SVN
MILLER COMMERCIAL
REAL ESTATE

HEBRON MANUFACTURING

27120 OCEAN GATEWAY
HEBRON, MD 21830

John McClellan, CCIM
Senior Advisor
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Property Summary

OFFERING SUMMARY

Sale Price:	$849,000
Lease Price:	$3.00 PSF NNN
Year Built:	1996
Building Size:	46,983 SF
Renovated:	2016
Zoning:	A-1 (subject to variance for warehouse and industrial uses)
Market:	Maryland Eastern Shore
Submarket:	Hebron

PROPERTY OVERVIEW

Manufacturing / Warehouse Building with Office space located directly off Route 50, only 10 minutes west of Salisbury, MD. Situated on 7.4 Acres of land and is just south of the Delaware line. Consisting of various sections ideal for manufacturing and distribution including administration. Docks and drive in spaces are available. Facility is also available for lease with an option to buy. 10,000-46,983 SF available with flexible configurations. Call broker for more details.

PROPERTY HIGHLIGHTS

- Accessible location fronting Rt 50
- 7.4 Acres of Land
- Ideal to Serve the Entire Delmarva Peninsula
- County Location - NO city taxes
- Heavy duty Electrical service (2000 amps)
- Block construction with Multiple Drive Ins & Loading Docks
- Lease with option to buy

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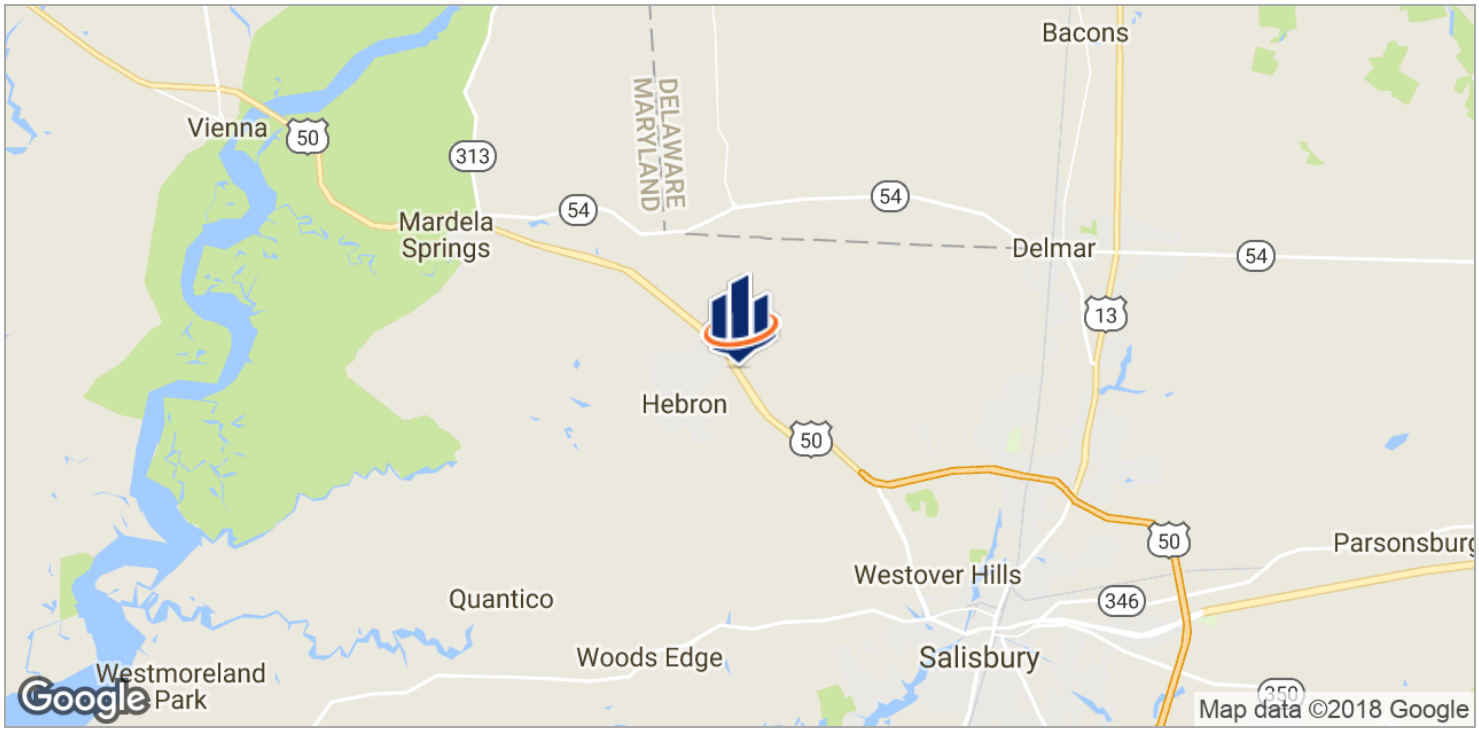
Location Maps



