

OFFERING MEMORANDUM

for

1601 CLARK ROAD

HAVRE DE GRACE, MARYLAND 21078



Prepared by:

MACKENZIE

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ACER
EXHIBITS & EVENTS

1601

ACER
EXHIBITS & EVENTS
1601 Clark Road, Havre de Grace

EXECUTIVE SUMMARY

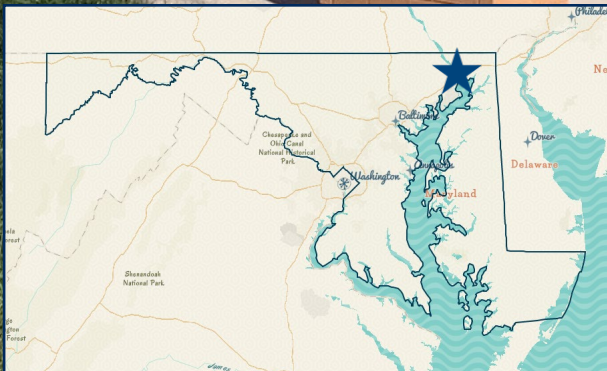


1601 Clark Road is a 167,857 square foot industrial warehouse building situated on 11.73 acres in Havre de Grace, Maryland. (The property/parcel is currently 25.63 acres but currently in process of being subdivided and entitling the excess 14 acres for planned 168,000 SF warehouse development.)

The masonry on steel frame building was constructed in 1970; renovated in 1997 and again renovated in 2013 with over \$1.5 million in renovation upgrades. Since then, the building has been the headquarters of Acer Exhibits & Events. There is an office pod of approximately 12,500 SF \pm in the front of the building, completely renovated with new exterior windows, mechanicals and high-end finishes. The space is functional and in excellent condition.

The warehouse area is comprised of two sections: 95,000 SF \pm of 17'-26' \pm clear warehouse with 40'x40' column spacing served by 6 dock high loading doors; and a 60,000 SF \pm area of 26' clear warehouse with 40'x40' column spacing served by 4 dock high doors and 2 oversized ramped drive-in doors. The property is zoned "C" which is Havre de Grace town zoning for Commercial District which permits most industrial and light manufacturing uses. The building layout provides an opportunity to multi-tenant by up to 3 users.

The building is located in the Aberdeen submarket and has very good access with a 5 minute drive time to the I-95 distribution corridor, via either Route 155 to the north or Route 22 to the south. There is ample outside parking for both vehicle and tractor trailer parking and/or possible building expansion. All public utilities are available to the site.



INVESTMENT HIGHLIGHTS:

- » Beautifully-appointed, modern facility boasting environmentally friendly features throughout
- » Ample outdoor space for parking/storage
- » Can be multi-tenanted
- » Building in good condition

SALE PRICE: \$14,000,000

PROPERTY OVERVIEW



SITE INFORMATION:

