

# PRIME INDUSTRIAL DEVELOPMENT

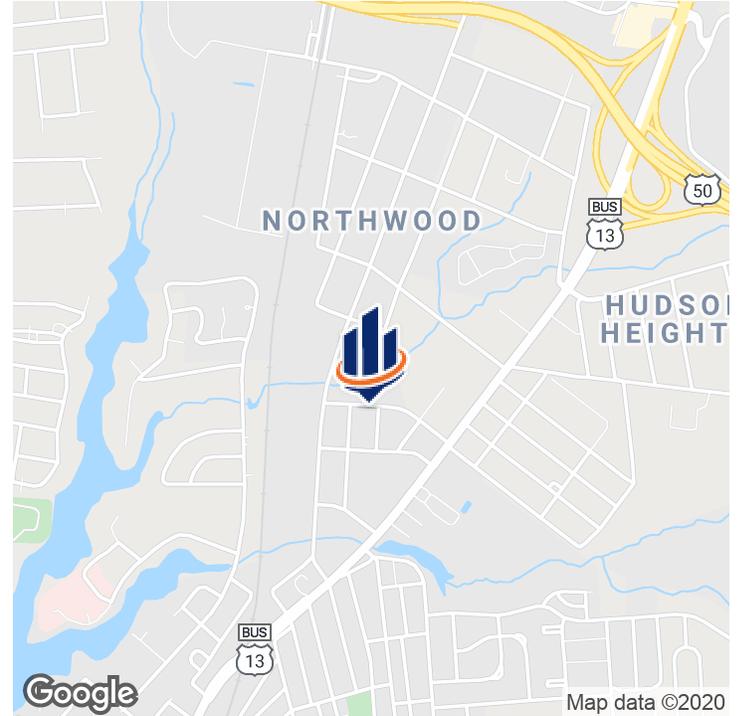
## 200 COLUMBIA DRIVE

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SALISBURY, MD 21801

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$319,000
Building Size:	5,000 SF
Lot Size:	3.44 Acres
Price / SF:	\$63.80
Zoning:	Light Industrial
Market:	Eastern Shore of Maryland
Submarket:	Salisbury Maryland

## PROPERTY OVERVIEW

Prime industrial Development Location Just off Rt 13 North. The property is served with full City Of Salisbury utility services. Zoning is City Of Salisbury Light Industrial. There is the option to add one-half acre of additional land to the property by closing the paper streets that boundary the property to the East and West. The parcel is 3.44-acres and there is a 5,000 sq ft building on site that can be retrofitted for a number of industrial uses.

## PROPERTY HIGHLIGHTS

- Prime industrial Development Location Just Off Rt 13 North
- Served with All-City Of Salisbury Utility Services
- Large 3.44 Acre Parcel
- Option To Increase Acreage By Closing Streets
- Zoning City Of Salisbury Light Industrial
- 5,000 Sq Ft Building Onsite Available For Retrofit
- Enterprise Zone Benefits For Employers

## **Development Options**

**(see attached engineering plan)**

1: Integrated Mini-storage Concept

2: Separated Modules Concept

1: There is an existing engineering site plan attached below showing four separate buildings. This was done for a proposed mini-storage project. Mini-storage is an ideal use for the property as it fits the zoning, and fills a need for the surrounding multi-family housing demographic that needs additional storage space.

2: There is a strong, unmet demand in the Salisbury Industrial market for general purpose 5,000 sq ft +/- office-warehouse buildings. This property could be subdivided out into 4 separate parcel quadrants as there is road frontage on both the front and rear sections of the property. These could be leased for income or subdivided out and sold as individual properties if desired.



## 200 Columbia Drive Datasheet

**Land Specifications:** Property is an assemblage of 16 light industrially zoned lots 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498 and 499 located on the City of Salisbury Tax Map 103 Grid 11 fronting Columbia Drive and containing approximately 3.44 acres of land.

**Paper Street Closure Options:** The paper streets bordering the property to east and west can be closed, adding approximately one-half acre to the current size of the property. If the buyer wishes to have this done, the quoted cost for the site engineer, Brock Parker of Parker and Associates to initiate and complete this process is \$4,400.

