

LEASE

Superb Flexible Office-Warehouse-Service-Manufacturing Flex Space In Salisbury MD

1607 NORTHWOOD DR

Salisbury, MD 21801

PRESENTED BY:

CHRIS PEEK, CCIM

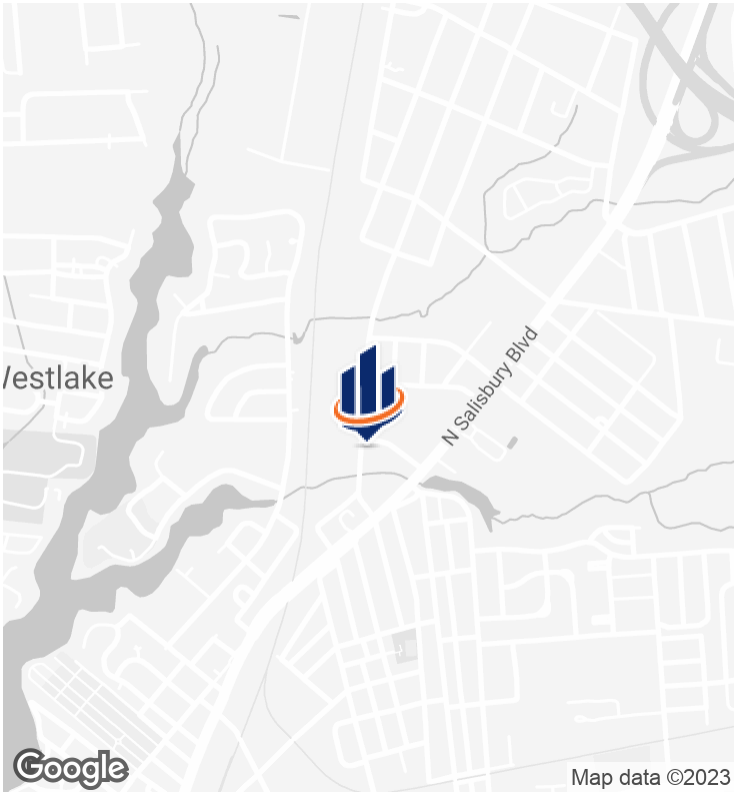
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MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.50 SF/yr (NN)
BUILDING SIZE:	5,200 SF
AVAILABLE SF:	5,200 SF
LOT SIZE:	1.92 Acres
YEAR BUILT:	1967
ZONING:	GC
MARKET:	Eastern Shore
SUBMARKET:	Salisbury
APN:	09041559

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PROPERTY OVERVIEW

Recently renovated office-service-warehouse flex building with fenced yard. The roof is 4 years old with an extended warranty. There is currently one end cap vacancy. Space is fully conditioned & layout is flexible. It can be configured as primarily office, service-manufacturing, or warehouse depending on tenant preference. The property has C-1 General commercial zoning, the widest category in Salisbury, that allows for a huge variety of uses.

The property has BOTH drive-in AND shared dock-high access with secured gated fence access at the rear that allows for tractor-trailer loading and unloading. There are two loading docks on a common corridor. Fenced & paved rear parking area yard with automatic gate and ample on-site parking. Extra lot available to expand for equipment storage or display or additional parking.

PROPERTY HIGHLIGHTS

- PROPERTY HIGHLIGHTS
- Excellent, high-quality industrial-service neighbors
- 2 Position Loading Dock
- Fenced Yard
- Only One Block From Route 13