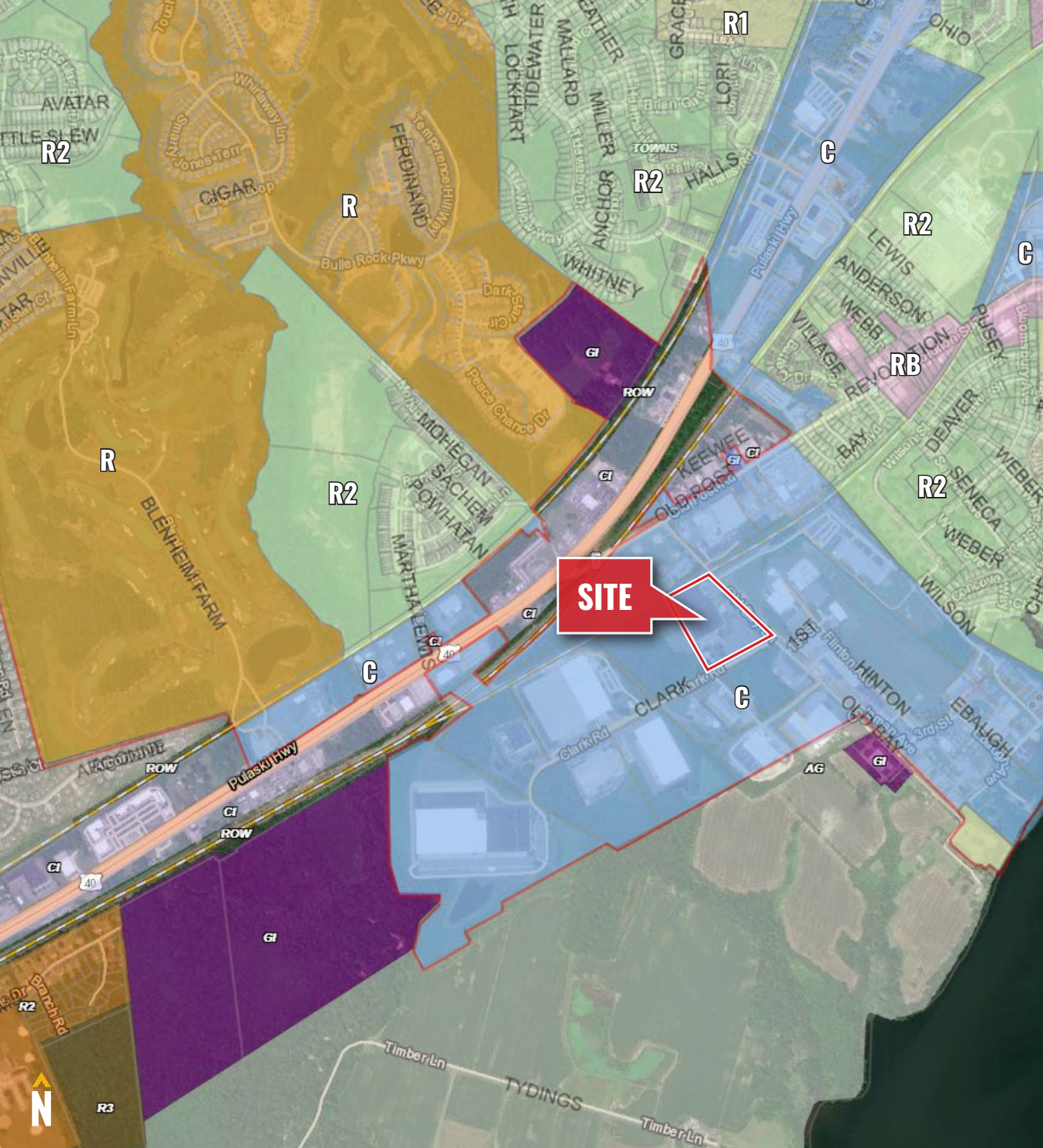
Address:	1601 Clark Road Havre de Grace, MD 21078
Parcel Identification:	06-013791
Map/Grid/Parcel:	0606/0005/0113
County:	Harford County
Land Area:	11.73 Acres ± (510,959 SF ±) (Subdivided from 25.63 Acres)
Zoning:	C (Commercial District) Town of Havre de Grace, MD

BUILDING INFORMATION:

Building Size:	167,857 SF ±
Number of Stories:	1
Year Built:	1970; Renovated 1997/2013
Construction:	Masonry
Ceiling Height:	16'-8" - 26'-8"
Columns:	40' w x 33'-40' d
Docks:	10 Ext.
Drive-Ins:	2 Total (10' w x 12' h)
Floor Thickness:	6"
Sprinklers:	Wet
Rail Spots:	Yes
Rail Line:	CSX (spur currently not in use)

TENANCY INFORMATION:

Occupancy:	100.0%
Occupied (SF):	167,857 SF ±
Current No. of Tenants:	1 (Acer Exhibits & Events)
Vacant (SF):	0 SF
Sale / Lease Back	See proposed terms herein



