

For Lease

Industrial

45,000 SF



2305 Northwood Drive

Salisbury, Maryland 21801

Property Highlights

- 144,492 square feet
- 1,800 square feet of office space
- Two private offices
- Large warehouse space
- Cranes, Loading Docks and Drive-In Doors
- Zoned- Light Industrial

Property Description

Varying square footage listed for lease within this 144,492 SF industrial building in Salisbury, Maryland. The complex is equipped with air exchange ventilation and vacuum systems, heating and air conditioning, security fencing, open warehouse space, 1,800 square feet of office space on both the first and second floors, two private offices, an employee lounge, and multiple restrooms. Also included are two remote controlled overhead cranes with ten ton hoists, four electric three ton hoists that move two ways, eight 2.5 ton hoists on JIB cranes, four drive-in doors and loading docks and 265 available parking spaces.

OFFERING SUMMARY

Available SF	45,000 SF
Lease Rate	\$4.00 SF/yr (Gross)
Lot Size	25.2 Acres
Building Size	144,492 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,700	\$61,882
10 Miles	116,234	\$63,937
25 Miles	265,827	\$62,213

For more information

Chris Davis

O: 410 543 5115
chris@naicoastal.com

Tori Brown

O: 410 543 5115
tori@naicoastal.com

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45,000 SF | \$4.00 SF/yr



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Industrial Property

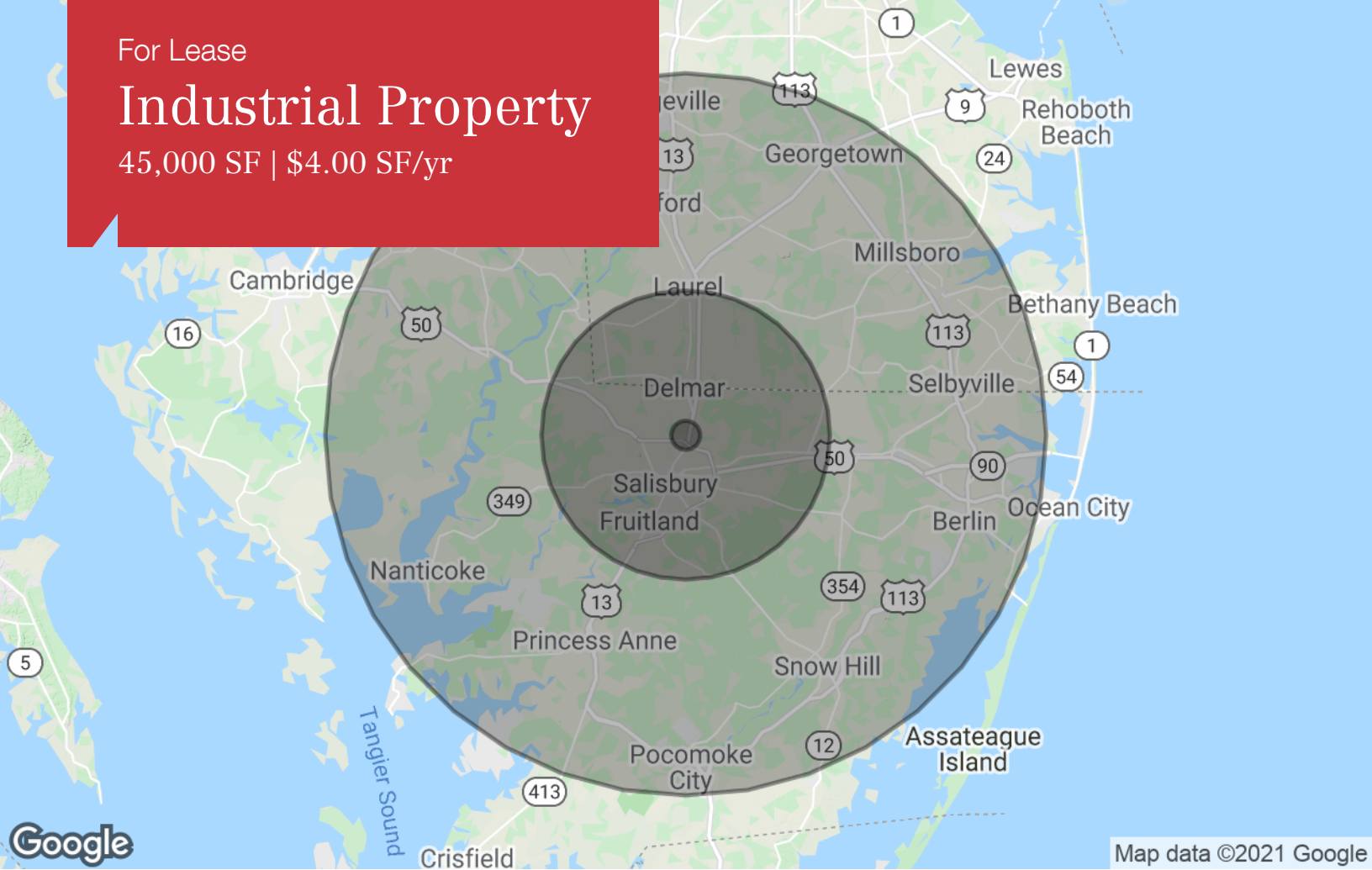
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	1 Mile	10 Miles	25 Miles
Population			
TOTAL POPULATION	1,700	116,234	265,827
MEDIAN AGE	36.2	34.9	37.5
MEDIAN AGE (MALE)	32.7	33.4	36.0
MEDIAN AGE (FEMALE)	38.8	35.9	38.7
Households & Income			
TOTAL HOUSEHOLDS	707	43,392	96,701
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$61,882	\$63,937	\$62,213
AVERAGE HOUSE VALUE	\$201,050	\$215,010	\$242,428
Race			
% WHITE	81.2%	68.8%	71.4%
% BLACK	14.6%	26.3%	23.8%
% ASIAN	3.4%	2.7%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.4%
% OTHER	0.8%	1.7%	2.6%
Ethnicity			
% HISPANIC	2.3%	4.0%	5.1%

* Demographic data derived from 2010 US Census

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Chris Davis

Principal | Broker

410.543.5115 tel
443.523.4539 cell
chris@naicoastal.com

Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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Tori Brown

Director of Marketing and Operations | Advisor

410.543.5115 tel
240.205.4490 cell
tori@naicoastal.com

Education

Brown is a graduate of West Virginia University with a degree in Strategic Communications and Marketing.

Professional Background

Tori Brown is the Director of Marketing at Gillis Gilkerson, a regional leader in commercial construction and real estate development. She is also the Director of Marketing and Operations, and a Licensed Commercial Real Estate Advisor at NAI Coastal, the Delmarva Peninsula affiliate of NAI Global.

Tori demonstrates dynamic strength in marketing and business operations as she utilizes her background in strategic marketing and communications to help guide both Gillis Gilkerson and NAI Coastal towards growth. For both firms, she leads all marketing and public relations efforts, specializing in content creation, graphic design and copywriting. She is responsible for establishing, maintaining and building the individual brands in ways that increase recognition and emphasize their respective roles within the community.

Since her start in the industry, Tori has consistently played an active role in brokerage transactions while observing and gaining experience in investment analysis, deal flow management, and real estate development. This experience serves as the foundation of her operational role within NAI Coastal which encompasses everything from transaction coordination to organizational growth planning.

Throughout the course of her career, Tori has served on multiple boards and committees pertaining to event planning, community involvement and strategic marketing. Tori is a graduate of West Virginia University and lives in Salisbury, Maryland with her Golden Retriever, Kip.