**Access and Egress-Ingress:** (see site map in brochure) The property has frontage on two streets (Arlington and Columbia) for maximum egress-ingress opportunities. Current working access is off Columbia Drive. The property is located just off North Salisbury Boulevard - RT 13 North. The drive time is just seconds from this primary north-south artery for the Eastern Shore

**Water and Sewer Utility Services:** The property is served by City of Salisbury municipal water and sewer services. ( See Utility Map in Brochure). Electricity is via Delmarva Power. There is an existing Chesapeake Utilities natural gas line in the street on Columbia Drive serving the property.

**Building:** The existing 5,000 sq ft building on site that was "Shay's Pub" is effectively a shell. It would be recommended to use the building footprint as a base to build off of as this will have fewer code and site development requirements vs demolishing the building and coming out of the ground.

**Zoning:** The previous use was a grandfathered use as a nightclub. This grandfathering has expired, and the current use is governed by the City of Salisbury Light industrial code (see code in brochure).

**Site Plan:** The site plan in the brochure was for a proposed 4 building, multi-story mini-storage complex. This is not a specific recommended use, this is just being provided as a site geometry reference.

**Enterprise Zone:** The property is located within the Enterprise Zone for Wicomico County. Being in this zone has various potential tax benefits for job creators. The Salisbury Wicomico Economic Development (SWED) group can provide details on these benefits and qualifications for receiving them.

**Detailed listed of component Parcels.**

**Both sides = 150,000 sq ft total 3.44 acres Land & 5000 SF Building**

Lots 1,3,5,7,9,11,13,15	Lots 2,4,6,8,10,12,14,16
<p><b>1: District - 09 Account Number - 059814</b> BL-G L-8-9-10 - 22,500 sq ft</p>	<p><b>2: District - 09 Account Number - 055495 -</b> This is the parcel with the building BL-G L-1-2-3 - Building Date 1947 – Land 22,500 sq ft</p>
<p><b>3: District - 09 Account Number - 044914</b> BL-G L-7 7,500SQ FT</p>	<p><b>4: District - 09 Account Number - 044922</b> - BL-G L-14 7500 SQ FT -</p>
<p><b>5: District - 09 Account Number - 044906</b> BL-G L-6 7,500SQFT</p>	<p><b>6: District - 09 Account Number – 044930</b> BL-G L-15 7,500SQ FT</p>
<p><b>7: District - 09 Account Number - 044892</b> BL-G L-5 7,500SQ FT -</p>	<p><b>8: District - 09 Account Number - 044949</b> BL-G L-16 7,500SQ FT -</p>
<p><b>9: District - 09 Account Number - 044884</b> BL-G L-4 7,500SQ FT -</p>	<p><b>10: District - 09 Account Number - 044957</b> BL-G L-17 7,500 SQFT -</p>
<p><b>11: District - 09 Account Number - 049800</b> BL-G L-3 7,500SQ FT -</p>	<p><b>12: District - 09 Account Number – 049819</b> BL-G L-18 7,500SQFT -</p>
<p><b>13: District - 09 Account Number - 049797</b> BL-G L-2 7,500SQFT -</p>	<p><b>14: District - 09 Account Number - 049827</b> BL-G L-19 7,500SQFT -</p>
<p><b>15: District - 09 Account Number - 049789</b> BL-G L-1 7,500SQ FT -</p>	<p><b>16: District - 09 Account Number – 049835</b> BL-G L-20 7,500 SQFT -</p>

