

Property Summary Report

Belle Hill Rd - Bldg A

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Proposed
RBA:	40,000 SF
Floors:	1
Typical Floor:	40,000 SF

LAND

Land Area:	28.00 AC
Zoning:	BI

LEASING

Available Spaces: 40,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	40,000	40,000	40,000	Withheld	120 Days	5 Yrs

TRANSPORTATION

Parking: 30 Industrial Trailer Spaces are available; Ratio of 0.75/1,000 SF

Airport: 22 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Harvey Hanna & Associates, Inc.**

Developer: **Harvey Hanna & Associates, Inc.**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

505 Blue Ball Rd - Building 85

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Year Built:	1988
RBA:	60,000 SF
Typical Floor:	60,000 SF
Ceiling Ht:	19'

LAND

Land Area:	4.50 AC
Zoning:	M2
Parcel	03-084159

EXPENSES PER SF

Taxes:	\$3.41 (2014)
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LOADING

Docks:	6 ext	Drive Ins:	1 tot.
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POWER & UTILITIES

Power:	4,000a/480v 3p Heavy
Utilities:	Gas - Natural, Water - City

LEASING

Available Spaces:	4,000 - 40,000 SF Available in 1 Space
Availability:	66.7% Available; 66.7% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	4,000 - 40,000	40,000	40,000	\$4.50/NNN	Vacant	Negotiable

TRANSPORTATION

Airport:	26 minute drive to New Castle County Airport
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PROPERTY CONTACTS

True Owner:	Triumph Industrial Development, LLC	Recorded Owner:	Triumph Industrial Development L
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Property Summary Report

505 Blue Ball Rd - Building 85

Elkton, MD 21921 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	66.7%	↔ 0.0%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Current Building	\$4.50	↔ 0.0%
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

100 Chesapeake Blvd

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1989; Renov 1997
RBA:	74,210 SF
Floors:	1
Typical Floor:	74,210 SF
Ceiling Ht:	24'
Construction:	Masonry

LAND

Land Area:	15.85 AC
Zoning:	Commercial
Parcel	03-093743

EXPENSES PER SF

Taxes:	\$1.07 (2014)
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LOADING

Docks:	3 ext	Drive Ins:	2 tot.
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POWER & UTILITIES

Power:	3,600a/480v Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Air Conditioning, Bio-Tech/ Lab Space, Bus Line, Raised Floor, Security System

LEASING

Available Spaces: No Spaces Currently Available

TRANSPORTATION

Parking:	158 free Surface Spaces are available; Ratio of 2.12/1,000 SF
Airport:	24 minute drive to New Castle County Airport

Property Summary Report

100 Chesapeake Blvd

Elkton, MD 21921 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

205 Elk Park Way - Building 205

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1999
RBA:	20,000 SF
Floors:	1
Typical Floor:	20,000 SF
Ceiling Ht:	23'
Construction:	Masonry

LAND

Land Area:	63.72 AC
Zoning:	M-1

PARCEL

03-006026, 03-011348, 03-032787, 03-068544, 03-079279

LOADING

Docks:	None	Cross Docks:	None
Cranes:	None		

POWER & UTILITIES

Power:	1,000a/120-480v 3p Heavy
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FEATURES

Security System

LEASING

Available Spaces:	2,300 SF Available in 1 Space
Availability:	11.5% Available; 11.5% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	2,300	2,300	2,300	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 1.00/1,000 SF
Airport:	25 minute drive to New Castle County Airport

Property Summary Report

205 Elk Park Way - Building 205

Elkton, MD 21921 - Cecil County Ind Submarket



KEY TENANTS

Comcast	7,500 SF	Modern Duelist Sensing Academy	4,430 SF
Schagrin Gas	2,200 SF		

PROPERTY CONTACTS

True Owner: **Triumph Industrial Development, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	11.5%	↔ 0.0%
Submarket 1-3 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

515 Fletchwood Rd - Broadlands Business Park
 Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Distribution
Tenancy:	Single
Year Built:	2005
RBA:	756,690 SF
Floors:	1
Typical Floor:	756,690 SF
Ceiling Ht:	28'
Columns:	64'w x 65'd
Construction:	Masonry

LAND

Land Area:	70.18 AC
Zoning:	M1
Parcel	03-119645

EXPENSES PER SF

Taxes:	\$0.16 (2011)
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LOADING

Docks:	58 ext
Cranes:	None

Drive Ins:	1 tot./10'w x 12'h
Rail Spots:	None

LEASING

Available Spaces:	456,690 SF Available in 1 Space
Availability:	60.4% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	456,690	456,690	456,690	\$4.75/NNN	Dec 2019	5 - 10 Yrs

SALE

Last Sale:	Portfolio of 12 Industrial Properties Sold on Dec 22, 2014 for \$334,300,000 (\$56.18/SF)
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TRANSPORTATION

Parking:	100 free Surface Spaces are available; Ratio of 0.13/1,000 SF
Airport:	22 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner:	Clarion Partners	Prior True Owner:	Burris Logistics
Property Manager:	Hillwood Development Corporation	Developer:	Panattoni Development Company, Inc.

