

LEASE

4.38 Acres of Heavy Industrial I-2 Land For Lease On Old Eden Rd In Fruitland

28422 OLD EDEN RD

Eden, MD 21822

PRESENTED BY:

CHRIS PEEK, CCIM

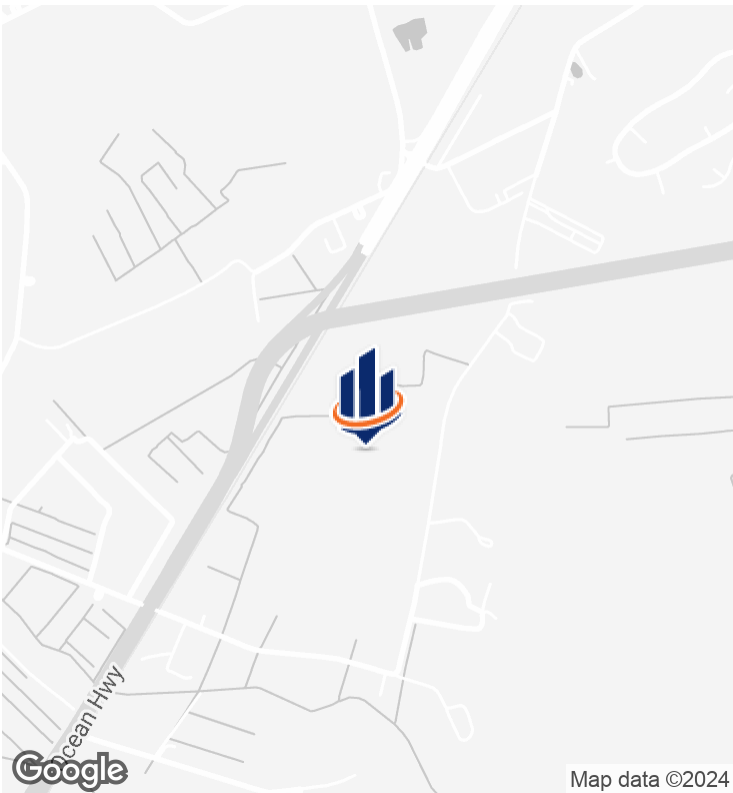
O: 410.603.9112

chris.peek@svn.com

MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,200.00 per month (NNN)
AVAILABLE SF:	4.38 Acres
LOT SIZE:	4.38 Acres
YEAR BUILT:	1952
ZONING:	I-2 Wicomico County Heavy Industrial
MARKET:	Eastern Shore
SUBMARKET:	Salisbury
APN:	16010103

CHRIS PEEK, CCIM
O: 410.603.9112
chris.peak@svn.com
MD #4155894

PROPERTY OVERVIEW

This heavy industrial 4.38 acre parcel fronts on the Westerly side of Old Eden Road with over 1000 front feet of access. We have leased the surrounding wooded and cleared sections of the 44-acre site, and are now seeking to lease this remaining heavy industrial 4.38-acre section fronting on Old Eden outlined in red. The property is not in any wetland area or flood zone.