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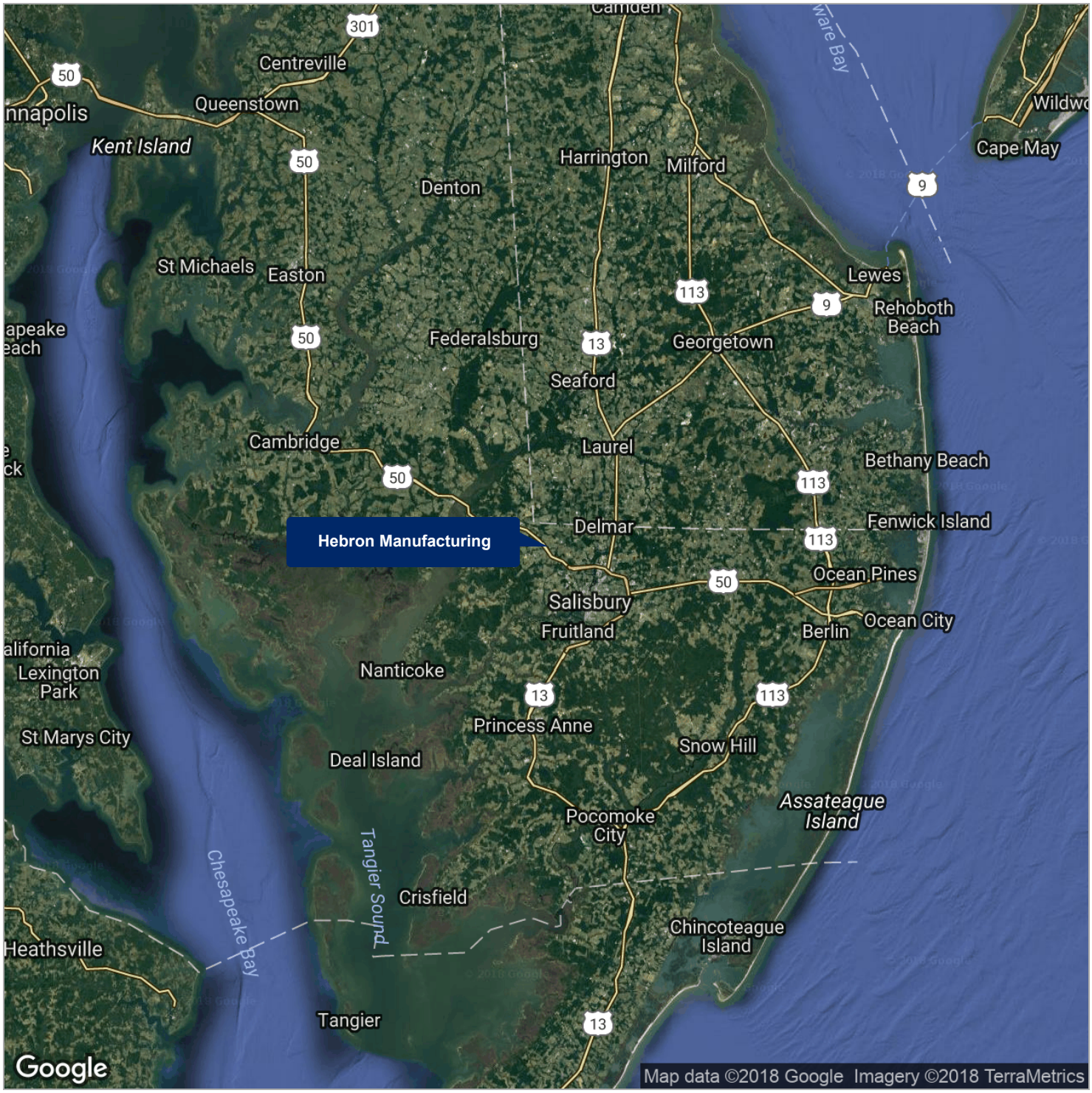
Regional Map



