



Fully Conditioned Industrial Building

100 Chesapeake Blvd., Elkton, Maryland 21921

Property Features

- Upper Chesapeake Corporate Center
- Land Size: 15.85 acres
- Building Size: 74,210 sf
- Office Area (66 Offices): 23,025 sf
- Production Area: 27,000 sf
- Clean Rooms: 17,000 sf
- Lab Area: 4,800 sf
- Warehouse Area: 2,575 sf
- Cafeteria Area: 2,110 sf Secure Computer Server Room
- Parking: 158 spaces with expansion possible



For more information:

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For Sale Light Industrial Building



Property Summary

Sale Price:	\$3,900,000
Lot Size:	15.85 Acres
Building Size:	74,210 SF
Dock High Doors:	3
Ceiling Height:	24.0 FT
Year Built:	1990
Renovated:	1997
Zoning:	BI

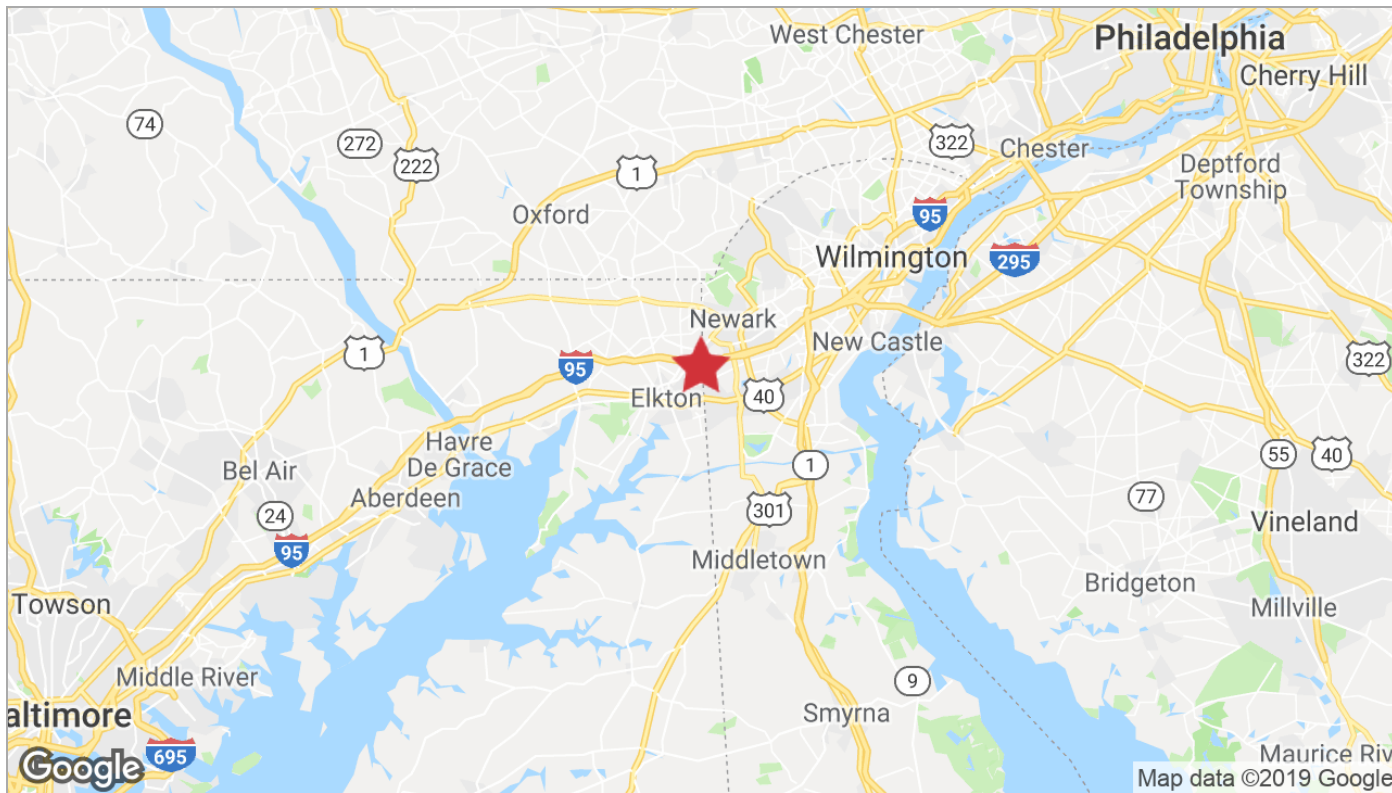
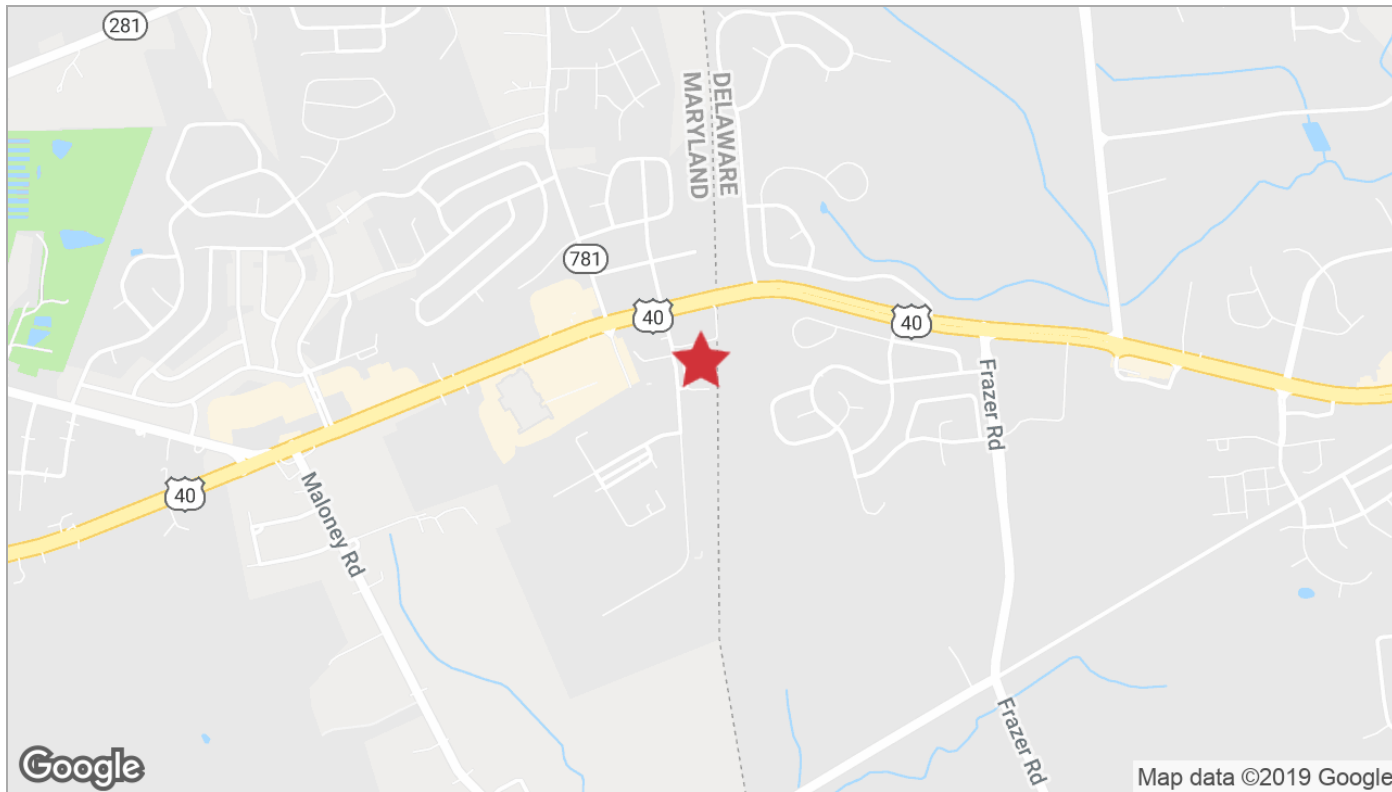
Property Overview

74,210 SF Production/Office/Lab Facility on +/-15.85 Acres of Land zoned Business Industrial. Fully conditioned building. Equipped with 4 mezzanine wet lab spaces. Heavy Power. All utilities. Room for expansion. Will sell building or land separately. In Enterprise Zone.