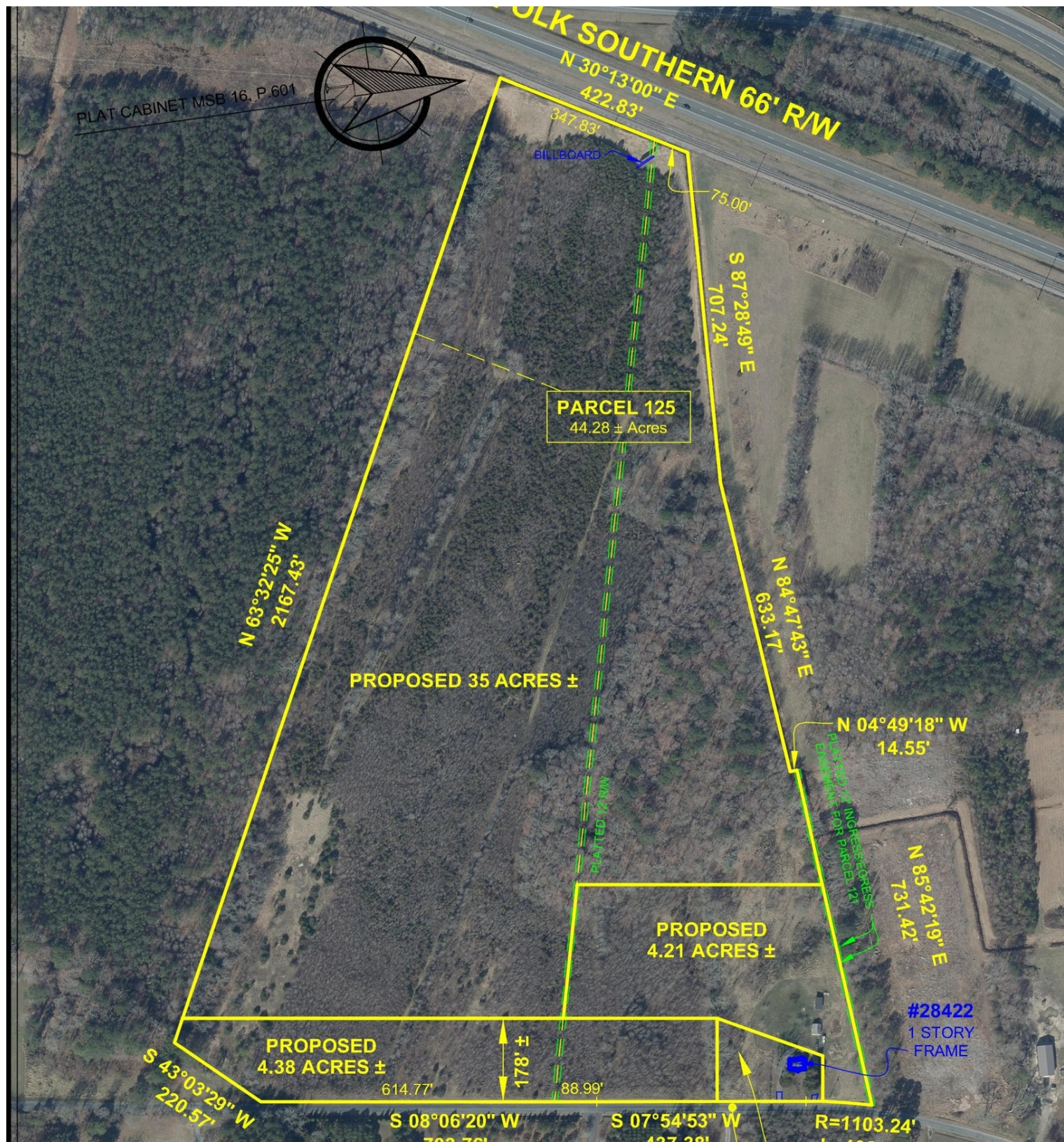
There are several lease options available The owner can deliver a fully cleared site or the tenant can choose to do the site clearing themselves in exchange for a rent discount. If the Tenant needs water and sewer there are two available perks on the southeast corner of the parcel. If electrical service is required 240V/120V 200 AMP service via Choptank Electrical is available directly off Old Eden Road.

Zoning: The site is zoned Wicomico County I-2 Heavy Industrial and is perfect for a variety of heavy industrial uses. See a copy of the Wicomico County I-2 Heavy Industrial zoning code attached to the Documents section.

We can discuss terms and pricing. As there are a number of lease options available this needs to be a discussion based on the Tenant’s needs.

