

FOR LEASE

30717 Park Drive | Princess Anne, MD

\$6.95 PSF NNN



8,330 SF OFFICE/WAREHOUSE
on 2.34 ACRES



RINNIER
DEVELOPMENT COMPANY

218 East Main Street
Salisbury, MD 21801
www.rinnier.com

Matthew Trader
443.614.4297
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PROPERTY HIGHLIGHTS

- 8,330 SF Total Building Area
- 2.34 Acres with Ample Yard Space
- 6,530 SF Warehouse | 1,800 SF Office
- Well Maintained Flex Property
- 2 Separate Warehouse Areas
- Brand New HVAC System
- Radiant Heat in Office
- Bullpen/Design Area + Kitchenette
- Pre-Engineered Steel Construction
- Rare Availability for Comparable Industrial Space in the Market

Positioned within Princess Anne's premier industrial park, this well-maintained 8,330 SF flex property offers a highly functional mix of office and warehouse space, ideal for industrial, service, or distribution users. Constructed as a pre-engineered steel building with a masonry base and professionally finished office frontage, the property combines warehouse efficiency with a clean, customer-facing appearance. The building includes approximately 1,800 SF of office space and 6,530 SF of warehouse, divided into two separate warehouse areas for operational flexibility, separation of uses, or phased growth. The main warehouse features two (2) drive-in doors and 20' clear heights, supporting storage, light manufacturing, or distribution. A secondary rear warehouse, also with drive-in access, is well-suited for additional storage, equipment staging, or operating multiple divisions. The office area includes a bullpen/design space, private office, and kitchenette, providing a comfortable and efficient workspace. Recent upgrades include a brand-new HVAC system, with radiant heat in the office for year-round comfort.

Situated on 2.34 acres, the property offers ample outdoor space for fleet parking, equipment storage, or future expansion.

Properties of this size, condition, and versatility are increasingly rare, making this a strong leasing opportunity.

Contact Matthew Trader today!



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AERIAL



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PROPERTY PHOTOS

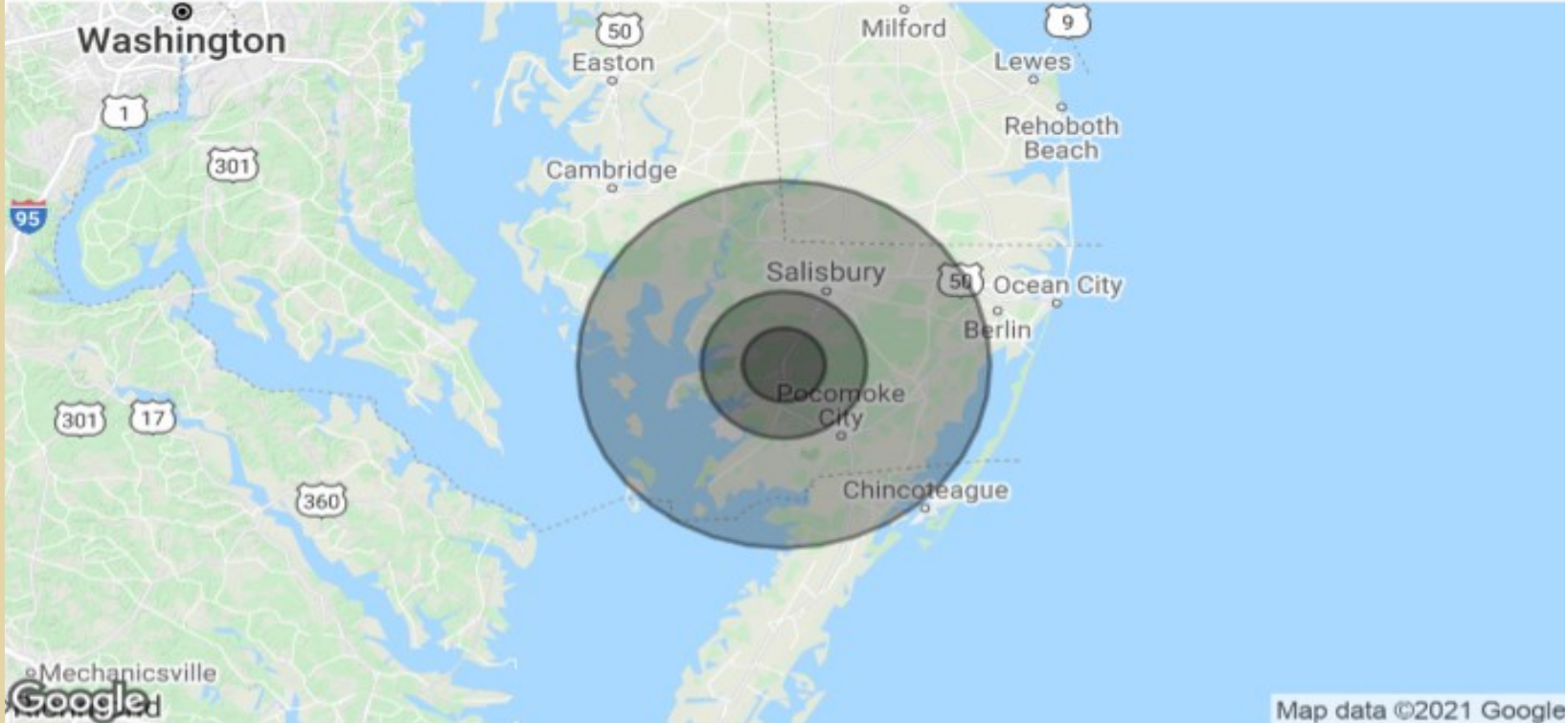


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DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	10,565	38,796	190,529
AVERAGE AGE	30.9	34.6	36.7
AVERAGE AGE (MALE)	28.4	32.8	35.0
AVERAGE AGE (FEMALE)	33.3	36.4	37.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	2,689	11,574	69,832
# OF PERSONS PER HH	3.9	3.4	2.7
AVERAGE HH INCOME	\$51,378	\$68,159	\$61,224
AVERAGE HOUSE VALUE	\$169,742	\$234,520	\$215,052



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