



FOR SALE | INDUSTRIAL

REFRIGERATED WAREHOUSE FACILITY - SALE OR LEASE

9260 Old Princess Anne Road, Westover, MD 21871



SALE OVERVIEW

SALE PRICE: \$1,200,000

LOT SIZE: 29.05 Acres

BUILDING SIZE: 30,000 SF

GRADE LEVEL DOORS: 2

DOCK HIGH DOORS: 18

CEILING HEIGHT: 24.0 FT

YEAR BUILT: 2001

ZONING: Commercial

PROPERTY DESCRIPTION

This property is located at 9260 Old Princess Anne Road in Westover, Maryland. The property features 30,000 square feet of refrigerated warehouse space. The average ceiling height is 24 feet, There are 18 truck dock doors with levelers and two additional drive-in doors that have an approximate height of 18 feet. The building was constructed in 2001 and has since been updated as needed. The Seller will consider holding some financing or leasing.

Please contact the listing office for more information regarding this listing.

PROPERTY HIGHLIGHTS

- Building is insulated and will hold temperatures close to freezing
- Security gates, security cameras and alarm sensor for temperature change
- Floor drains / Truck Scale
- ■ 10,000 sq.ft. shop facility with compressed air drops/easily converted back to refrigerated space ■
- Storm water pond will allow for additional 30,000 sq.ft. facility



CHRIS DAVIS

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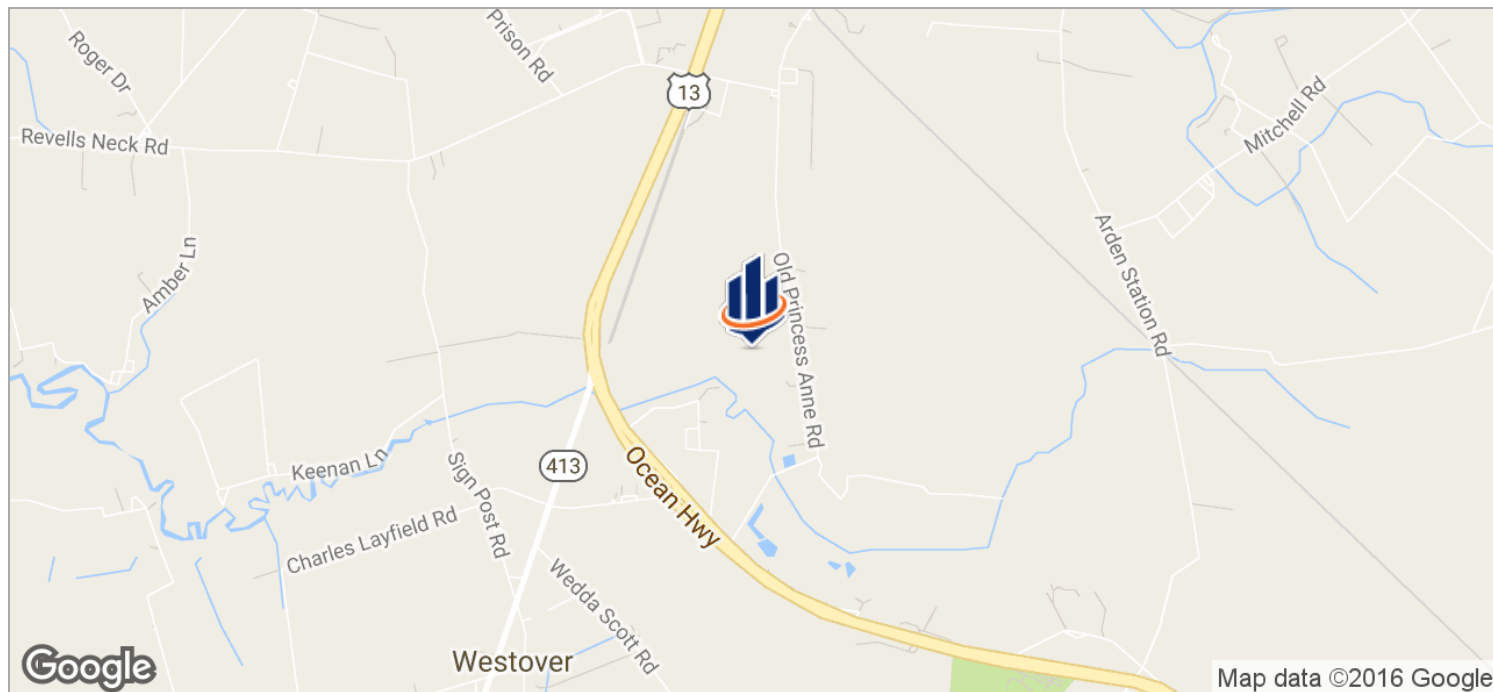
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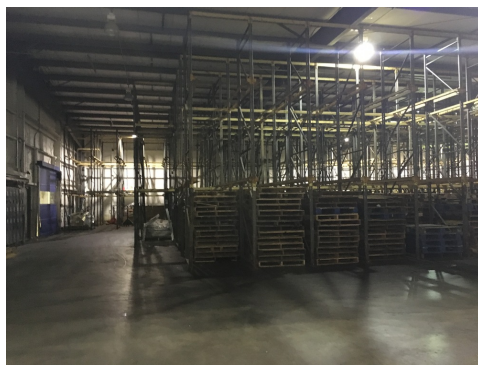
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Chris Davis

Senior Advisor

SVN | Miller Commercial Real Estate

Chris Davis serves as a Senior Advisor for SVN - Miller Commercial Real Estate. Davis is a licensed Real Estate Salesperson in Maryland, Delaware and Florida who specializes in the sale of self storage facilities, hospitality and industrial properties in Maryland. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well. SVN International Corporation has appointed Davis to be a member of the SVN Self Storage Product Council as well as the SVN Florida Hospitality Team. With over 25 years of experience in the commercial real estate business, Davis has brokered over \$500 million in volume. In 2015, Davis was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation. In 2016, Davis acquired a President's Circle ranking.

Prior to joining SVN, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company, LLC. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue. Davis majored in marketing at the University of Nevada Las Vegas and plays an active role in his community serving on multiple local board associations.

Memberships & Affiliations

SVNIC 2016 President's Circle member
SVNIC 2015 Partner's Circle member
Self Storage Association
Florida Self Storage Association
The Salisbury Area Chamber of Commerce Board Member
The Salisbury School Board Member

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Henry Hanna, CCIM, SIOR

Council Chair of Industrial Properties
SVN | Miller Commercial Real Estate

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation [SIOR] and the Certified Commercial Investment Member [CCIM] designation.

Hanna currently serves as director for WIRA [Wallops Island Regional Alliance] supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. [UAV].

He served as past chair for the Salisbury University [SU] Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

Notable career highlights for Hanna include representing industrial companies such as Solo Cup, Helvoet Pharma, Trinity Sterile, Bayliner Marine, Silverton Marine, Kraft Foods, ES Steel, Choptank Electric, 84 Lumber, Koski Trucking, Eastern Shore Forest Products, Interstate Container, Canada Dry, Norfolk Southern Railroad, Allen Harim, Newmill Capital, the Maryland Department of Commerce and the Maryland Department of Economic Development [MEDCO] and many others. On a retail level, Henry has represented owners and developers as a broker for national retail companies, including Walgreens, CVS, Rite Aid, Wawa, 7-Eleven, and Sheetz, as well as many banks.

Hanna earned a master's of business administration from Southern

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DISCLAIMER

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