PROPERTY HIGHLIGHTS

ADDITIONAL PHOTOS



CHRIS PEEK, CCIM
O: 410.603.9112
chris.peak@svn.com
MD #4155894

ZONING

225 Attachment 2

Wicomico County

Table of Permitted Uses Part II

Commercial, Institutional, Business and Industrial Districts

[Amended 5-6-2008 by Bill No. 2008-2; 3-3-2009 by Bill No. 2009-03; 3-6-2018 by Bill No. 2018-02; 11-3-2020 by Bill No. 2020-12]

KEY:

P = Permitted

SE = Special exception by the Board of Appeals

SPC = Special exception by the Planning Commission

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Agricultural:							
Agriculture equipment sales, service and repair		P	P	P		P	
Agricultural operations, farming (See § 225-76.):							
Agricultural uses (less than 5 acres)		SE				P	
Agricultural uses (5 acres or more)		P	P			P	
Farmers' market (See § 225-92.)	P			P			
Farm-related business (See § 225-91.)		P				P	P
Fisheries			P				P
Forestry	P	P	P	P	P	P	P
Grain mills and feed supply		P				P	P
Hatcheries, poultry						P	
Kennel, commercial (See § 225-99.)		P					
Livestock market (See § 225-101.)							SE
Nursery, commercial (See § 225-104.)		P					
Roadside stand	P				P		
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See § 225-111.)							SE
Sawmill and other wood-processing facilities, except treatment (See § 225-112.)							P
Wayside stand (See § 225-118.)	P	P					

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Commercial Retail and Wholesale:							
Adult bookstore and/or adult-oriented entertainment establishment			SPC				
Auction houses		P				P	
Building supply or lumberyards		P	P				P
Convenience/mini-market with or without fuel sales	P	P	P	SPC			
Mail order house		P	P	P		P	
Manufactured home sales and service		SE					
Marine supplies, boats or equipment sales, service or repair		P				P	P
Motorcycles, ATVs and similar vehicles and equipment sales, service or repair				SPC			
Restaurants:	SPC	P	P	P	SE		
Drive-thru/fast-food		P		SPC	SE	SE	
Retail sales (See § 225-108.):	P	P	P	SPC	P		
Freestanding retail department or general merchandising stores greater than 50,000 square feet, not located in a shopping center		P	SPC				
Specialty food/retail stores	P	P	P	P	P		
Freestanding retail department or general merchandising stores not exceeding 10,000 square feet of gross floor area, not located in a shopping center					SE		
Self storage	SE	P		SPC		P	P
Shopping centers (See § 225-115.):							
Community shopping center		SPC	SPC				
Neighborhood shopping center	SPC	SPC		SPC			
Regional shopping center		SPC	SPC				
Wholesale sales:							
10,000 square feet of gross floor area or greater	P	P					
Less than 10,000 square feet of gross floor area	P	P	P	P			
Commercial Service:							
Bakery, including candy and ice cream	P	P	P				
Broadcasting, recording, television and communication offices and studios, excluding accessory antennas, towers and satellite disks	P	P	P	P	P		
Conference center		SPC	SPC	SPC			
Day care as an independent use or day-care services for employees and patrons of the permitted use as an accessory use			P		P		
Financial institutions	P	P	P	P	P	P	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Entertainment uses including nightclubs, bars and dance halls, but not including adult uses		P	P				
Funeral home	P	P		P	P		
Health club	P	P		P			
Hotel/motel:							
With 50 rooms or more	SPC	P	P	SPC			
With fewer than 50 rooms	P	P	P	SPC			
Office buildings and offices	P	P	P	P	P	P	P
Service establishments (See § 225-113.)	P	P	P	P	P		
Small contracting business		P				P	
Studios of a photographer, artist and writer, including teaching studios for art, crafts, drama, dance and music	P	P	P	P	P		
Veterinary clinic		P					
Emergency Services:							
Fire station with assembly hall	P	P	P	P	P	P	P
Fire stations without assembly hall	P	P	P	P	P	P	P
Rescue squad, ambulance service (private companies)	P	P	P	P	P	P	P
Industrial:							
Asphalt plants							SE
Assembly of leather goods and products						P	P
Assembly of products from previously processed metals, including bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire						P	P
Assembly and repair of products from previously processed wood, including boxes, furniture, cabinets, baskets and other wood products of similar nature						P	P
Assembly and repair or the manufacture of finished products from sheet-metal materials, including heating, ventilating, cooking or refrigeration supplies and appliances							P
Assembly of equipment, including medical and dental equipment, drafting materials, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus, gas pumps and related products and tools						P	P
Assembly of finished products	SE					P	P
Assembly of products from previously prepared materials, including fiber						P	P