Property Summary Report

515 Fletchwood Rd - Broadlands Business Park
 Elkton, MD 21921 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 3-5 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Current Building	\$4.75	▲ 5.6%
Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

68 Heather Ln - Perry Point Distribution Center
 Perryville, MD 21903 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	Proposed
RBA:	357,000 SF
Floors:	1
Typical Floor:	357,000 SF

LAND

Parcel	07-001312
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LEASING

Available Spaces: 150,000 - 357,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	150,000 - 357,000	357,000	357,000	\$4.95/NNN	Aug 2020	Negotiable

TRANSPORTATION

Commuter Rail: 7 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 39 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **SK Realty Management**

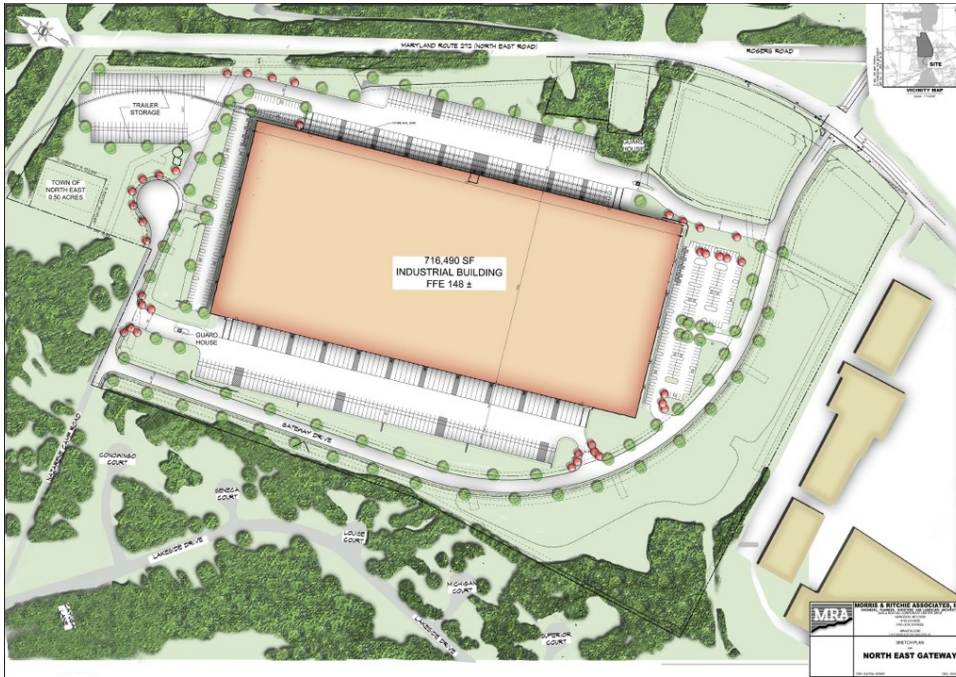
MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	2.3%	▼ -0.4%	Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	5.1%	▲ 0.1%	Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%	12 Mo. Sales Volume (Mil.)	\$2.0	
Months On Market	17.2	▲ 2.1 mo	12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

200 Nazarene Camp Rd - Northeast Commons
 North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	Under Construction
RBA:	716,490 SF
Floors:	1
Typical Floor:	716,490 SF
Ceiling Ht:	40'
Columns:	50'w x 56'd

LAND

Land Area:	55.32 AC
Parcel	05-060516

EXPENSES PER SF

Taxes:	\$0.07 (2018)
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LOADING

Docks:	118 ext	Drive Ins:	Yes
Rail Spots:	Yes	Rail Line:	CSX

LEASING

Available Spaces:	716,490 SF Available in 1 Space
Availability:	100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	716,490	716,490	716,490	Withheld	TBD	Negotiable

TRANSPORTATION

Commuter Rail:	16 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner:	Diamond Realty Investments	True Owner:	Trammell Crow Company
Recorded Owner:	Rhine Properties LLC		

Property Summary Report

200 Nazarene Camp Rd - Northeast Commons

North East, MD 21901 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

895 Nottingham Rd

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1987
RBA:	27,160 SF
Floors:	1
Typical Floor:	27,160 SF
Ceiling Ht:	27'
Construction:	Steel

