

For LEASE

60 paved parking spaces
3,100 sq.ft. Office/Retail Building
2.0 +/- fenced acres



1633 Elkton Road (Rt 279), Elkton MD
North of I-95 Interchange
Zoned: Business Intensive



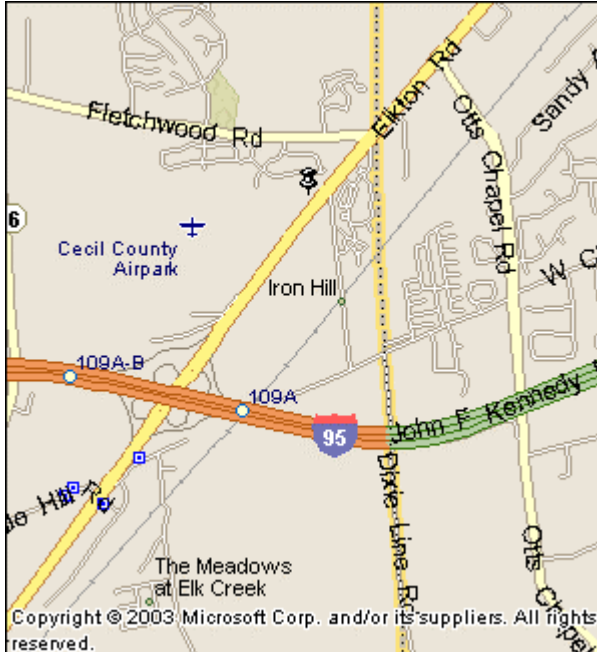
Contact: John Osborn, CCIM (302) 622-3507

For LEASE @ \$4,500/month NNN

Description of the Property: The land is an irregular-shaped parcel of approximately 3.30 acres. The site is level and mostly cleared. Parking is at the front and the sides of the building: approx. 60 spaces (not striped).

The rear service yard of approx. 2.0 acres is gravel-paved and fenced. There is also a fenced area of 0.30+/- acre on the western portion of the site which contains a cellular communication tower complex, leased to others for approx. 20 more years.

A one-story vinyl-sided structure, built circa 1960, with two additions built circa 1986 and containing approximately 3,100 square feet is located on the front 1.0+/-acre portion of the parcel. This structure is set up as office space, which consists of: a reception/sales area (renovated 1999), two lavatories (renovated 2002), kitchen (with new flooring), general offices, private office with fireplace and a general work room. Heat/air conditioning is provided by a central system to which a second air conditioning system was added in 2000. The roof was replaced in 2003. A security system, new front door and an electric service panel were added then. The structure has an asphalt shingled gable roof and a partially unfinished basement under the original structure suitable for storage. The structure appears to be in average condition. The building has been unoccupied for several months.



Utilities: oil: (no current contract)
electric: Conectiv water: on site well
sewer: on site septic

Tax Parcel # Map 21 Grid 18 Parcel 247
(District 03 Account 007936)

Property Taxes: approx. \$ 6,528

Access: Access to the property is four way from Elkton Road, as there is an unrestricted cross-over in the median of Elkton Road in front of this property.

FEMA: Per FEMA Map #2400190019B, dated January 3, 1997: an unshaded Zone X (areas located outside the 500 year

floodplain. The FEMA map does not indicate that the 3.30+-acre site sits on an aquifer.

SPECIAL CONDITIONS: According to the Owner, no environmental contamination is known to exist, the property does not contain any type of dump site, there are no underground tanks or any underground source leaking toxic or hazardous chemical into the ground or the environment, and there are no underground storage tanks on the property.

Showing: By appointment only, through Patterson Woods Commercial Properties.

Agency: This document does not constitute an offer of subagency, however, brokers are encouraged to speak with us about agency, referrals, and commission sharing.

The broker, any cooperating broker, and any salesperson working with either, without breaching the fiduciary responsibilities to the Owner, may among other services, provide a potential buyer with information about the attributes of properties and available financing, show properties, and assist in preparing an offer to buy. The broker, any cooperating brokers, and any salesperson working with either, also have the duty to respond accurately and honestly to a potential buyer's questions and disclose material facts about properties, submit promptly all offers to purchase, and to offer properties without unlawful discrimination

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, as it is submitted subject to errors, omissions, change of price or other conditions, prior lease or sale, or withdrawal without notice.

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