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals							
Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and finishing of textiles and fibers into fabric goods						P	P
Assembly of shipping containers, corrugated board, fiber and wire-bound and wood and plastic containers						P	P
Blacksmith shop, forge or foundries						P	P
Blending or bottling of beverages						P	P
Blending, mixing or bottling of beverages or distilling of grain for fuel							P
Bulk storage or processing of grain or feeds						P	P
Bulk storage, drying or sales of natural, unadulterated sand, gravel, clay or stone							P
Coal or wood yards storage or sales							P
Composting facility, as either a principal or accessory use							SE
Compounding of and mixing of products from previously processed materials, cosmetics, toiletries, drugs and pharmaceutical products						P	P
Concrete or terra cotta or brick products manufacturing, storage or sales							P
Contractor's yard							P
Fertilizer manufacture							SE
Fertilizer mixing or storage							P
Food processing facility for either animal, poultry or human consumption, including on-site storage and distribution							P
Ice factories							P
Light industry (See § 225-100.)		SE				P	P
Machine shops							P
Manufacturing							P
Manufacture of bakery products, candy, dairy products and ice cream						P	P
Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies							SPC
Marine, terminal							SPC
Microbrewery:							
As an accessory use in restaurant	SPC	P	P	P		SE	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
As a stand-alone use		SE	SPC			P	P
Petroleum, propane, chemical or natural gas manufacture, refining or storage on 5 acres or more							SE
Photographic processing and blueprinting establishments						P	P
Portable storage containers, as an accessory use						P	P
Power-generating facilities, privately owned							SE
Printing, publishing or bookbinding		P				P	P
Rail yards							P
Recycling facility						SE	SE
Research establishment				SPC		P	P
Rubble landfill							SE
Sanitary landfill, publicly or privately owned:							SE
With outside storage	SPC	SPC	SPC				
Without outside storage	SPC	P	P				
Sheet metal stamping						P	P
Shipyards, boat or marine equipment manufacturing							SPC
Sludge handling							SE
Soil remediation facility							SE
Stone crusher							SE
Stone monuments, cutting or polishing							P
Truck or railroad terminals, including related repair or storage facilities						SE	SE
Warehouse (See § 225-117.):							
Less than 40,000 square feet gross floor area		P		P		P	P
Greater than 40,000 square feet gross floor area		SPC				P	P
Welding shops, ornamental iron works						P	P
Wood treatment facility for the treatment of wood or wood products with chemicals of any type							SE
Winery, including incidental sales of wine products produced on-site						P	P
Wood products assembly or manufacture							P
Institutional:							
Cemeteries not affiliated with places of religious assembly (See § 225-83.):							
Lot less than 5 acres		SE					
Lots 5 acres and greater		P					

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Crematorium (See § 225-84.)		SE	SPC			SE	
Hospitals, sanitariums or sanatoriums (See § 225-98.)	SPC	SE	SPC				
Libraries, museums, art galleries, meeting rooms	P	P		P			
Medical facility or clinic for human care	P	P	P	P			
Nursing care facility		SE	SPC	SPC			
Places of religious assembly (See § 225-105.)	P	P	P	P	P	P	
Private clubs (service clubs and fraternal organizations)	P	P		P			
Schools:							
Nursery	SPC			SPC	SPC		
Of general instruction (See § 225-114.)				P	SPC		
Of special instruction		P		P	SPC		
Miscellaneous Use:							
Accessory structures and uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and zoological gardens		SE	SPC				
Motor Vehicle-Related Sales and Service Operations:							
Car wash		P					
Motor vehicle rental		P	P				P
Motor vehicle sales		P	P				
Motor vehicle service stations, with or without fuel sales	P	P	P	SPC			P
Parking lot or parking structure	P	P	P				P
Salvage yard (See § 225-110.)							SE
Storage trailer sales or rental facility							SE
Public and Semipublic Facilities:							
Transportation:							
Bus depot	P	P	P	P		P	P
Park and ride facilities	P	P	P	P		P	P
Train station		SE	SPC			SE	SE
Recreation, Amusement, Entertainment:							
Amusement parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, recreational vehicle parks (See § 225-81.)		SE					
Commercial recreation uses		P	P			P	