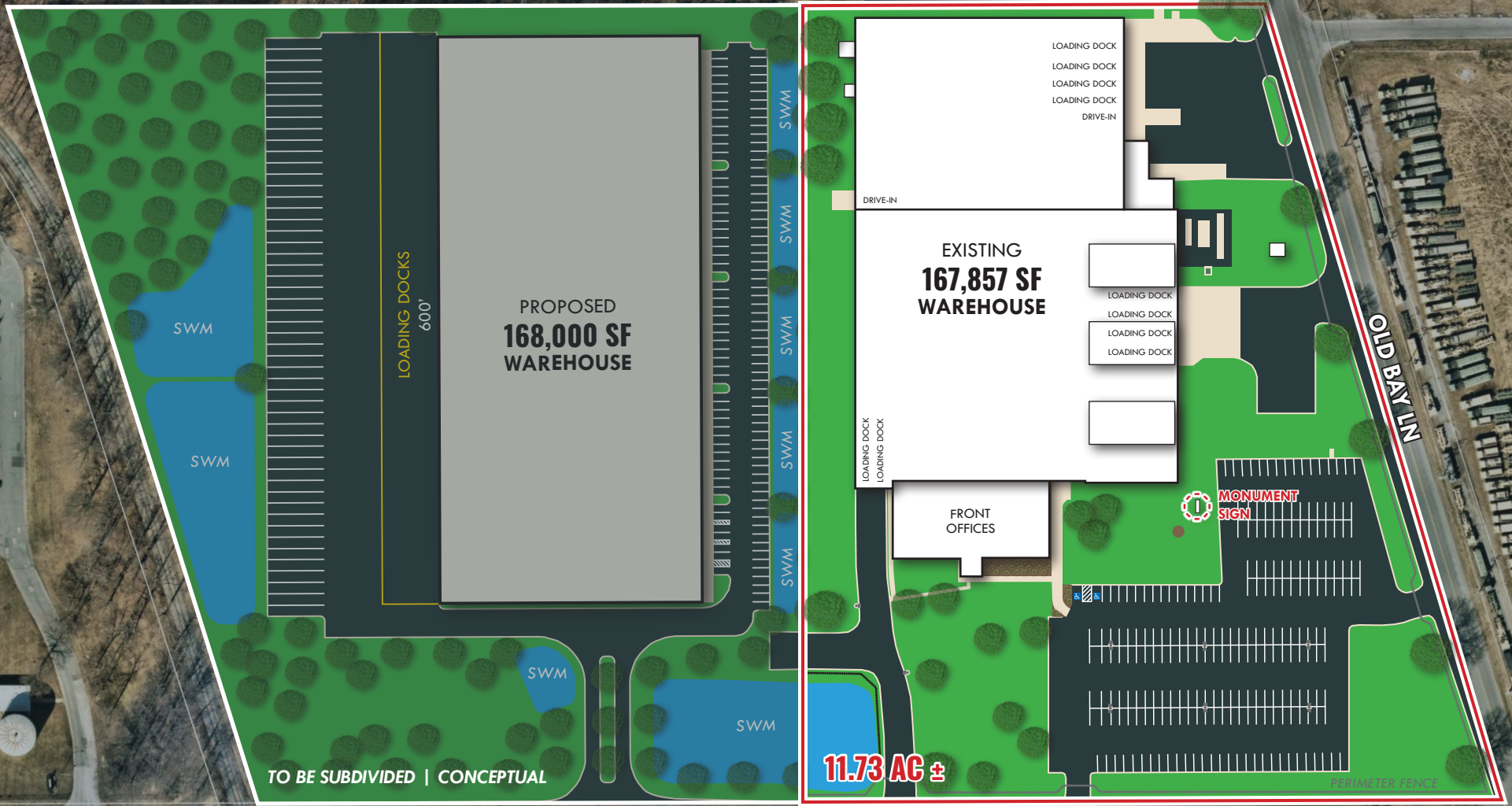
ZONING: C

Commercial District

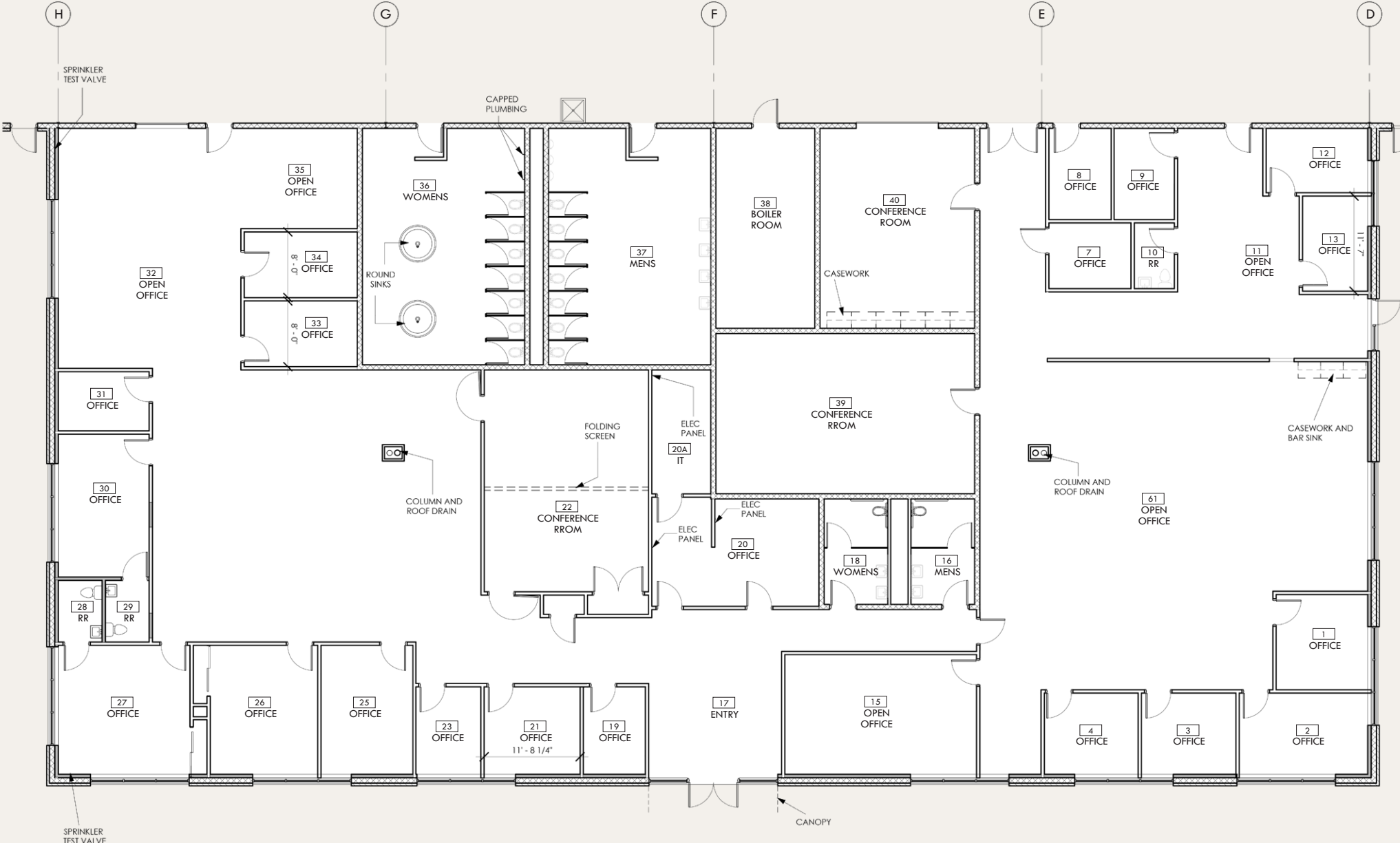
Town of Havre de Grace, Maryland

Principal permitted uses in the Commercial District include but are not limited to:

- » Community facilities
- » Offices
- » Health care facilities
- » Marinas
- » Retail businesses
- » Theaters and restaurants, including sidewalk cafes
- » Personal service shops
- » Freight and passenger terminals
- » Parking facilities
- » Churches meeting lot
- » Schools
- » Clubs
- » Public utility structures
- » Uses related to the sale, rental, maintenance or storage of vehicles, including automobiles, bicycles, motorcycles, trucks, boats, travel trailers and mobile homes, but not including mobile home parks
- » Hotels and motels
- » Amusement centers
- » Animal care facilities
- » Wholesaling
- » Storage
- » Greenhouses
- » Outside sales
- » Manufacturing uses
- » Laboratories, but not including high explosives or hazardous chemicals which would present an off-site hazard
- » Banks
- » Auto repair and service center
- » Distillery, craft
- » Childcare facility