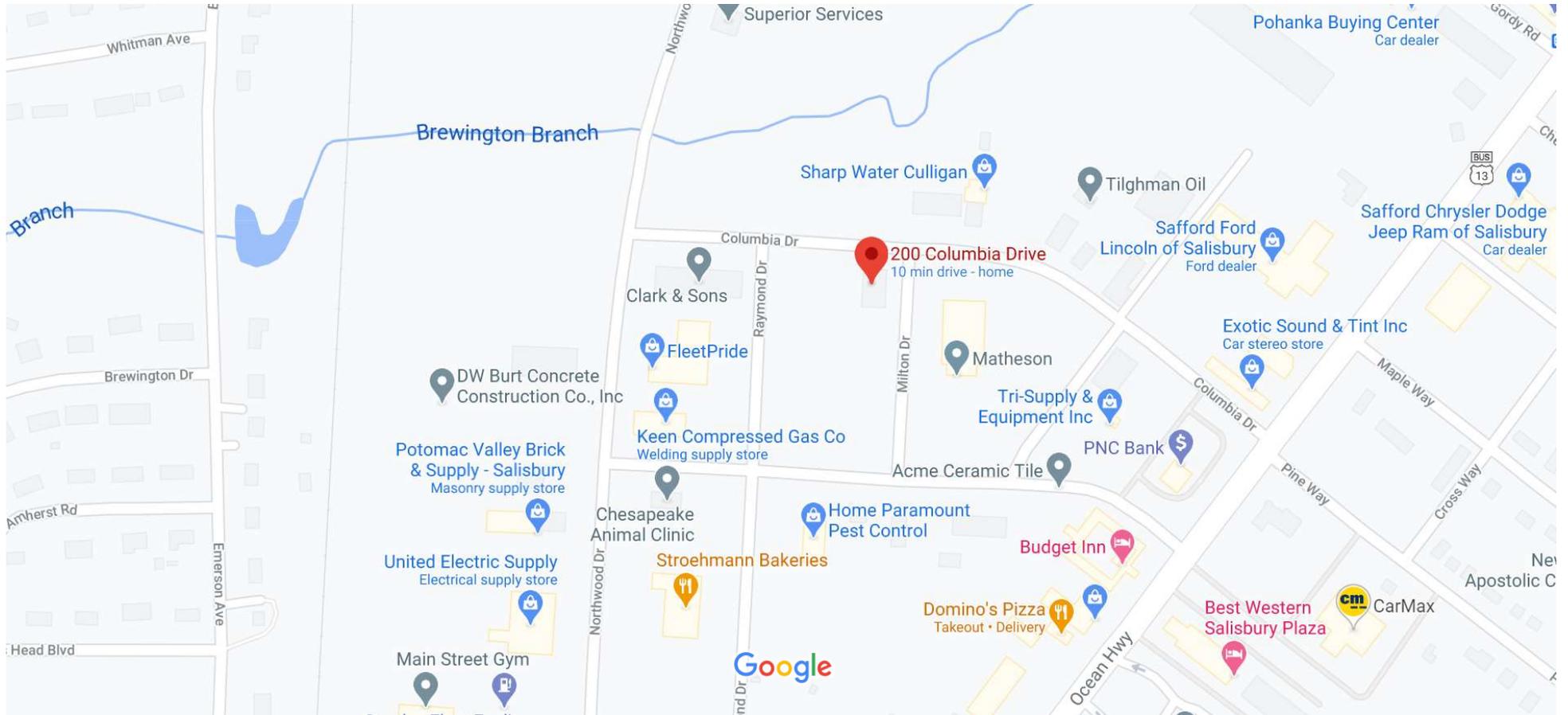
# Additional Photos



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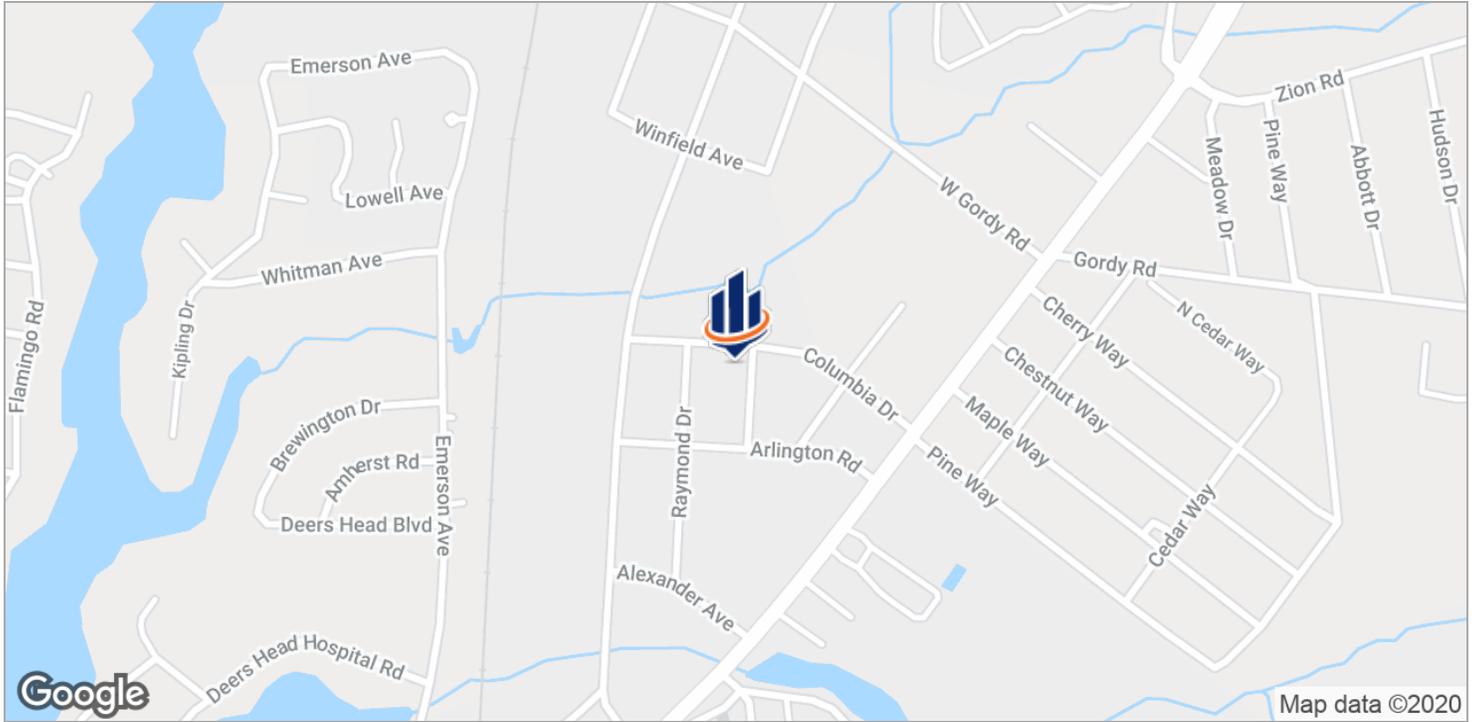