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Go cart, off-road motorcycle, and off-road bicycle tracks		SE					
Golf courses (See § 225-94.)		SE					
Golf driving range, not part of a golf course		SE					
Golf, miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and pistol ranges, commercial	SPC	SE	SPC			SE	
Marina:							
Commercial		SPC					SPC
Recreational		SPC					
Outdoor community events		P					
Rifle and pistol range, war games, archery ranges		SE					
Stadium		P	P				
Theater:							
Indoor	P	P	P				
Outdoor (See § 225-109.)		SE					
Residential:							
Accessory apartment	SPC	SE					
Bed-and-breakfast (See § 225-80.)							
Country inn					P		
Day care (See § 225-82.):							
Center		P		P	P		
Elderly		P		P	P		
Family		P		P	P		
Dwelling:							
Single-family detached					P		
Manufactured home - double-wide (See § 225-87.)							
Two-family					P		
Apartments and apartment projects (See § 225-78.)					P		
Townhouse (See § 225-90.)				P			
Dwelling unit with a commercial/business/office building	P	P		P	P		
Group homes/youth group homes (See § 225-96.)					P		
Guest rooms (See § 225-97.)					P		
Home-based business (See § 225-97.):							

ZONING

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Type I home-based business				P	P		
Type II home-based business				SPC	SPC		
Type III home-based business							
Manufactured home park (See § 225-102.)		SPC					
Mobile office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P
Rehabilitative housing (See § 225-107.)					P		
Utilities:							
Privately owned and operated utility		P				P	P
Public utility:							
Public utility as defined in §§ 225-3 and 225-66	P	P	P	P	P	P	P
Relay stations, storage stations, electric substations, and overhead electric power transmission lines of greater than 69,000 kv	SPC	SE	SPC	SPC	SPC	SE	SE
Wireless telecommunication facilities (See § 225-119.)		SE					SE