LAND

Land Area:	5.00 AC
Zoning:	M1 - Industrial
Parcel	03-093867

EXPENSES PER SF

Taxes:	\$0.27 (2019)
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LOADING

Docks:	2 ext	Drive Ins:	1 tot.
Cross Docks:	None	Cranes:	1/20' Hk
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Lighting, Sewer - Septic Field, Water - Well
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FEATURES

Storage Space, Yard

LEASING

Available Spaces:	5,000 - 19,500 SF Available in 2 Spaces
Availability:	71.8% Available; 53.4% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	14,500	19,500	19,500	\$6.50/MG	Vacant	Negotiable
P 1st	Industrial	Direct	5,000	19,500	19,500	\$6.72/MG	90 Days	Negotiable

TRANSPORTATION

Airport:	28 minute drive to New Castle County Airport
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Property Summary Report

895 Nottingham Rd

Elkton, MD 21921 - Cecil County Ind Submarket



KEY TENANTS

Harrison Properties

500 SF

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	53.4%	▲ 3.7%
Submarket 1-3 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Asking Rents Per SF	Current	YOY
Current Building	\$6.56	▲ 0.9%
Submarket 1-3 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

1 Principio Pky - Building D

North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	Proposed
RBA:	600,000 SF
Floors:	1
Typical Floor:	600,000 SF

LEASING

Available Spaces: 600,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	600,000	600,000	600,000	Withheld	TBD	Negotiable

TRANSPORTATION

Commuter Rail: 13 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 38 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Stewart Companies**

Prior True Owner: **Stewart Properties**

Developer: **Stewart Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Submarket 4-5 Star	2.3%	▼ -0.4%	Submarket 4-5 Star	\$5.82	▲ 6.9%
Market Overall	5.1%	▲ 0.1%	Market Overall	\$7.15	▲ 5.8%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%	12 Mo. Sales Volume (Mil.)	\$2.0	
Months On Market	17.2	▲ 2.1 mo	12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

1 Principio Pky - Building E

North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Proposed
RBA:	600,000 SF
Floors:	1
Typical Floor:	600,000 SF

LEASING

Available Spaces: 600,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	600,000	600,000	600,000	Withheld	Jan 2021	Negotiable

TRANSPORTATION

Commuter Rail: 13 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 38 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Stewart Companies**

Prior True Owner: **Stewart Properties**

Developer: **Stewart Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	2.3%	▼ -0.4%	Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	5.1%	▲ 0.1%	Market Overall	\$7.15	▲ 5.8%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%	12 Mo. Sales Volume (Mil.)	\$2.0	
Months On Market	17.2	▲ 2.1 mo	12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

1 Principio Pky - Building H

Northeast, MD 21902 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Proposed
RBA:	150,000 SF
Floors:	1
Typical Floor:	150,000 SF
Ceiling Ht:	30'

LEASING

Available Spaces: 150,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	150,000	150,000	150,000	Withheld	Vacant	Negotiable

TRANSPORTATION

Commuter Rail: 9 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 40 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Stewart Companies**

Prior True Owner: **Stewart Properties**

Developer: **Stewart Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	2.3%	▼ -0.4%	Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	5.1%	▲ 0.1%	Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%	12 Mo. Sales Volume (Mil.)	\$2.0	
Months On Market	17.2	▲ 2.1 mo	12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

1 Principio Pky - Building I

North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	Proposed
RBA:	350,000 SF
Floors:	1
Typical Floor:	350,000 SF
Construction:	Steel

LEASING

Available Spaces: 350,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	350,000	350,000	350,000	Withheld	Vacant	Negotiable

TRANSPORTATION

Commuter Rail: 8 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 38 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Stewart Companies**

Prior True Owner: **Stewart Properties**

Developer: **Stewart Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

1 Principio Pky - Building K

North East, MD 21902 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	Proposed
RBA:	100,000 SF
Floors:	1
Typical Floor:	100,000 SF

LEASING

Available Spaces: 100,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	100,000	100,000	100,000	Withheld	Jan 2021	Negotiable

TRANSPORTATION

Commuter Rail: 11 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 42 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner: **Stewart Companies**

Prior True Owner: **Stewart Properties**

Developer: **Stewart Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

300 W Principio Pky - Building J
 North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Warehouse
Year Built:	2017
RBA:	150,000 SF
Floors:	1
Typical Floor:	150,000 SF

LAND

Land Area:	7.61 AC
Parcel:	05-138978

EXPENSES PER SF

Taxes:	\$0.22 (2019)
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LEASING

