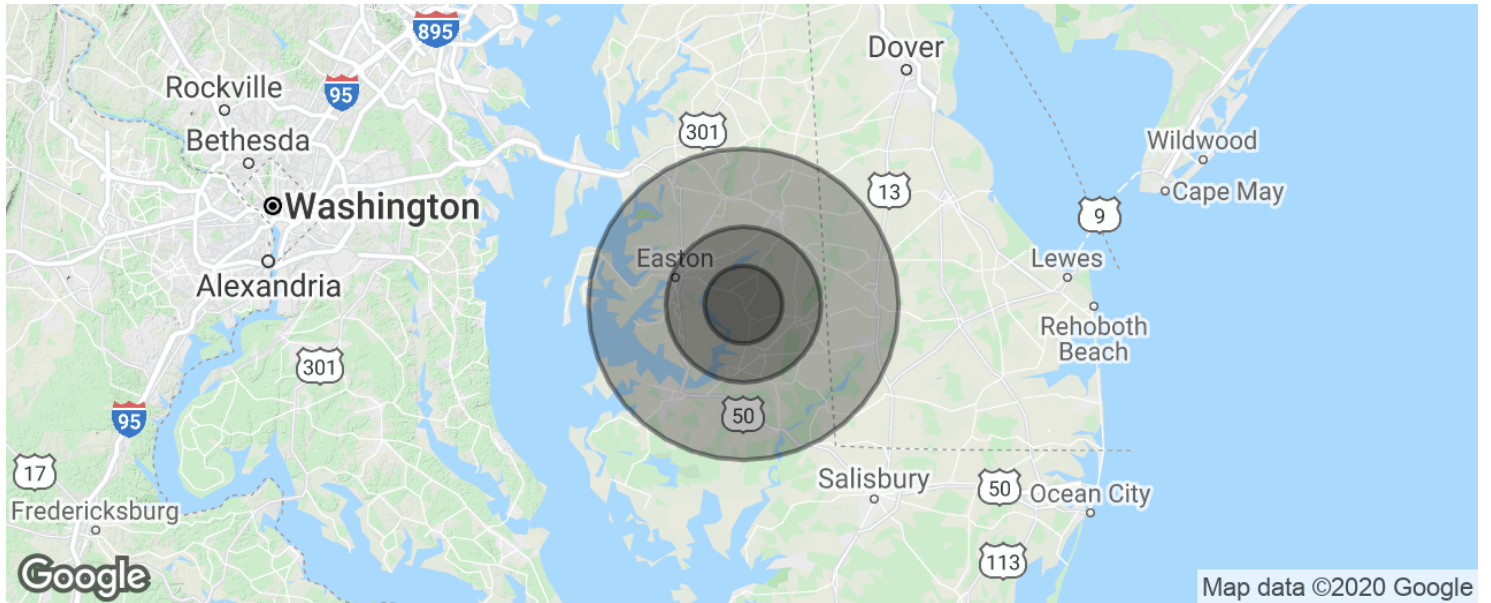
Site Plan



Location Maps



Demographics Map & Report



POPULATION

	5 MILES	10 MILES	20 MILES
Total population	6,797	28,474	125,821
Median age	42.5	42.6	42.0
Median age (Male)	42.9	42.2	40.5
Median age (Female)	42.1	42.7	42.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total households	2,511	10,857	49,328
# of persons per HH	2.7	2.6	2.6
Average HH income	\$59,931	\$67,954	\$69,964
Average house value	\$252,925	\$294,388	\$306,071

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

JOHN FOSTER

Advisor



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PROFESSIONAL BACKGROUND

As an Advisor in the Easton, MD based Chesapeake Office of SVN Miller Commercial Real Estate, John specializes in the region's two primary asset classes - industrial / flex and natural resource investment properties, including large agricultural and timber tracts. His focus is the Upper Eastern Shore, but his experience runs the length of the Delmarva Peninsula.

With this product and geographic expertise, John's sale and leasing clients benefit from his strong transactional base, his use of the latest technologies, and his representation skills. He is particularly trusted and relied upon in the strategic planning and site selection processes. He serves the interests of a wide client base in manufacturing and production, distribution and warehousing, natural resources and farming.

John is an Eastern Shore Native, a graduate of Washington College in Chestertown, MD, and a long-time resident of the Queenstown community. He serves on the Boards of Chesapeake College Foundation and White Stone Oyster Company. With hobbies including waterfowl hunting, squash, sailing, and farming, John is an active member of Ducks Unlimited, Corsica River Yacht Club, the Maryland Club in Baltimore, and is the Managing Director of Brown's Branch Farms, LLC.

Advisor Bio & Contact 2

ROBERT H. GREENLEE

Managing Director



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PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years – with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.