

# Sale Comps



## ★ Subject Property

22931 Dover Bridge Road, Preston, MD 21655

**Sale Price:** Subject To Offer    **Lot Size:** 17.76 Acres

**Building SF:** 100,188 SF



Former Preston Trucking facility available for 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 41,847 SF of office and 41,366 of Shop space that is vacant. Zoned light Industrial. Includes significant amount of outdoor storage area.



## 1 Ben Mat Building

1001 Caroline Dr | Federalsburg, MD 21632

**Sale Price:** \$900,000    **Lot Size:** 3.69 Acres

**Year Built:** 1989    **Building SF:** 30,600 SF

**Price PSF:** \$29.41    **Closed:** 05/23/2017



Free Standing Manufacturing Building



## 2 300 Reliance Avenue

Federalsburg, MD 21632

**Sale Price:** \$1,200,000    **Lot Size:** 21.31 Acres

**Year Built:** 1959    **Building SF:** 109,078 SF

**Price PSF:** \$11.00    **Closed:** 04/21/2017



Kraft Food processing facility. 109,078 +/- sq.ft. manufacturing facility. Flexible layout. Well water & town sewer. Security fencing. Fully sprinklered. Adjacent to the rail line. 36,434 bldg with 16'8" and 11'6" ceiling heights. 25,000 sq.ft. +/- bldg with 21' ceilings with overhead conveyor to bldg 1. 22,000 sq.ft. +/- bldg w/20' ceilings plus office and 3 docks. 25,000 +/- sq.ft. warehouse with 2 drive-in doors & 2 docks



## 3 ES Steel

1011 Frank Adams Industrial Way | Federalsburg, MD 21632

**Sale Price:** \$1,327,814    **Lot Size:** 10.21 Acres

**Year Built:** 2008    **Building SF:** 96,200 SF

**Price PSF:** \$13.80    **CAP:** 0.00%

**Closed:** 09/30/2016    **Occupancy:** 0%

**NOI:** \$0



excellent condition - 8 years old - bank owned

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## 1300 Industrial Parkway

Federalsburg, MD 21623

<b>Sale Price:</b>	\$650,000	<b>Lot Size:</b>	4.01 Acres
<b>Year Built:</b>	1975	<b>Building SF:</b>	25,032 SF
<b>Price PSF:</b>	\$25.97	<b>Closed:</b>	03/01/2018



## 75 Engerman Avenue

Denton, MD 21629

<b>Sale Price:</b>	\$215,000	<b>Lot Size:</b>	5.54 Acres
<b>Price PSF:</b>	\$0.89	<b>Price / AC:</b>	\$38,808
<b>Closed:</b>	03/29/2017		



Raw land, zoned light industrial within the Town of Denton. Utilities on site.



## 85 Engerman Avenue

Denton, MD 21629

<b>Sale Price:</b>	\$215,000	<b>Lot Size:</b>	5.81 Acres
<b>Price PSF:</b>	\$0.85	<b>Price / AC:</b>	\$37,005
<b>Closed:</b>	03/29/2017		



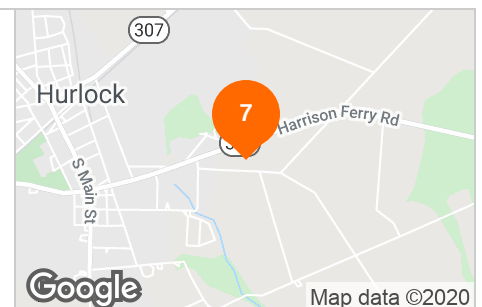
Raw land, zoned light industrial, within Town of Denton. Utilities at curb.



## 4809 Harrison Ferry Rd

Hurlock, MD 21643

<b>Sale Price:</b>	\$275,000	<b>Lot Size:</b>	5 Acres
<b>Year Built:</b>	2002	<b>Building SF:</b>	10,300 SF
<b>Price PSF:</b>	\$26.70	<b>Closed:</b>	08/18/2017



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## Former Allen Harim Facility

12041 CORDOVA RD | Cordova, MD 21625

<b>Sale Price:</b>	\$750,000	<b>Lot Size:</b>	40.43 Acres
<b>Year Built:</b>	1993	<b>Building SF:</b>	131,755 SF
<b>Price PSF:</b>	\$5.69	<b>Closed:</b>	02/19/2019



Former Allen Harim Chicken processing facility, purchased for Aquaculture facility.