Available Spaces: 50,000 SF Available in 1 Space
 Availability: 33.3% Available; 33.3% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Sublet	50,000	50,000	50,000	Withheld	Vacant	Negotiable

TRANSPORTATION

Commuter Rail: 8 minute drive to Perryville Commuter Rail (Penn Line)
 Airport: 38 minute drive to New Castle County Airport

KEY TENANTS

TRUaire 100,000 SF

PROPERTY CONTACTS

True Owner: **Stewart Companies**
 Prior True Owner: **Stewart Properties**

Recorded Owner: **Principio Iron Company, LLC**

Property Summary Report

300 W Principio Pky - Building J

North East, MD 21901 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	33.3%	↔ 0.0%
Submarket 3-5 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

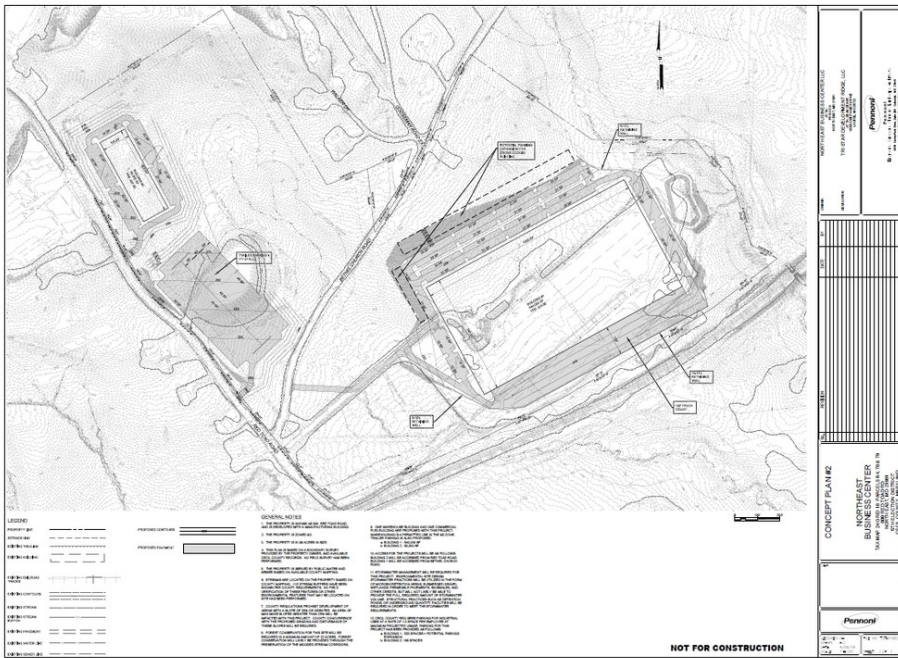
Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

800 Red Toad Rd - North East Business Center
 North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Year Built:	Proposed
RBA:	540,000 SF
Floors:	1
Typical Floor:	540,000 SF
Ceiling Ht:	36'
Columns:	50'w x 54'd
Construction:	Reinforced Concrete

LAND

Land Area:	81.99 AC
Zoning:	M2

LOADING

Docks:	Yes	Drive Ins:	4 tot./12'w x 14'h
Cranes:	Yes	Rail Spots:	Yes
Rail Line:	CSX		

LEASING

Available Spaces:	540,000 SF Available in 1 Space
Availability:	100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	540,000	540,000	540,000	Withheld	Jan 2021	Negotiable

TRANSPORTATION

Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	35 minute drive to New Castle County Airport

PROPERTY CONTACTS

True Owner:	Mayor & Commissioners Of North East	Recorded Owner:	Mayor & Commissioners Of North East
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Property Summary Report

800 Red Toad Rd - North East Business Center

North East, MD 21901 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 4-5 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Asking Rents Per SF	Current	YOY
Submarket 4-5 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

501 Zeitler Ln - Bldg 140-A

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1974
RBA:	51,000 SF
Floors:	1
Typical Floor:	51,000 SF
Ceiling Ht:	17'-18'
Construction:	Masonry

LAND

Land Area:	8.97 AC
Zoning:	M2
Parcel	03-026515

EXPENSES PER SF

Taxes:	\$0.21 (2019)
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LOADING

Docks:	1 ext	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,200a/400v 3p Heavy
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LEASING

Available Spaces: No Spaces Currently Available

TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Airport:	27 minute drive to New Castle County Airport

KEY TENANTS

Thermoforming Process Prod Inc	50,727 SF
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PROPERTY CONTACTS

Recorded Owner: Deverell Commercial Realty Llc

Property Summary Report

501 Zeitler Ln - Bldg 140-A

Elkton, MD 21921 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	17.2	▲ 2.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
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