Location Overview

Location: Upper Chesapeake Corporate Center
Municipality: Town of Elkton
Parcel Numbers: Maryland: 2340 1A; Delaware: 1102500025 & 1102500030
Year Built: 1989 & 1997

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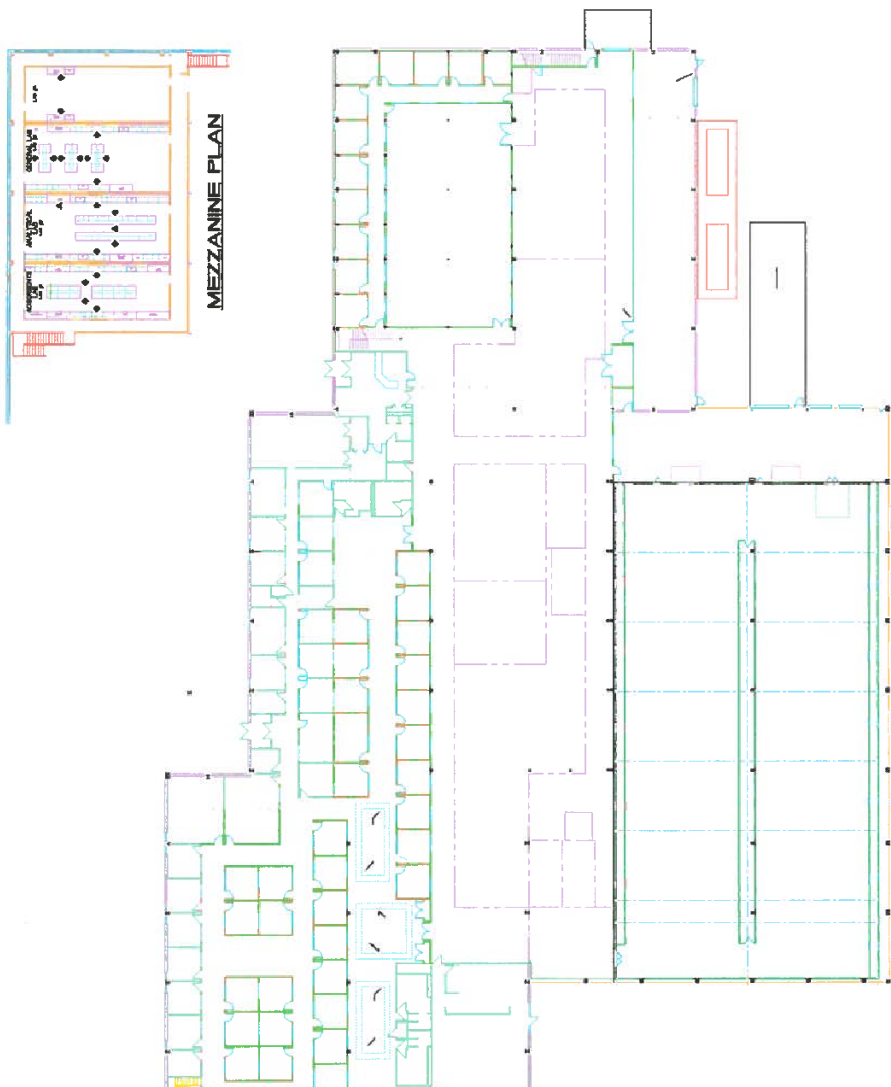


