

2305 NORTHWOOD DRIVE

SALISBURY, MARYLAND 21801

FOR SALE

WAREHOUSE/ MANUFACTURING SPACE

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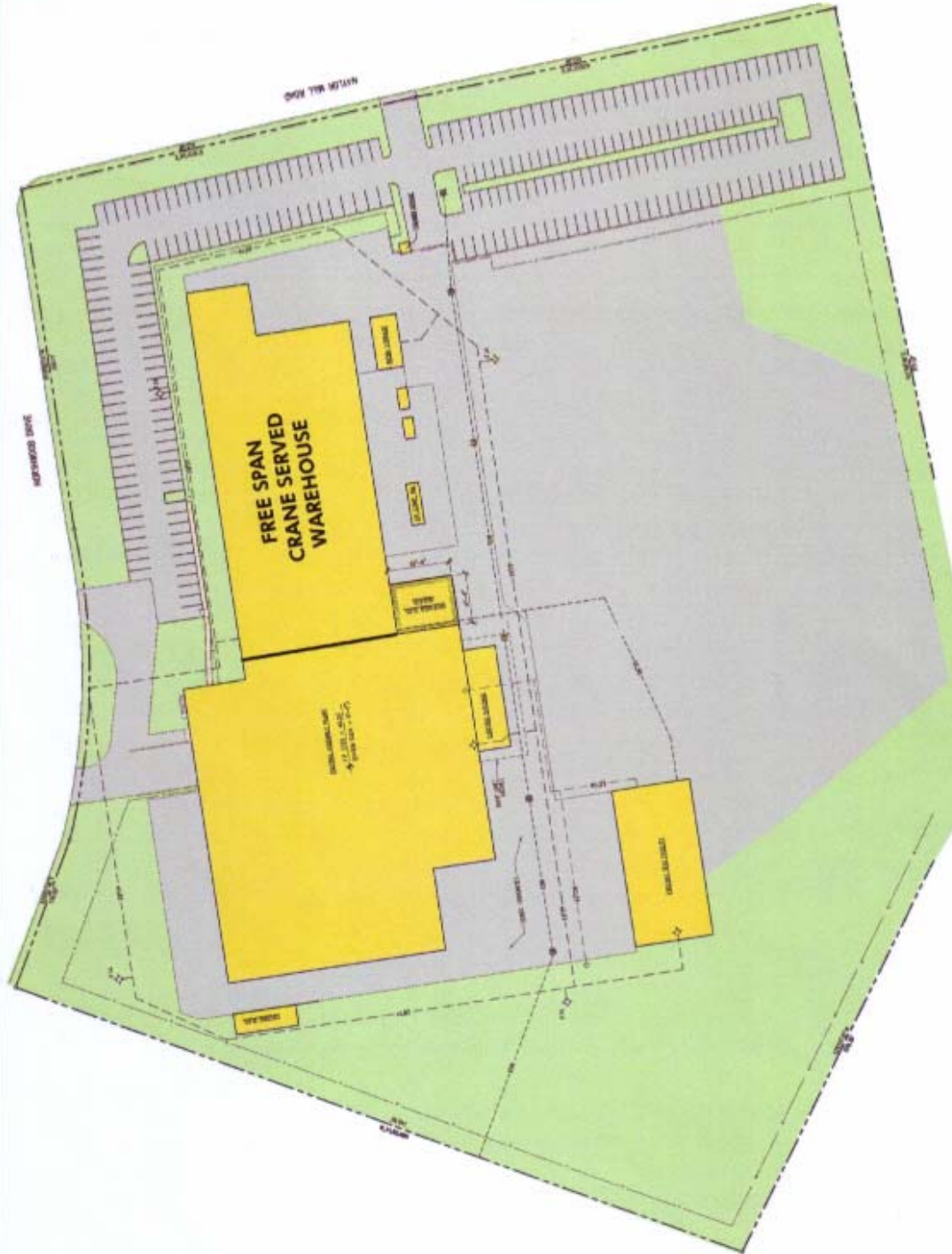
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SITE & FLOOR PLAN



BUILDING FEATURES

- TOTAL AVAILABLE SPACE:** 144,492 ± SF
- LAND AREA:** 25.20 ± acres
- OFFICE:** 1,800 ± SF
- CEILING HEIGHT:** 20' - 27'
- HEATING:** Gas
- HVAC:** Office areas are air conditioned. Warehouses are equipped with air exchange ventilation systems
- ELECTRIC SERVICE:** 480 - 3 Phase - 600V - 2000 Amps
- CONSTRUCTION MATERIAL:** Metal
- LOADING:** 12' X 12' Drive - In Doors
9'-2" X 9' Warehouse Loading Doors
- SPRINKLER:** Wet system
- ZONING:** Industrial
- PARKING:** 265 spaces
- YEAR BUILT:** 1987
- COMMENTS:**
- 7.24 ± additional acres for potential development
 - Located in Enterprise Zone/ One Maryland incentive areas
 - Ample outside storage
 - Property fully fenced except for parking area
 - Two overhead cranes with 5 Ton capacity
 - Two overhead cranes with 3 Ton capacity
 - Excellent access to Route 50 via Northwood Drive and Naylor Mill Road