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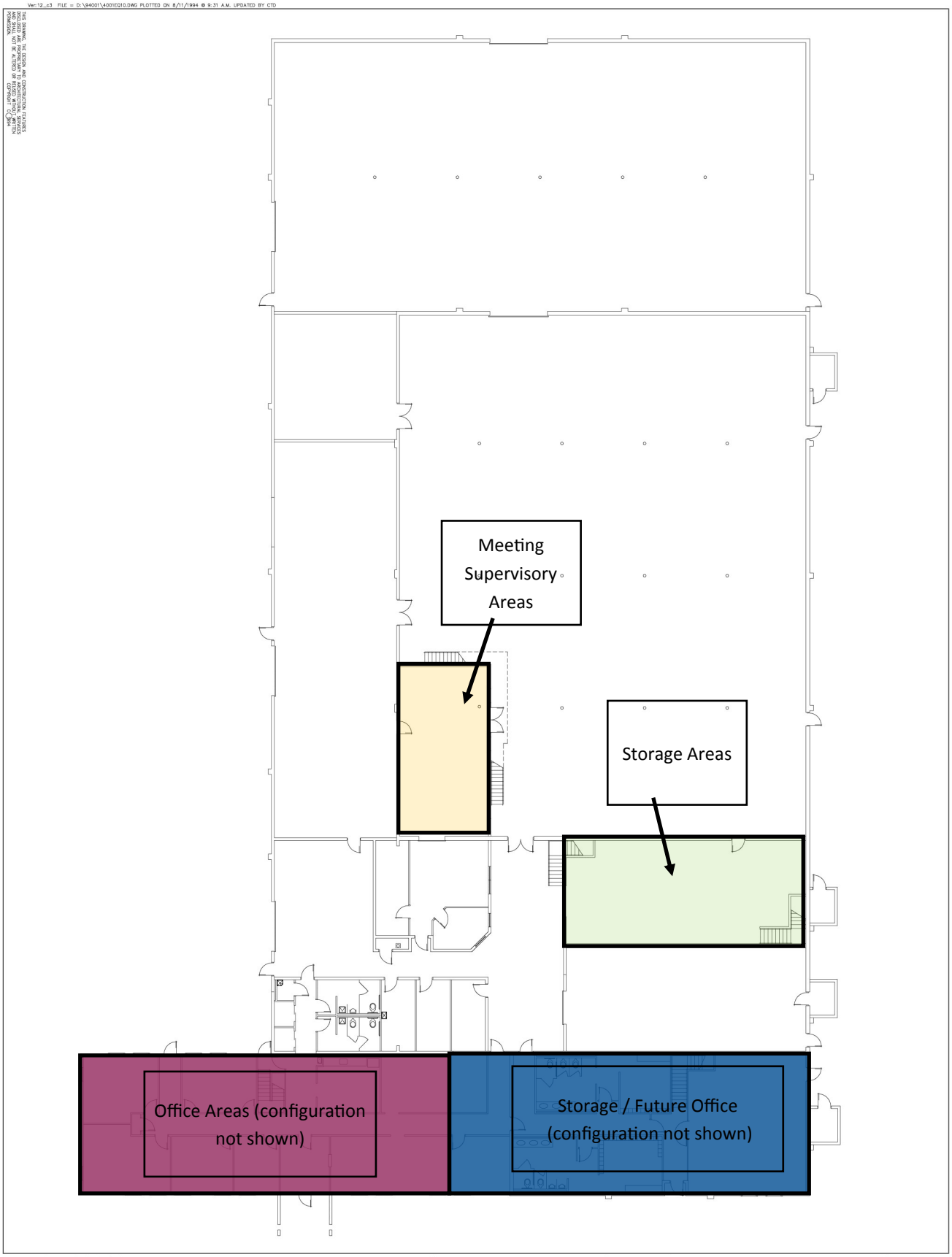
LEVEL ONE