ADDITIONAL PHOTOS



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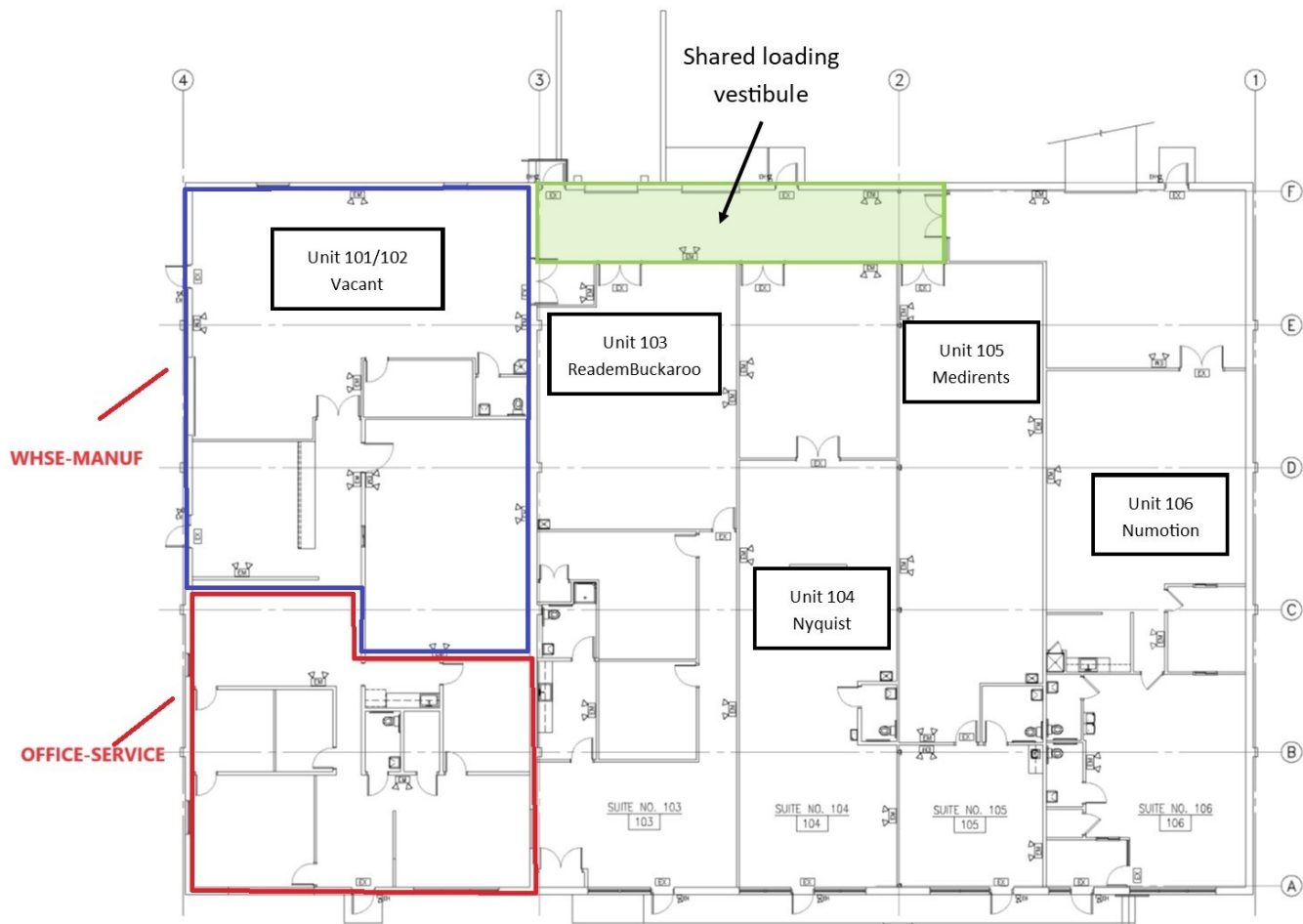
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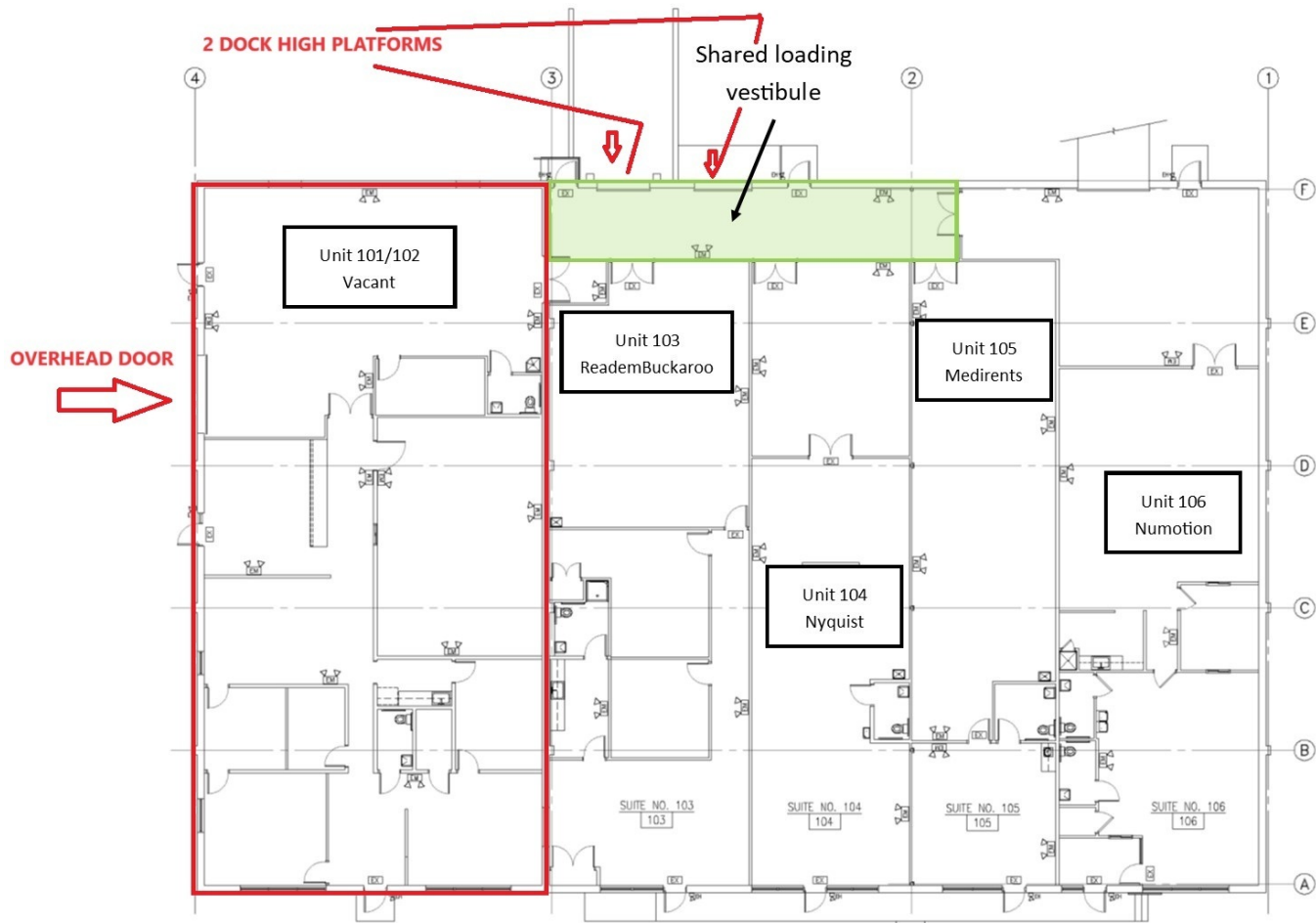
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Chapter 17.36 GENERAL COMMERCIAL DISTRICT

