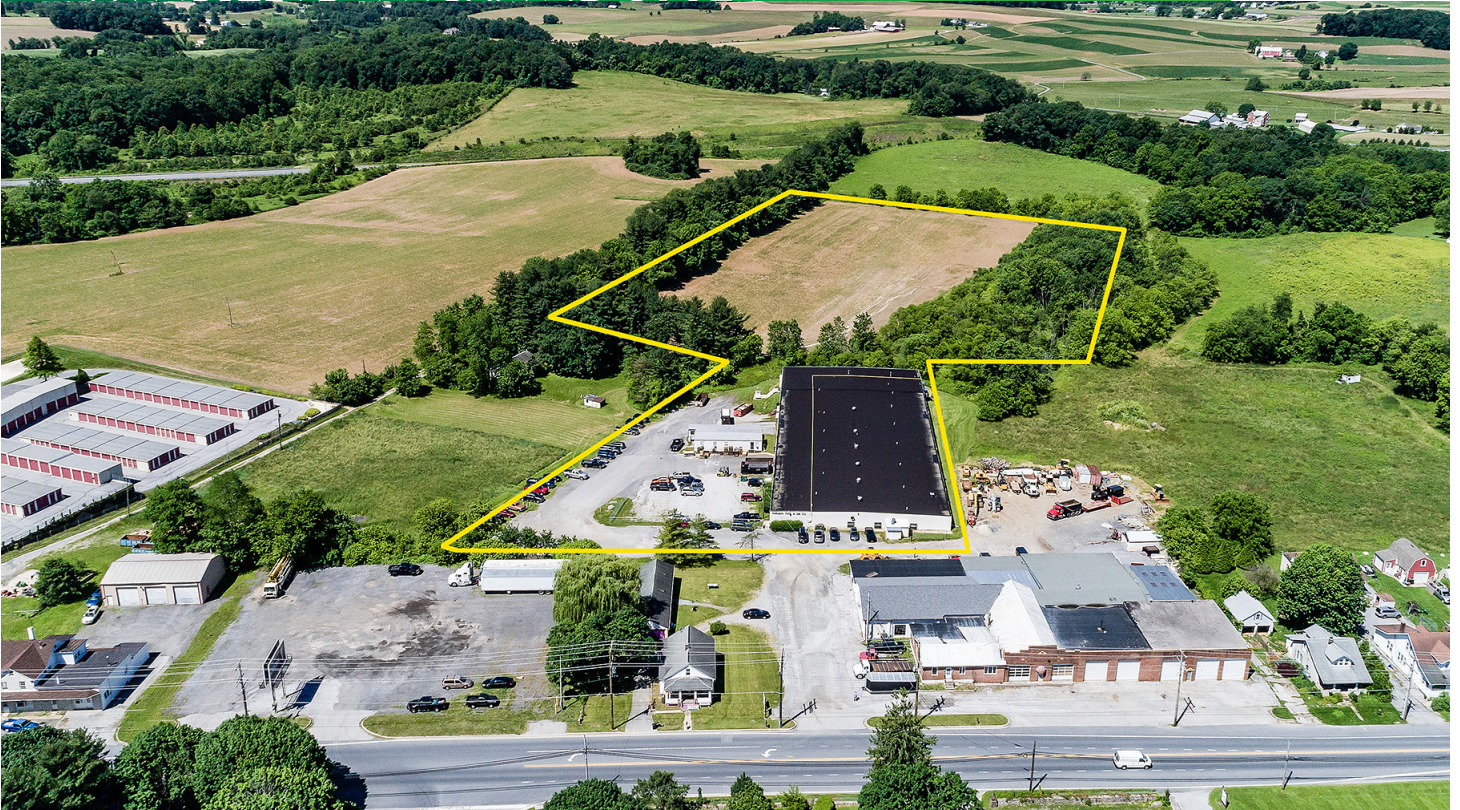


FOR SALE

1900 HANOVER PIKE



PROPERTY INFORMATION

- + Sale Price: \$1,580,000
- + Size: 41,561 SF
- + Docks: 3
- + Drive-ins: 1
- + Acreage: 13.25+/-
- + Ceiling Height: 17' - 17'3"
- + Cranes: 2/1.00 tons
- + Zoning: Restricted Industrial
- + Power: 1,400 amps, 3 phase, 240v
- + Utilities: Natural Gas, Well, Septic
- + Roof: Approx. two (2) years old
- + Office Finish: Approx. 1,000 SF +/- office and breakroom in the main building and approx. 1,500 SF +/- office trailer adjacent to the main building with restrooms
- + Year Built: 1970