EQ-1	Equipment Layout for MaTech, Inc. Hebron, Maryland		Architectural Services Don E. Spicer,AIA and James S. McDonald,AIA 1121 S. Division St., Salisbury, MD 21801 (410) 543-4595 Fax 543-4898

Second Level Areas Highlighted



EQ-1

Equipment Layout for
MaTech, Inc.
Hebron, Maryland

Architectural Services
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Additional Photos

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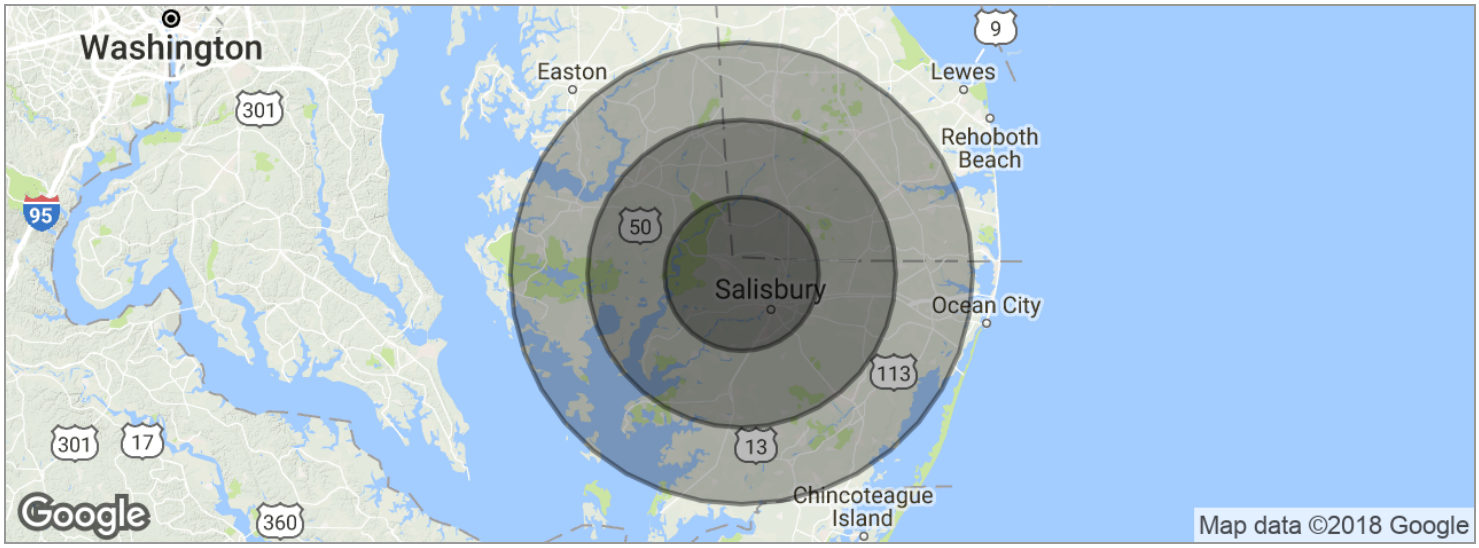
Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	105,861	200,586	320,181
Median age	34.7	36.6	37.8
Median age (male)	33.3	35.1	36.2
Median age (Female)	35.5	37.6	38.9

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	39,421	73,661	117,368
# of persons per HH	2.7	2.7	2.7
Average HH income	$62,331	$61,810	$61,172
Average house value	$208,039	$223,374	$244,865

** Demographic data derived from 2010 US Census*

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Demographics Report

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Advisor Bio

JOHN MCCLELLAN, CCIM

Senior Advisor

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Salisbury, MD 21801
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PROFESSIONAL BACKGROUND

John McClellan, CCIM serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings over 30 years of commercial real estate experience and has secured well over 3,000 transactions, resulting in a career brokerage volume in excess of $400 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a $9.6 million sale of Gateway Crossing, a $2.75 million sale of the Standard Register plant, and $2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM designation.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS & AFFILIATIONS

Lower Shore Advisory Board for M&T Bank
Salisbury Area Chamber of Commerce
Executive Board - Boy Scouts of America (DMV Council)
Commercial Investment Member (CCIM)
Peninsula Commercial Alliance - Past President

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.