



FOR **LEASE**

10,000 SF $\pm$ INDUSTRIAL BLDG. + LAND

24360 OCEAN GATEWAY | MARDELA SPRINGS, MARYLAND 21837

10,000 SF $\pm$ ON 1.8 AC $\pm$



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,000 SF $\pm$ warehouse building (80' deep x 125' long) on 1.8 acres $\pm$
- Open-span warehouse floor plan ideal for light manufacturing, warehousing, logistics, commercial storage, or flex-office uses
- Five (5) drive-ins (14' w x 16' h automatic roll up doors)
- Oversized industrial ceiling fan
- Ample outdoor staging area, fleet parking, and maneuvering room for large commercial vehicles, box trucks, and trailers
- Positioned directly on the primary East-West artery connecting Salisbury, Cambridge, and the Mid-Atlantic's eastern shore corridor

AVAILABLE:

10,000 SF $\pm$ (80' x 125')

LOT SIZE:

1.8 ACRES $\pm$

CLEAR HEIGHT:

21'-30' $\pm$

DRIVE-INS:

5 (14' W x 16' H)



GOOGLE STREET VIEW

REGIONAL ACCESS



DRIVING DISTANCE TO:



0.0 MILES
0 MIN. DRIVE



13.0 MILES
15 MIN. DRIVE



34.6 MILES
38 MIN. DRIVE



97.0 MILES
1 HR. 40 MIN. DRIVE



99.4 MILES
1 HR. 40 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

SALISBURY, MD

12.8 MILES
20 MIN.

ANNAPOLIS, MD

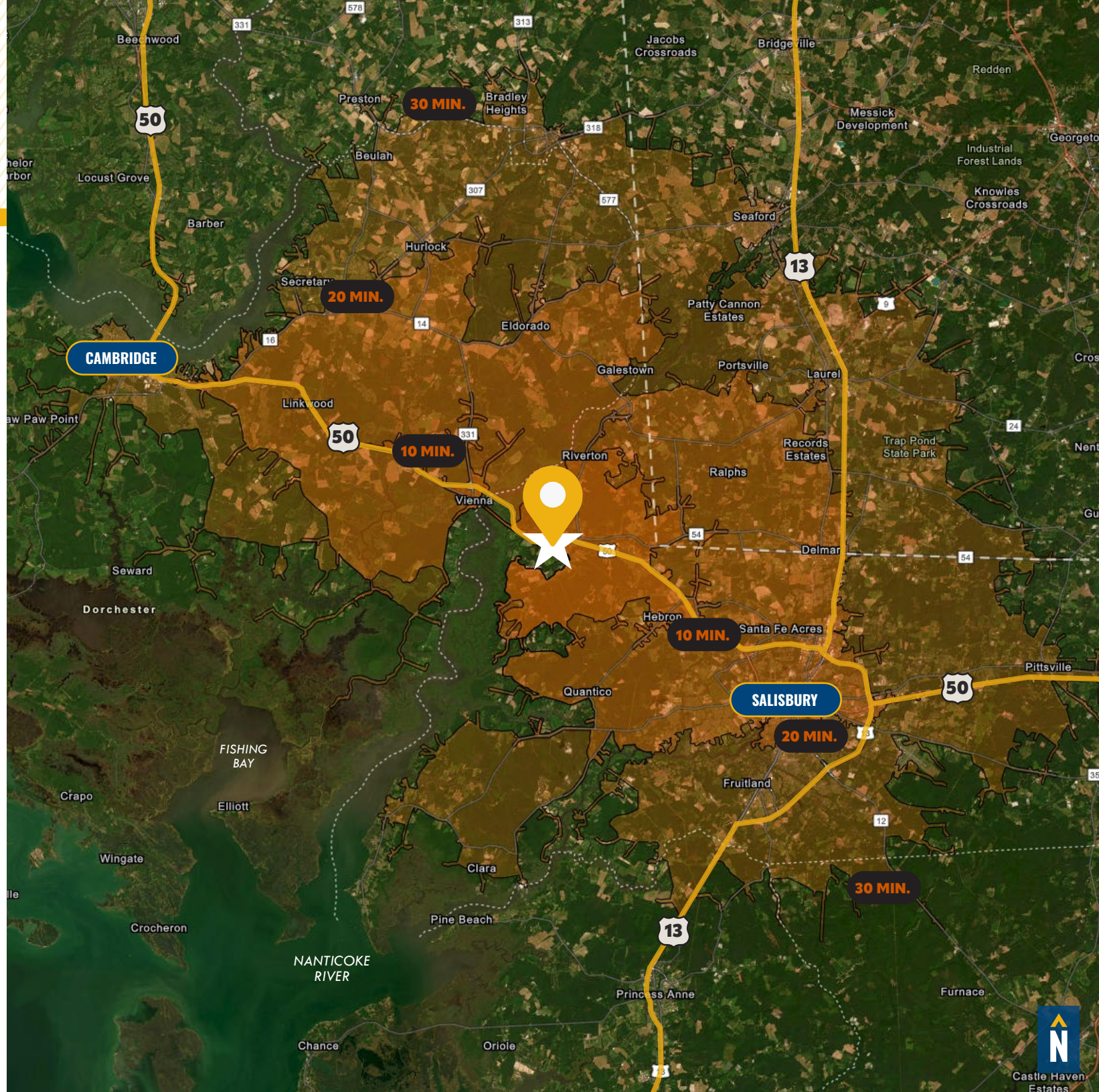
76.5 MILES
1 HR. 4. 20 MIN.

BALTIMORE, MD

103.0 MILES
1 HR. 50 MIN.

WASHINGTON, DC

104.0 MILES
1 HR. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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