17.36.010 Purpose.

The purpose of the general commercial district is to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities.

To alleviate problems with traffic congestion and unnecessary turning movements, unified access and consolidation of businesses are encouraged. Because of the potential impact of these types of activities, special landscaping and screening requirements are established for certain use.

The following uses, standards and area regulations have been established consistent with this purpose.
(Ord. 1599 § 1 (part), 1995: prior code § 150-65)

17.36.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Apartment units, in accordance with chapter 17.168;
2. Bank;
3. Bakery;
4. Boardinghouse/rooming house;
5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
7. Church and other place of worship;
8. Club, lodge and fraternal organization;
9. Cultivation of land;
10. Cultural uses, such as museum, library or art gallery;
11. Dry-cleaning plant;
12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
13. Firehouse;
14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
15. Greenhouse, florist and nursery;
16. Hotel, motel or motor hotel;
17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;

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18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;
 19. Lumber and building supplies;
 20. Marina;
 21. Medical-care facility;
 22. Medical and dental office and clinic;
 23. Police station or substation;
 24. Parking garage, public or private;
 25. Mixed use building as defined in section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;
 26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
 27. Office or office building for more than one office;
 28. Radio or television broadcasting station or studio;
 29. Retail sales;
 30. School of special instruction;
 31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;
 32. Taxi and limousine service;
 33. Theater, excluding drive-in theater;
 34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale sales;
 35. Group domiciliary care facility;
 36. Townhouse development, in accordance with chapter 17.224.

