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HAVRE de GRACE, MARYLAND

167,270 Sq. Ft on 25.63 Acres



BASIC DIMENSIONS:

Assembly 280' x 337'6"
High Bay: 200' x 280'

DATE OF CONSTRUCTION:

1970

CONSTRUCTION:

Floor

6" reinforced concrete, 3500 psi

Walls

12" brick over concrete block w/metal soffit

Columns

Steel H

Spacing

40' x 40'

Roof

Combination of corrugated steel deck (70%) and gypsum deck (30%) with rigid insulation and BUR. Live load – 30 psi

PARKING:

237 spaces

OFFICE FACILITIES:

12,800 square foot fully air-conditioned area

CLEAR CEILING HEIGHTS:

Assembly 67,200 sq.ft. 16'8"
16,000 sq.ft. 21'
High bay 68,000 sq.ft. 26'8"

POWER:

Supplied by BG&E
Service Primary 35 kV
Transformers Two (2) units at 2,500 kVA each. Pad mounted, customer owned. Two (2) 3000A tie breakers.
Switchgear Four (4) units at 1600A each:
Three (3) Cutler Hammer 480Y/277V (9/3/02)
One (1) Siemens 480Y/277V (2/93)
Bus Duct 480V, 3 phase throughout high-bay area

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions without notice. No liability of any kind is to be imposed on the broker herein.

LIGHTING:

T-5 and metal halide

Exterior lighting provided by a combination of wall and pole mounted fixtures.

HEAT:

Provided by natural gas fired ceiling suspended units and two (2) roof mounted units. Roof units provide air make up at 100,000 cfm each.

SPRINKLER:

100% wet system with five (5) risers, jockey pump and booster pump. 120 psi – static / 60 psi – residual. Riser #3, .45 gpm/2500 sq.ft. / 1124 gpm discharge at 53 psi

WATER:

Supplied by Havre de Grace Municipal Service
Main size 12"

SEWER:

Supplied by Havre de Grace Municipal Service
Main size 8" – Old Bay Lane

NATURAL GAS:

Supplied by BG&E
Main size 6" – Old Bay Lane

AIR:

Compressed air lines throughout majority of manufacturing areas. Compressors removed.

TRUCK LOADING:East Wall

(4) 8' x 8' manual steel roll up doors at dock level

(1) 10' x 10' manual steel roll up doors at dock level

(1) 12' x 14' power operated steel roll up door at grade level to an exterior ramp

(4) 10' x 10' power operated Rite Hite Workhorse insulated vertical lift doors at dock level

TRUCK LOADING:South Wall

(2) 10' x 10' power operated Rite Hite Workhorse insulated vertical lift doors at dock level

West Wall

(1) 12' x 14' power operated steel roll-up door at grade level

RAILROAD SIDING:

Service to the building is provided by a Norfolk Southern siding providing access for (3) cars at car floor height. Entry via (3) 9' x 10' overhead doors.

ZONING:

General Industrial

ASSESSMENT:

\$5,732,400

TAXES:

\$76,264.03

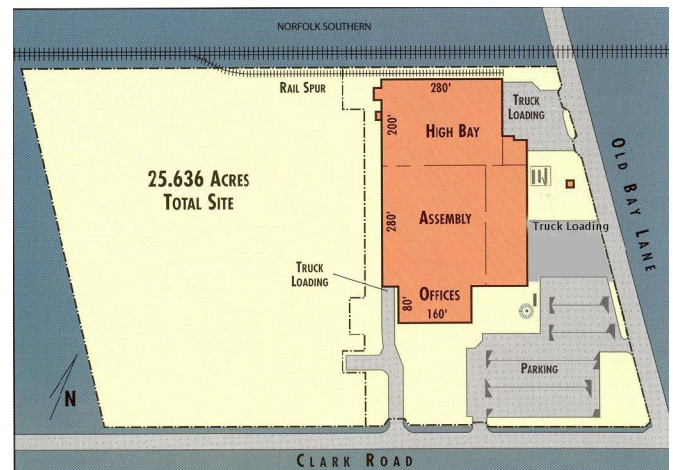
LAST USE:

Injection molding

OPTIONAL:

Bridge cranes, 15T and 28T. Five resin storage silos (12' d x 30' h).

PROPERTY SITUATED IN AN EMPOWERMENT ZONE



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