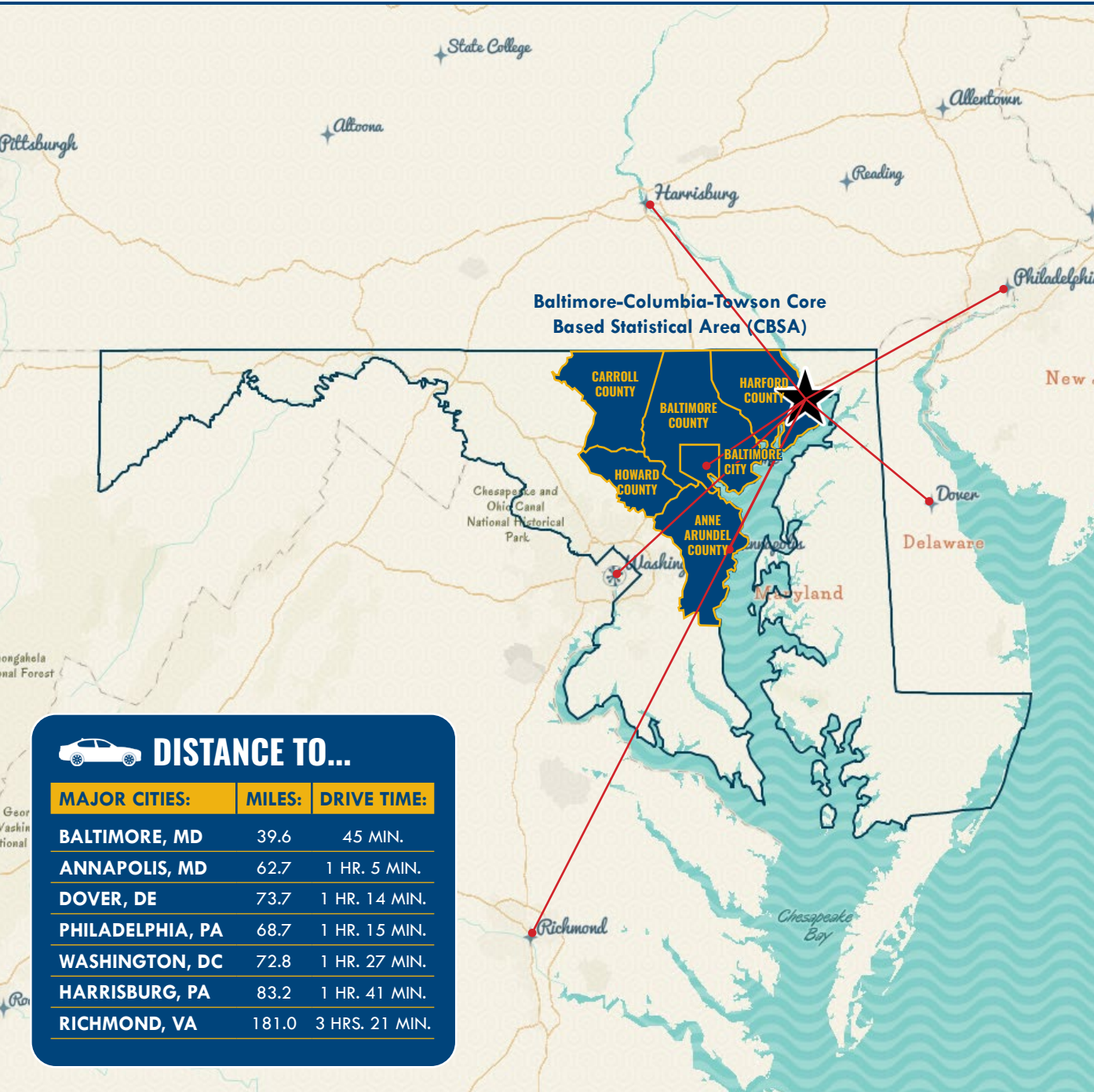


FLOOR PLAN: FRONT OFFICES





LOCATION



1601 Clark Road is located within what is known as the **Baltimore-Columbia-Towson Core Based Statistical Area**, or “CBSA.” The Baltimore CBSA encompasses approximately 2,600 square miles and consists of Baltimore City and the six surrounding counties of Anne Arundel, Baltimore, Carroll, Harford, Howard and Queen Anne’s. The Baltimore region benefits from its proximity to Washington, D.C., the nation’s capital, which is located about 39 miles southwest of downtown Baltimore City. The Baltimore CBSA is part of the U.S. Census’ Washington-Baltimore-Arlington Combined Statistical Area (CSA). This megalopolis is the nation’s fourth-largest consumer market with an estimated population of approximately 9.8 million.

Baltimore has historically been an important port and rail transportation hub for the Mid-Atlantic region, as its central location along the eastern seaboard, with access to all major distribution routes along the East Coast, makes it highly appealing to distribution and manufacturing companies. The region also benefits from its proximity and convenient access to the Chesapeake Bay and the Atlantic Ocean. The Port of Baltimore is one of the busiest deepwater ports along the East Coast.