Google Maps 200 Columbia Dr



Map data ©2020 200 ft

# Location Maps



- **Chapter 17.76 - LIGHT INDUSTRIAL DISTRICT**

**Sections:**

- **17.76.010 - Purpose.**

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

- **17.76.020 - Permitted uses.**

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;
11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;

14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
  15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;
  16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
  17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;
  18. Manufacture and assembly of products from plastic;
  19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
  20. Offices and office building;
  21. Photographic processing and blueprinting establishment;
  22. Plating, electrolytic process;
  23. Plumbing supplies, manufacture;
  24. Printing, bookbinding and publishing establishment;
  25. Radio and television broadcasting station and studio;
  26. Wholesale merchandising and warehousing;
  27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
  28. Animal hospital;
  29. Planned business center, in accordance with [Chapter 17.172](#);
  30. Indoor recreational facilities;
  31. Schools of special instruction.
- B. Uses permitted by special exception shall be as follows:
1. Restaurant;
  2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;
  3. Day-care center or nursery school in accordance with [Chapter 17.220](#);
  4. Day care facilities for the elderly and handicapped.

5. Outdoor storage yard, in accordance with [Section 17.220.040](#).

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)

(Ord. No. 2296, 7-14-2014)

- **17.76.025 - Uses permitted by special exception.**

Uses permitted by special exception shall be as follows:

- A. Group home.

(Ord. 1786 § 10, 2000)

- **17.76.030 - Uses permitted by ordinance permit.**

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with [Chapter 17.220](#);
- B. Public or private utility building and uses, in accordance with [Chapter 17.220](#);
- C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

- **17.76.040 - Accessory uses.**

Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by [Section 17.196.030](#).

(Prior code § 150-80)

- **17.76.050 - Development standards.**

Development standards for the light industrial district shall be as follows:

- A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with [Chapter 17.220](#). Finished or semifinished products manufactured or

assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with [Chapter 17.220](#).

B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:

1. Lot area: twenty thousand (20,000) square feet;
2. Interior lot width: one hundred (100) feet;
3. Corner lot width: one hundred twenty (120) feet.