(Ord. 1786 § 6, 2000; Ord. 1599 § 1 (part), 1995; prior code § 150-66)

(Ord. No. 2734 , 9-12-2022)

17.36.030 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Animal hospital or kennel or any other facility for the treatment of animals with outside pens or runs;
- B. Bus terminal;
- C. Shopping centers, neighborhood, over thirty thousand (30,000) gross square feet of floor area, commercial and regional shopping centers in accordance with chapter 17.212;

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- D. Trucking and freight stations, terminals, and storage yards, excluding the above ground storage of flammable liquids, except for servicing vehicles owned or used in the conduct of the business;
 - E. Recreational establishment, indoor;
 - F. Day care facilities for the elderly and handicapped.

(Ord. 1690 § 2, 1998; Ord. 1599 § 1 (part), 1995; prior code § 150-67)

17.36.040 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Commercial auction;
- B. Communication tower, over seventy-five (75) feet in height or any other electronic communications facilities with more than one tower or more than one sending or receiving disk in accordance with chapter 17.220;
- C. Liquor stores and dispensaries (off-sale);
- D. Public or private utility building and uses;
- E. Recreational establishment, outdoor;
- F. Utility substation, in accordance with chapter 17.220;
- G. Compact concrete dispenser as an accessory use to a use listed in section 17.36.020, permitted uses, and/or section 17.36.030, uses permitted by special exception.

(Ord. 1599 § 1 (part), 1995; prior code § 150-68)

17.36.045 Prohibited uses.

Adult entertainment businesses, as defined in this title, shall be prohibited.

(Ord. 2048 § 2, 2008)

17.36.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Off-street parking lot or structure;
- B. Off-street loading and unloading facilities;
- C. Underground storage of flammable liquids for vehicles used in the conduct of the business of the principal use;
- D. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- E. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- F. Day-care services for employees or patrons of a permitted use.

(Prior code § 150-69)