The presence of three major Federal government military installations, as well as its proximity to Washington, D.C., are demand generators for Federal government agencies and government contractors to locate in the region. In addition, major universities and healthcare systems provide a stable employment base in the greater Baltimore Region.

The private and public sectors have directed significant investment into Baltimore City over the past three decades, which has spurred revitalization of the region’s urban core. As a result, Baltimore City has become the financial, legal, corporate and political center of Maryland, while maintaining its status as an important port, educational and cultural center. The revitalization of Baltimore City has stabilized the out-migration of population and households from Baltimore City to surrounding suburban communities, which has encouraged new multifamily housing and retail development in downtown Baltimore.



SUSQUEHANNA RIVER



Fairway

THE J.M. SMUCKER Co
SITE

DUNLOP
PROTECTIVE FOOTWEAR

Plastipak

EFC

ARMY NATIONAL GUARD

CLARK RD

stack & store
SELF STORAGE

CALIBER COLLISION

Pepsi Bottling Group

SOLVAY

POST RD

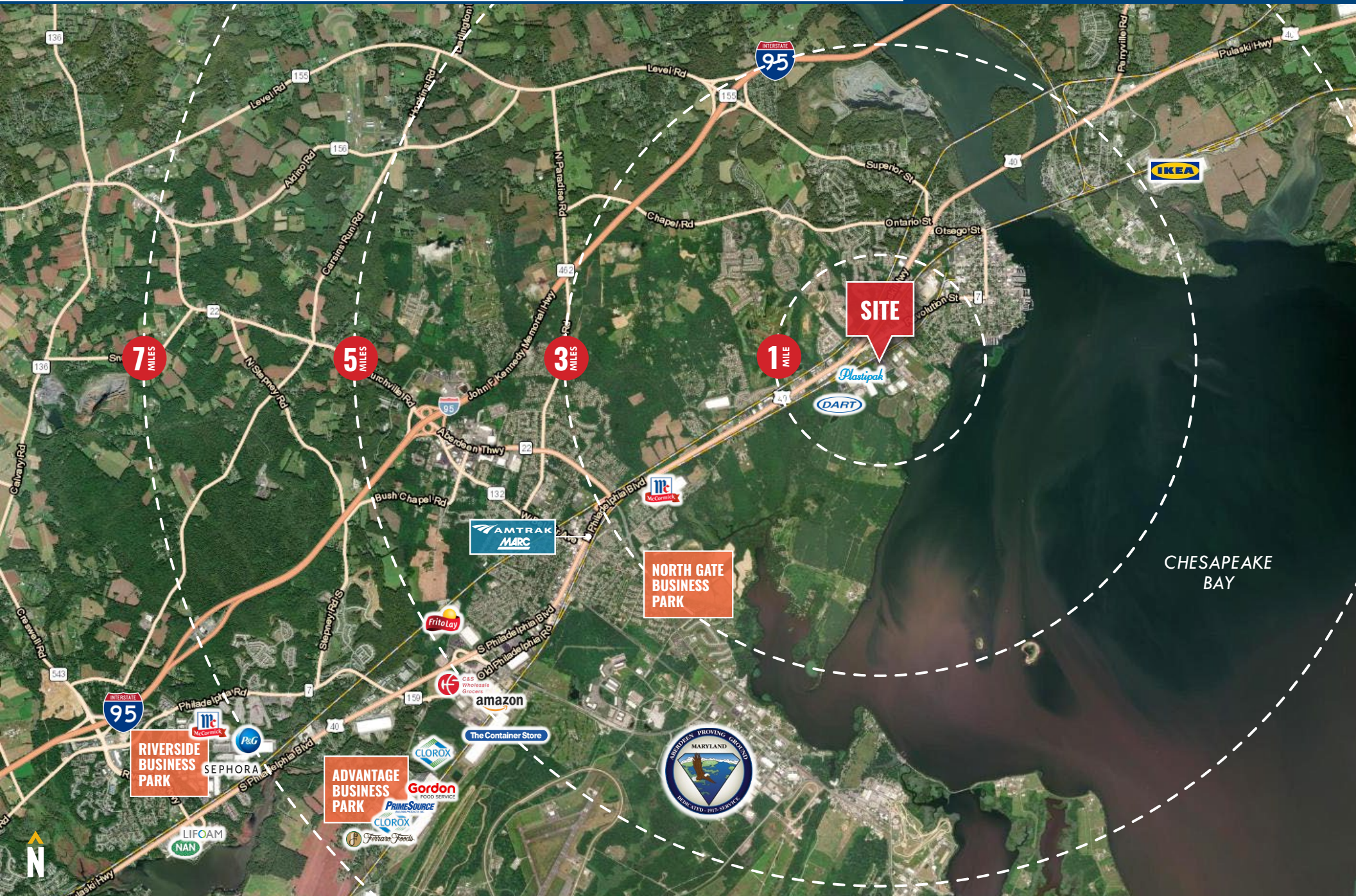
CHEVROLET

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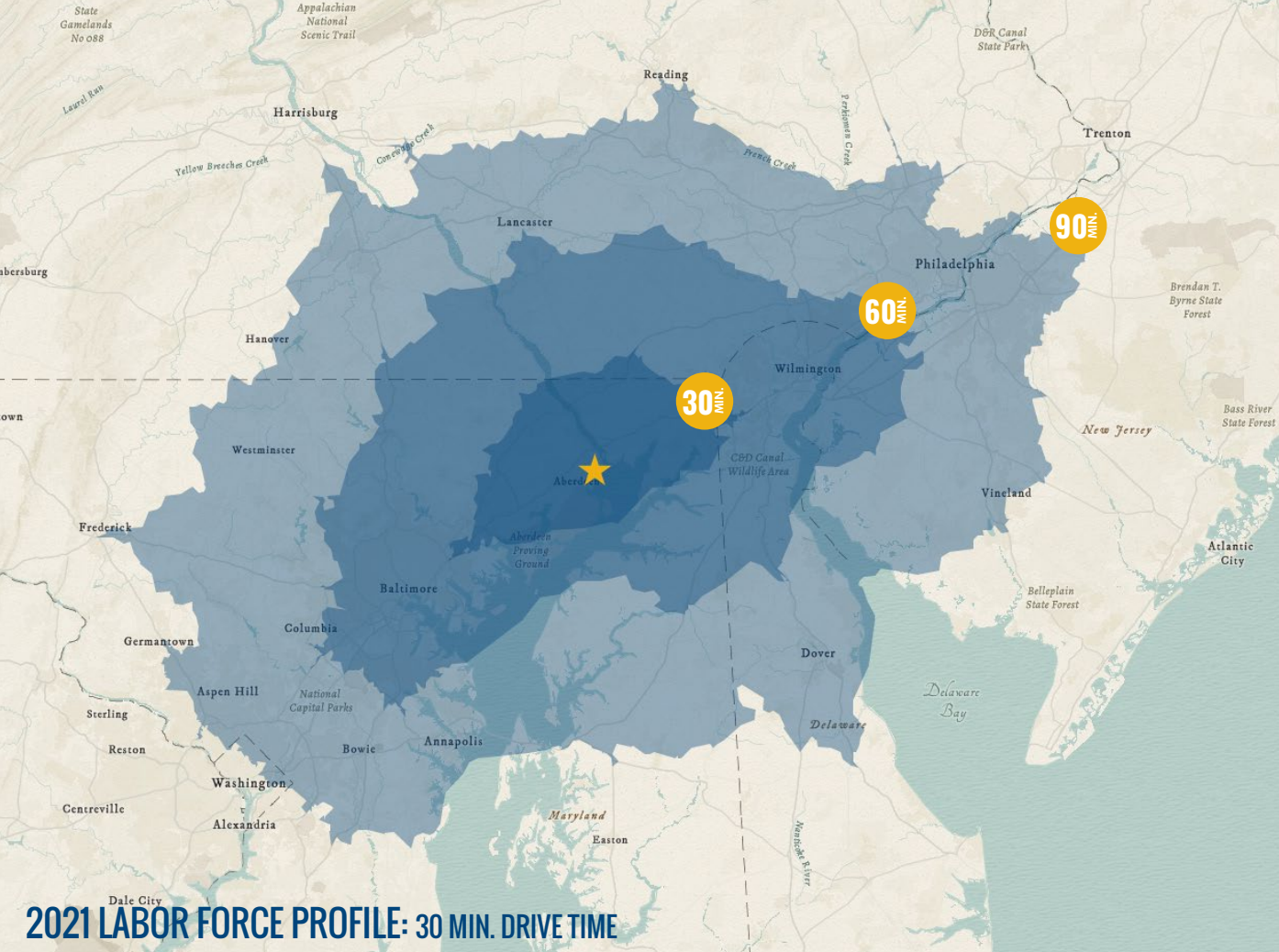
PULASKI HWY