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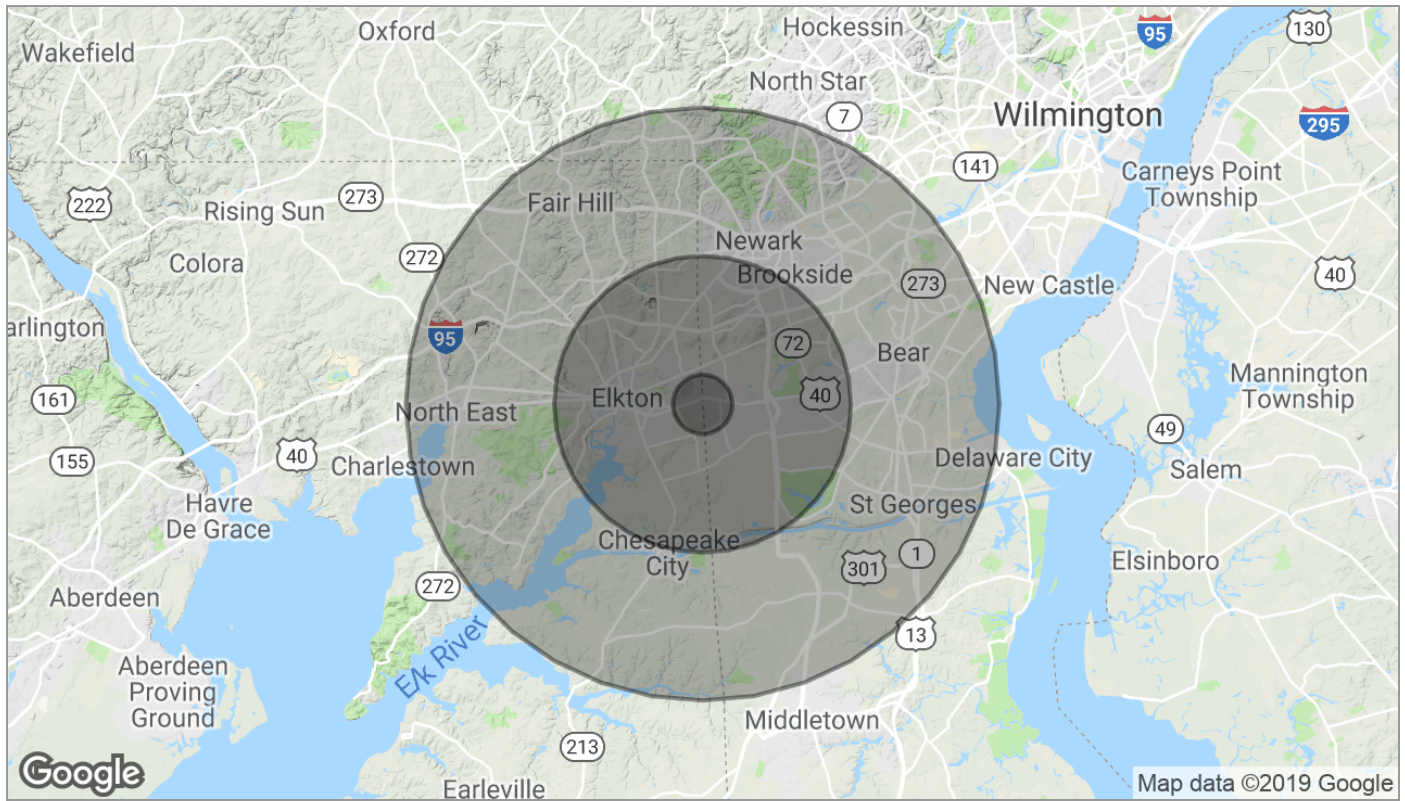


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UPPER CHEESAPEAKE PLANT D2
RAILROAD BRIDGE
TOTAL AREA 53,000 SQ. FT.
OFFICE AREA 21,400 SQ. FT.
TOTAL BUILDING 74,500 SQ. FT.
ZONING INFORMATION: CECIL COUNTY
MUNICIPALITY: MUNICIPAL
WATER: 21.13
SEWER: 21.13
ZONING: M-1, MANUFACTURING/R & D
POSSIBLE EXPANSION: A SEPARATE BUILDING WITH USE OF
PLOTS ON THE RECENTLY PURCH.



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	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	3,578	79,495	286,760
MEDIAN AGE	33.7	34.2	33.4
MEDIAN AGE (MALE)	32.9	33.5	32.7
MEDIAN AGE (FEMALE)	33.8	34.8	34.3
Households & Income			
TOTAL HOUSEHOLDS	1,209	28,026	99,919
# OF PERSONS PER HH	3.0	2.8	2.9
AVERAGE HH INCOME	\$89,851	\$83,157	\$79,306
AVERAGE HOUSE VALUE		\$279,730	\$284,409
Race			
% WHITE	73.6%	73.6%	72.9%
% BLACK	16.1%	16.8%	18.2%
% ASIAN	7.3%	6.1%	5.1%
% HAWAIIAN	0.1%	0.0%	0.1%
% INDIAN	0.3%	0.3%	0.2%
% OTHER	1.4%	1.1%	1.8%
Ethnicity			
% HISPANIC	3.4%	4.6%	6.8%

* Demographic data derived from 2010 US Census