17.36.060 Development standards.

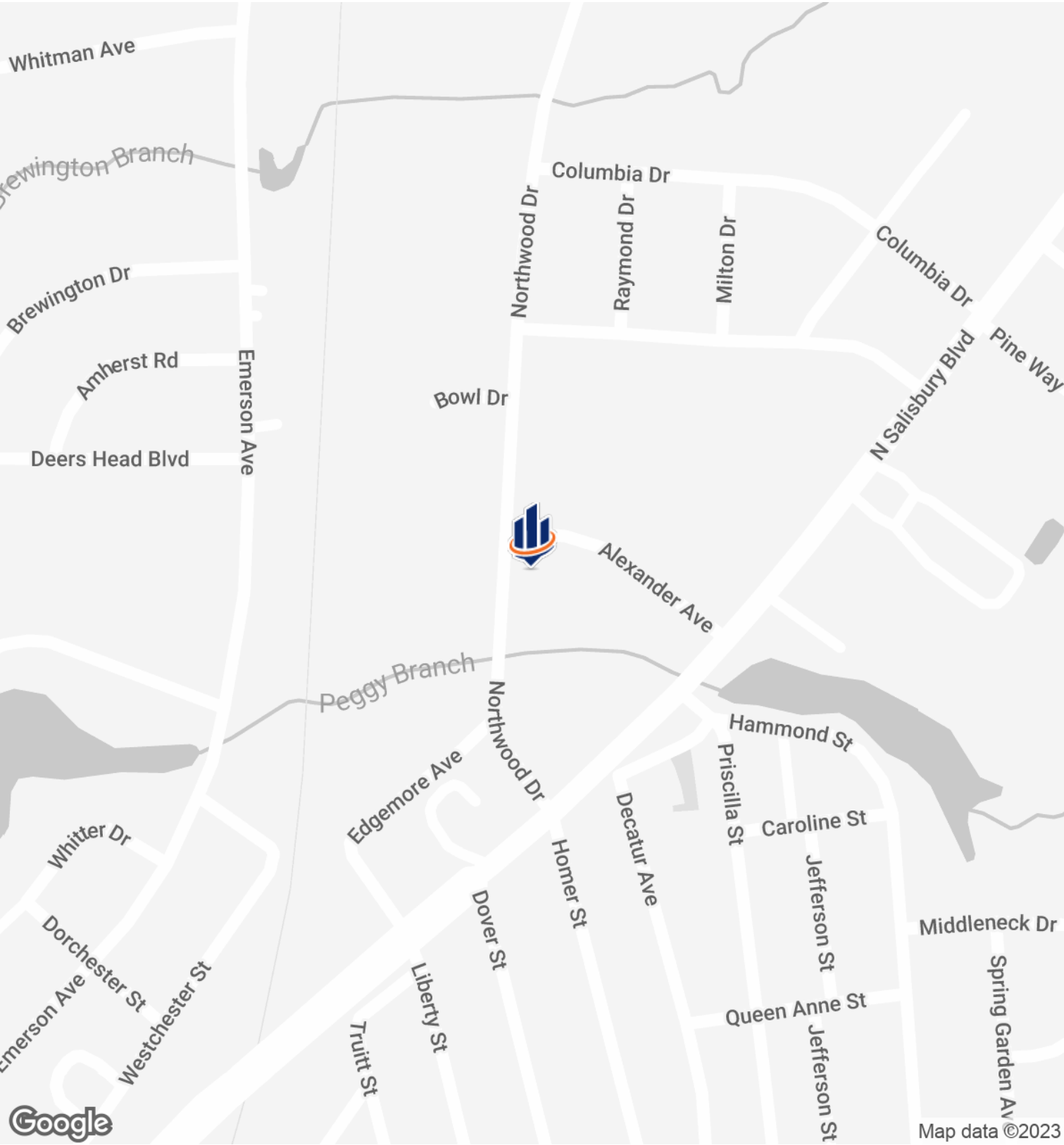
Development standards for the general commercial district shall be as follows:

- A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
 - 1. Lot area: ten thousand (10,000) square feet;
 - 2. Interior lot width: eighty (80) feet;
 - 3. Corner lot width: one hundred (100) feet.
- B. Minimum yard and setback requirements shall be as follows:
 - 1. Front: twenty-five (25) feet;
 - 2. Rear: fifteen (15) feet;
 - 3. Side: two, not less than twenty (20) feet total in any combination.
- C. The height limitation shall be fifty (50) feet.
- D. Parking, loading and unloading areas shall be provided for all uses in accordance with chapter 17.196.
- E. Access. Direct access onto a street or major highway shall be reduced or eliminated wherever the city department of infrastructure and development 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 and 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.
- F. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights are prohibited.
- G. Signs. Signs shall be in accordance with chapter 17.216.
- H. Storage. All necessary outside storage of parts, materials, heavy equipment and inoperable vehicles accessory to uses permitted herein shall be in accordance with chapter 17.220. Open, unenclosed storage of parts, materials, heavy equipment and inoperable vehicles is prohibited.
- I. Landscaping and Screening.
 - 1. Either landscaping or screening shall be provided for all uses in accordance with the provisions of chapter 17.220;
 - 2. In addition to the requirements of chapter 17.220, all areas devoted to building or required parking areas shall be landscaped as defined in section 17.220.080, provided that a landscaped area of at least three feet shall be required abutting all property lines where a zero setback is not provided.