C. Minimum yard requirements shall be as follows:

1. Front: fifty (50) feet;
2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
4. Corner, side: same as front yard.

D. Parking. Parking, loading and unloading areas shall be provided in accordance with [Chapter 17.196](#).

E. The height limitation shall be fifty (50) feet.

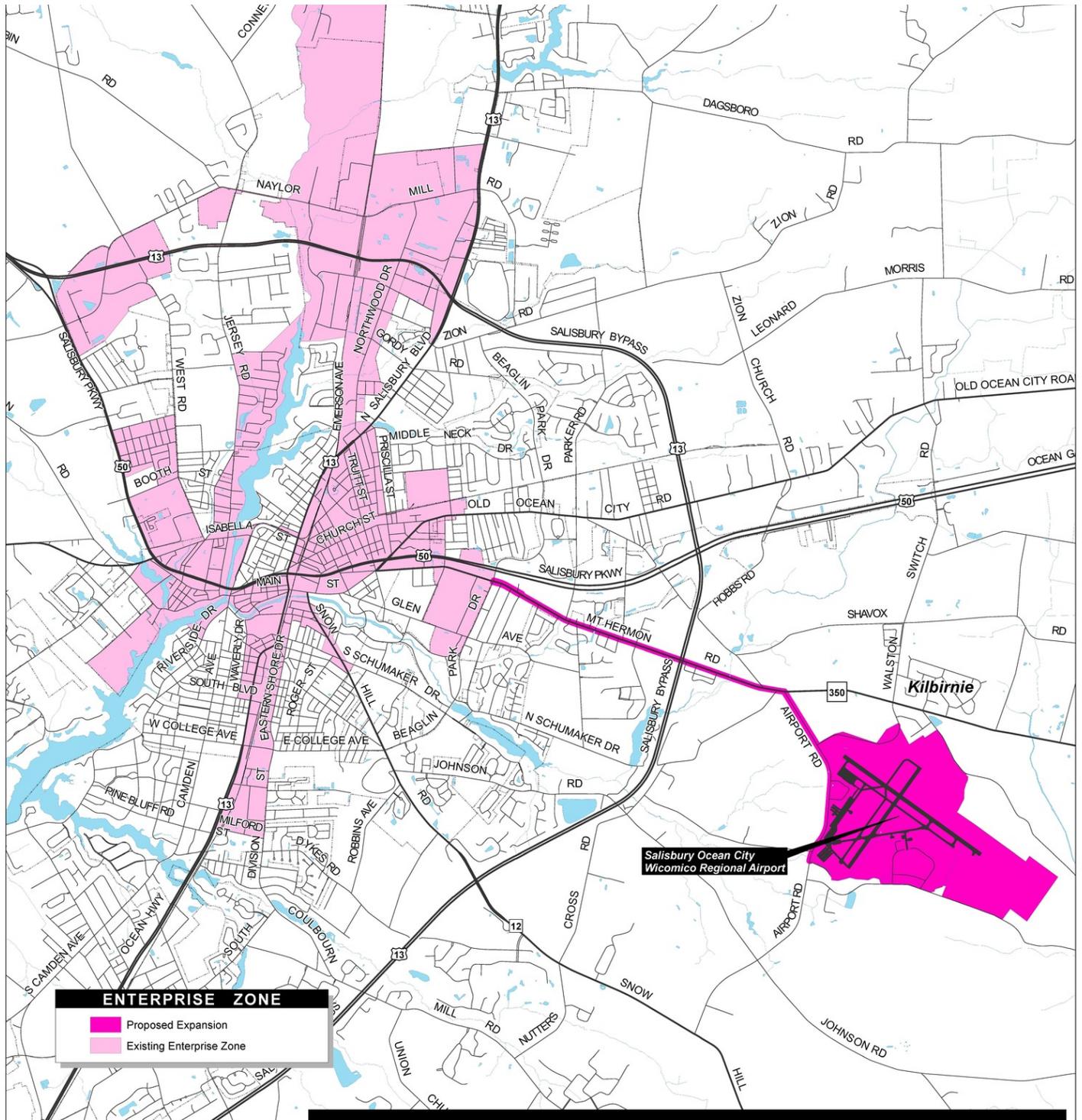
F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of public works determines that alternate or unified points of access are available to a site, resulting in better traffic flow and less traffic congestion. Service drives and loading or unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.

G. Signs shall be in accordance with [Chapter 17.216](#).

H. Landscaping and Screening. In addition to the requirements of [Chapter 17.220](#), all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with [Section 17.220.080](#).

(Prior code § 150-81)

# Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total population	69,936	113,616	259,809
Median age	33.1	34.9	37.5
Median age (Male)	31.5	33.4	35.9
Median age (Female)	34.0	35.9	38.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total households	26,420	42,312	94,845
# of persons per HH	2.6	2.7	2.7
Average HH income	\$58,471	\$64,200	\$61,984
Average house value	\$193,114	\$215,049	\$242,086

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact 1

## CHRIS PEEK, CCIM

Advisor

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## 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 24 years in the real estate industry, Peek has secured over 1000 transactions resulting in a career brokerage volume in excess of \$600 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..