ADDITIONAL PHOTOS



CHRIS PEEK, CCIM

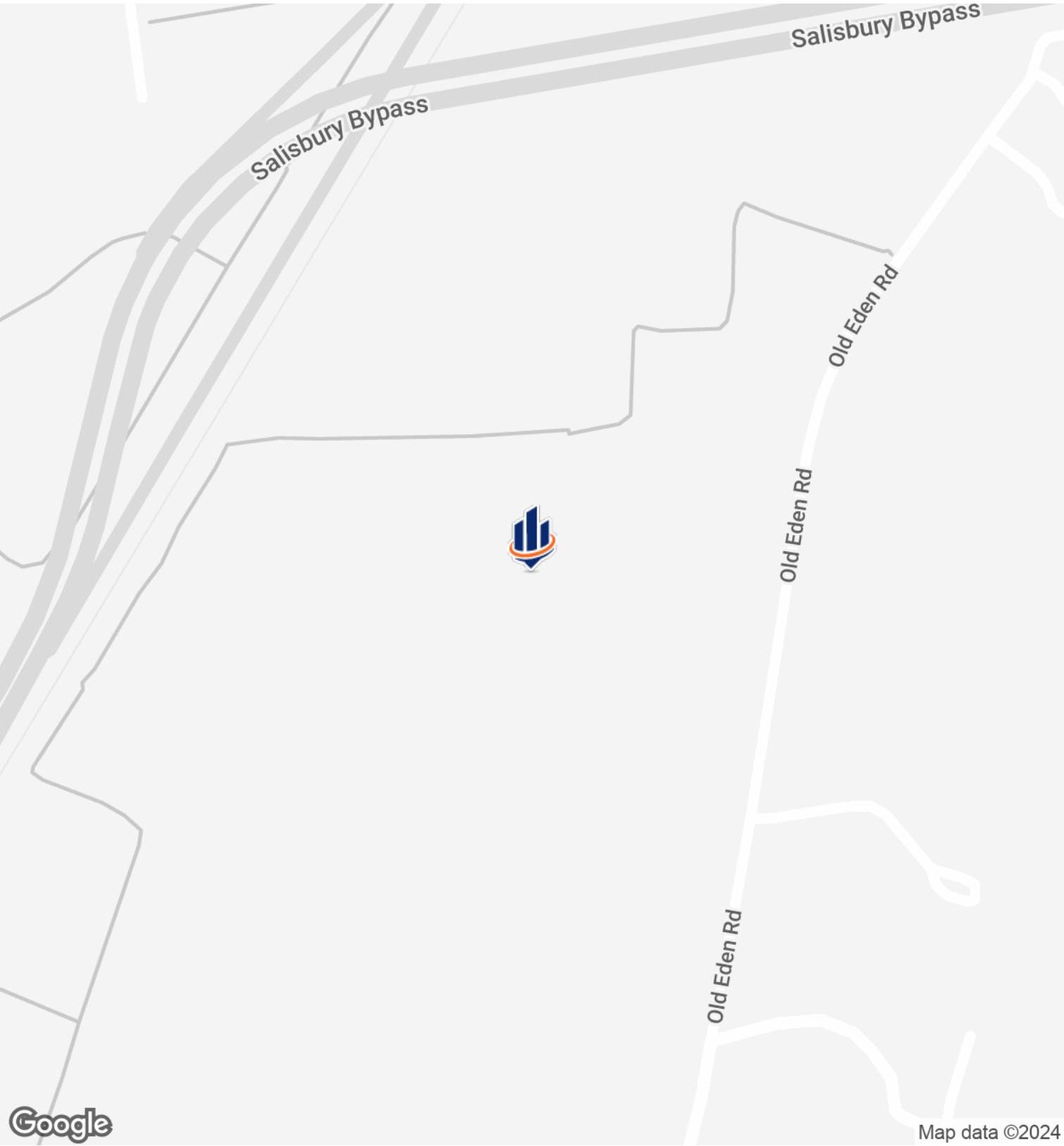
O: 410.603.9112

chris.peek@svn.com

MD #4155894

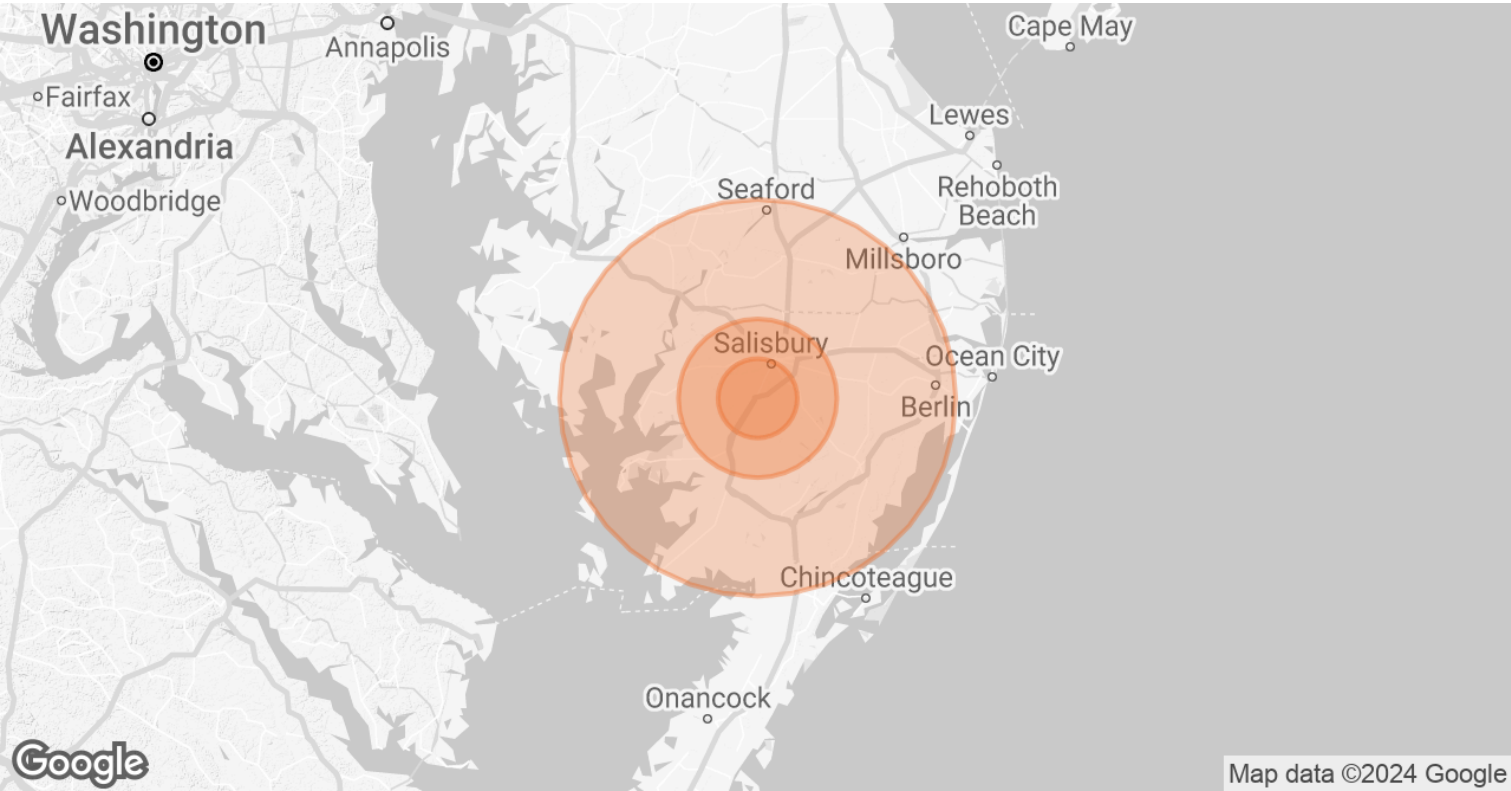
4.38 ACRES OF HEAVY INDUSTRIAL I-2 LAND FOR LEASE ON OLD EDEN RD IN FRUITLAND | 28422 Old Eden Rd Eden, MD 21822 **SVN** | **MIL**

LOCATION MAP



CHRIS PEEK, CCIM
O: 410.603.9112
chris.peek@svn.com
MD #4155894

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	38,718	93,847	203,711
AVERAGE AGE	33.4	36.4	39.9
AVERAGE AGE (MALE)	33.3	35.7	39.1
AVERAGE AGE (FEMALE)	34.4	37.5	40.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	15,054	38,828	87,065
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$71,187	\$65,528	\$63,371
AVERAGE HOUSE VALUE	\$182,060	\$167,523	\$181,093

* Demographic data derived from 2020 ACS - US Census

CHRIS PEEK, CCIM
O: 410.603.9112
chris.peek@svn.com
MD #4155894

ADVISOR BIO 1



CHRIS PEEK, CCIM

Advisor

chris.peek@svn.com

Direct: **410.603.9112** | Cell: **410.603.9112**

MD #4155894

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

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

CHRIS PEEK, CCIM

O: 410.603.9112

chris.peek@svn.com

MD #4155894