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CBRE

1900 HANOVER PIKE

HAMPSTEAD, MARYLAND 21074

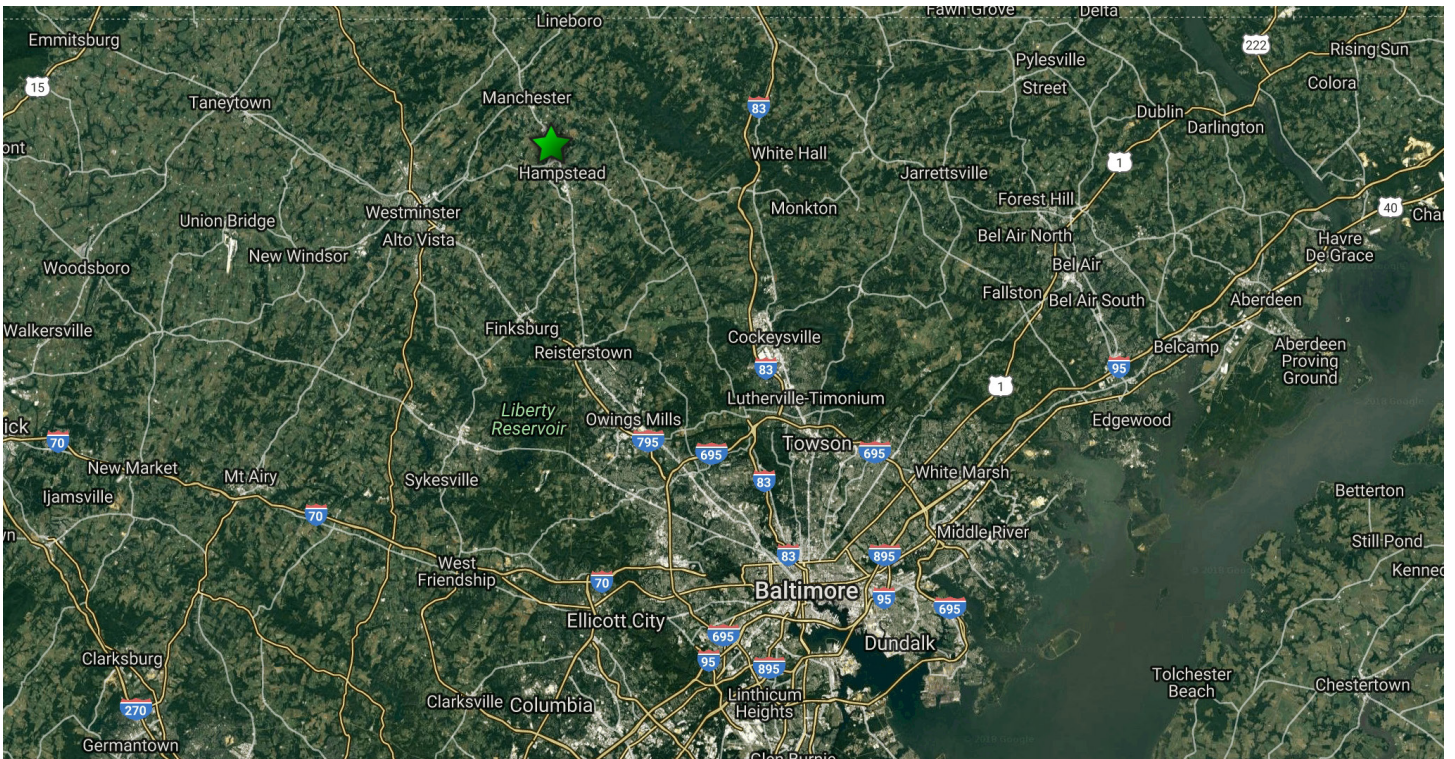
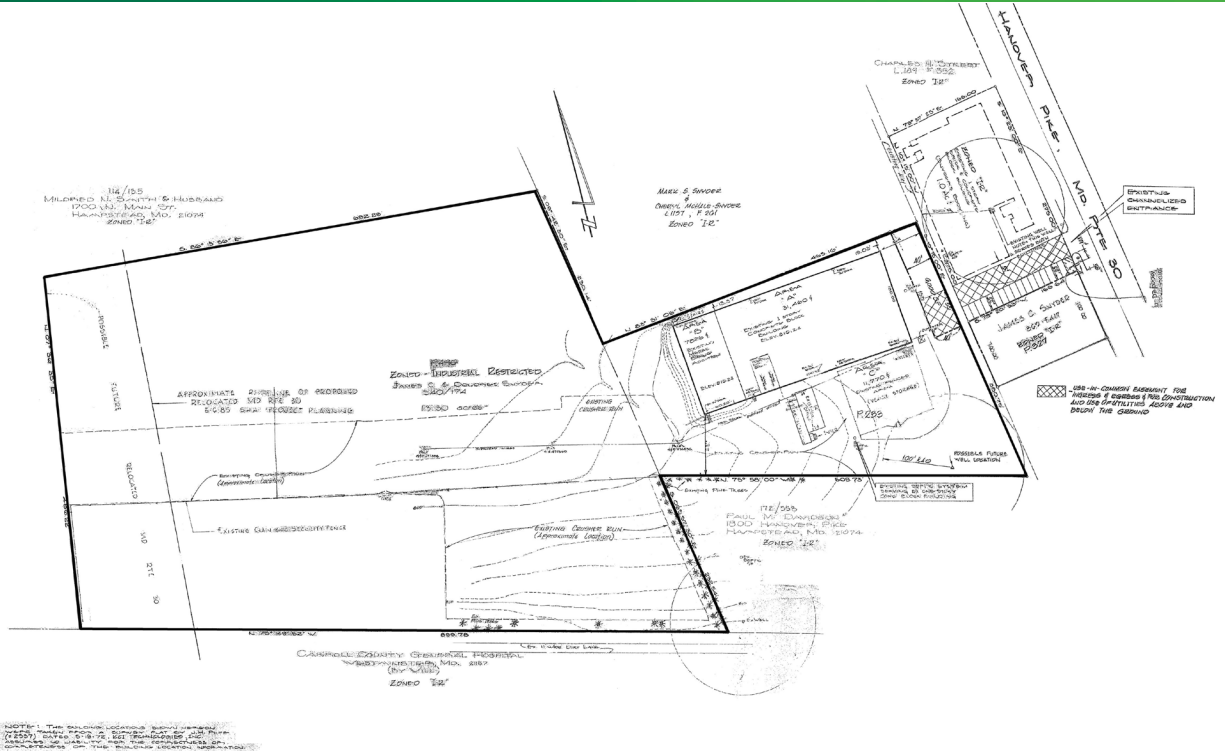


MARKET INFORMATION

- + Part of nation's fourth largest consumer market, supporting over 7.2 million people, 2.6 million households and producing a collective personal income of \$215 billion
- + Access to one of the most comprehensive and reliable transportation networks in the country - highways, ports and rail
- + Overnight access to over 70 million people
- + County Seat: Hampstead
- + Elevation: 928 ft above sea level
- + Government: Five commissioners elected by district for four-year terms
- + I-70 (Baltimore National Pike): 8 miles
- + I-695 (Baltimore Beltway): 12 miles
- + I-83 (Baltimore-Harrisburg Expressway): 25 miles
- + I-95: 25 miles
- + Port of Baltimore: 30 miles
- + Baltimore, MD: 35 miles
- + Washington, DC: 50 miles
- + Philadelphia, PA: 130 miles

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