DEMOGRAPHICS (2021)



2021 LABOR FORCE PROFILE: 30 MIN. DRIVE TIME

DRIVE TIME:	30 MIN.	60 MIN.	90 MIN.
RESIDENTIAL POPULATION	358,609	3,141,476	9,581,711
DAYTIME POPULATION	346,090	3,103,155	9,611,450
NUMBER OF HOUSEHOLDS	133,493	1,199,306	3,629,067
AVERAGE HOUSEHOLD SIZE	2.66	2.55	2.57
MEDIAN AGE	40.0	39.1	39.0
AVERAGE HOUSEHOLD INCOME	\$106,424	\$101,782	\$108,445
MEDIAN HOUSEHOLD INCOME	\$84,774	\$74,897	\$77,419
PER CAPITA INCOME	\$39,670	\$38,939	\$41,173
MEDIAN HOME VALUE	\$299,930	\$290,781	\$303,771
EDUCATION (COLLEGE+)	63.7%	61.6%	63.5%
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	95.1%	93.7%	93.2%

AGE GROUP	POPULATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	LABOR FORCE PARTICIPATION RATE	EMPLOYMENT-POPULATION RATIO
16+	289,136	176,749	9,017	4.9%	64.2%	61
16-24	36,853	19,534	2,039	9.5%	58.5%	53
25-54	141,971	113,032	5,270	4.5%	83.3%	80
55-64	49,730	32,363	1,150	3.4%	67.4%	65
65+	60,583	11,820	558	4.5%	20.4%	20
INDUSTRY	EMPLOYED	PERCENT	U.S. PERCENT	LOCATION QUOTIENT		
MANUFACTURING	11,512	6.5%	9.9%	0.61		
WHOLESALE TRADE	3,870	2.2%	2.5%	0.88		
TRANSPORTATION/WAREHOUSING	9,033	5.1%	5.1%	1.09		



FINANCIAL OVERVIEW

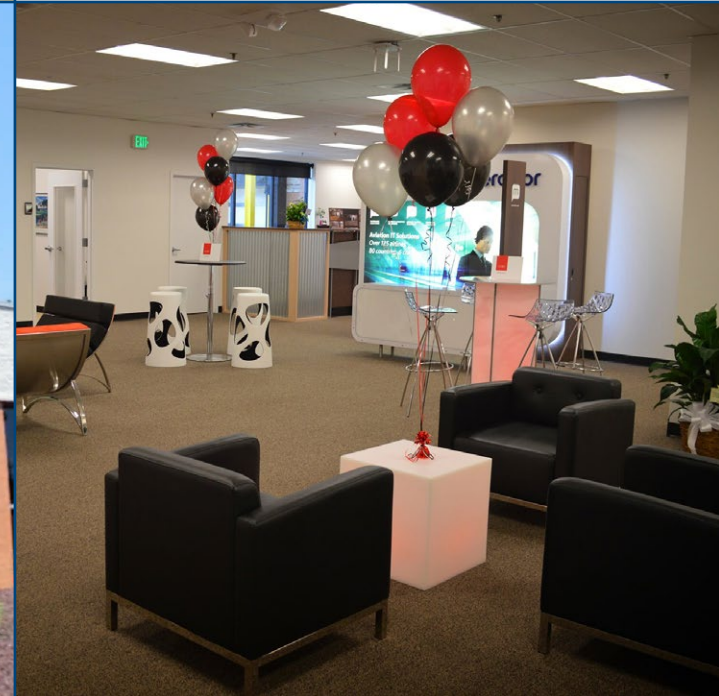
LEASE BACK TERMS

Acer Exhibits & Events would like to execute a sale and lease back the building.

LEASE TERM: 5-7 Years

RENTAL RATE: \$5.00 psf, NNN
(Tenant to pay for all expenses to the building except for Structural Issues, Roof Maintenance or Replacement and Parking Lot Maintenance or Replacement.)

ESCALATION: 3%/Yr.



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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.





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