(Ord. 1599 § 1 (part), 1995; prior code § 150-70)

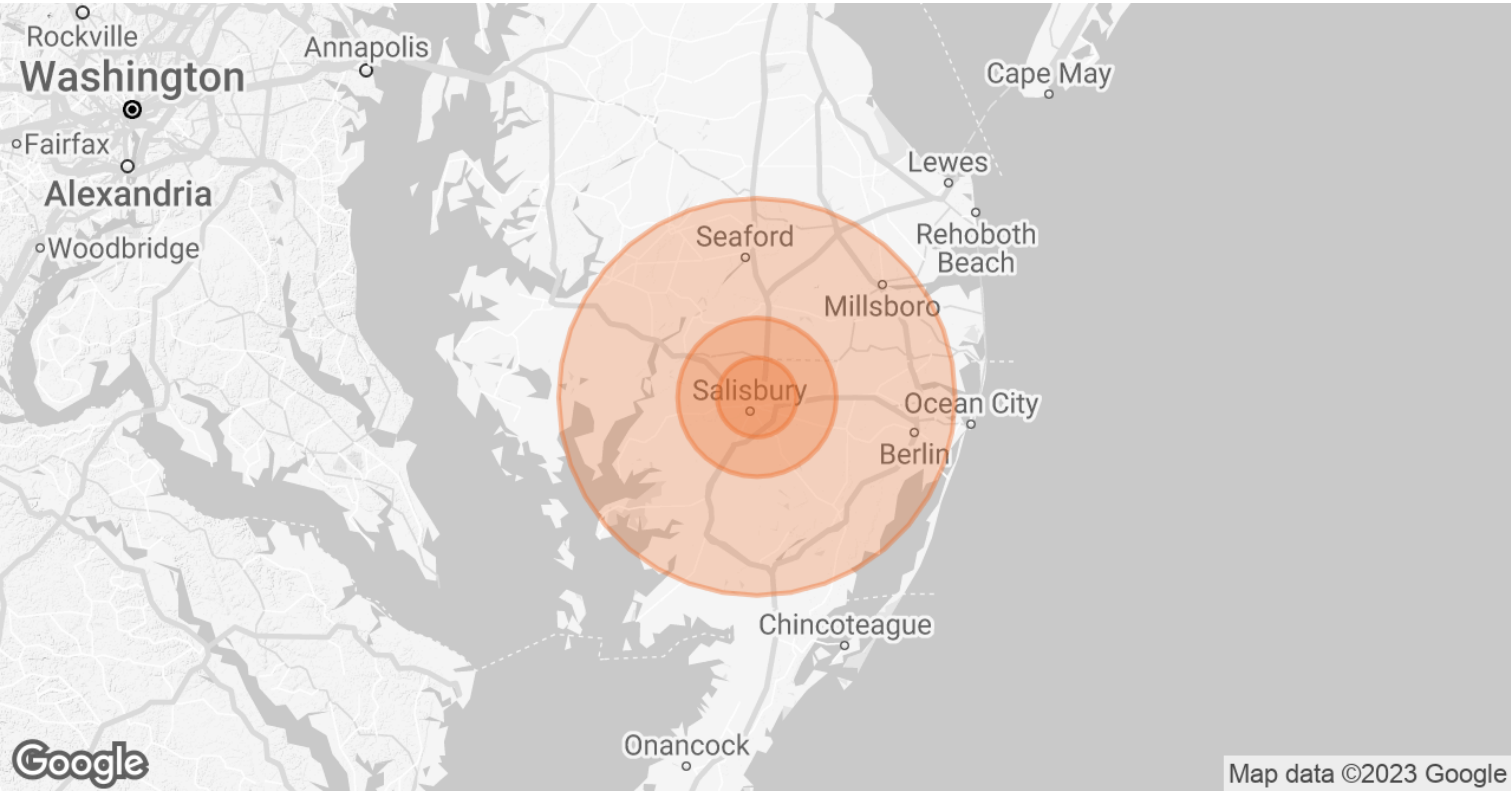
(Ord. No. 2459, 10-9-2017)

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	71,669	102,700	268,613
AVERAGE AGE	35.1	37.5	41.4
AVERAGE AGE (MALE)	34.1	36.8	40.3
AVERAGE AGE (FEMALE)	36.1	38.2	42.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	29,448	42,112	117,716
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$64,381	\$67,919	\$64,170
AVERAGE HOUSE VALUE	\$155,089	\$173,280	\$200,787

* Demographic data derived from 2020 ACS - US Census

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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 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 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..

EDUCATION

BS in Sociology and Statistics - University Of Maryland

MEMBERSHIPS

Certified Commercial Investment Member - CCIM

The Rotary Club Of Salisbury

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