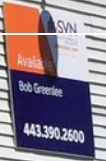




HISTORIC, FORMER CANNERY SITE OF THE DEFENDER PACKING COMPANY.

4234 LOVERS LANE
TRAPPE, MD 21673

Robert H. Greenlee
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Property Summary



OFFERING SUMMARY

Available SF:	6,150 SF
Lease Rate:	\$500 to \$1,000/ month (MG)
Lot Size:	3.5 Acres
Year Built:	1930
Building Size:	6,150 SF
Renovated:	0
Zoning:	Talbot County LI - Light Industrial
Market:	Eastern Shore of Maryland
Submarket:	Trappe

PROPERTY OVERVIEW

Currently a four-bay industrial shell building, with concrete floor, which the owner will finish in support of a user's requirements. The one-story bays are 15' wide and 100'deep, 1,500 SF each. Some have 14' ceilings, other ceiling heights vary. There are six overhead doors. Attached are a 140 SF paint booth, 480 SF pole shed, and 600 SF flex space. 3+ acres of yard storage area that can be fenced. Allow 90 days to fit to your specifications. Rents range from \$500 to \$1,000 per month depending on size and office finish.

PROPERTY HIGHLIGHTS

- Will finish to tenant specifications
- 4 bays, 15' wide, 70' and 100 feet deep; 1,050-1,500 SF each
- 3 Phases electric
- 3 + acres of yard storage
- Attractive rents ranging from \$500 to \$1,000 per month
- Multiple configurations possible

Additional Photos



Location Maps



Advisor Bio

ROBERT H. GREENLEE

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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.