



# INDUSTRIAL PROPERTY

530 MARVEL ROAD | SALISBURY, MARYLAND 21801

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

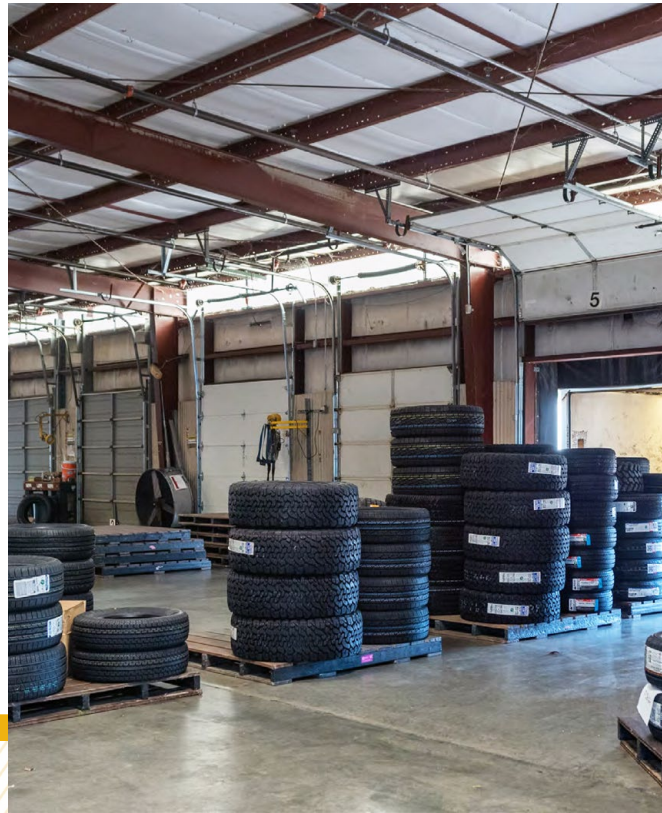
# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 71,300 SF ± warehouse space available
  - » Includes 7,000 SF of office space
- Easy access to Route 50 and Route 13



BUILDING SIZE:	71,300 SF ±
LOT SIZE:	3.45 ACRES ±
CLEAR HEIGHT:	UP TO 29' ± (VARIES)
DOCKS:	8 (8' W x 10' H)
DRIVE-INS:	1
ELECTRIC:	4,000 AMP, 480/277 VOLT, 3-PHASE, 4-WIRE
SPRINKLER:	WET
UTILITIES:	PUBLIC WATER & SEWER, NATURAL GAS
ZONING:	LI (LIGHT INDUSTRIAL DISTRICT)



# AERIAL



GODDARD PKWY

ARMSTRONG PKWY

MARVEL RD

SHIPLEY DR

502' ±

300' ±



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



LOWE'S

13

delmarva power

BURNISH

tishcon corp.

N SALISBURY BLVD

Residence INN

THE CENTRE at Salisbury

MPG

SiteOne

LINKBANK

FASTENAL

TRINITY STERILE

13

OCEAN HWY

zoetis

MATECH

Coca-Cola CONSOLIDATED

RANCO'S SON  
R.E. MICHEL COMPANY

STENART STAINLESS SUPPLY, INC.

PEPSI

GODDARD PKWY

BEACON

SITE

BRODY

SALISBURY BYPASS

ARMSTRONG PKWY

NORTHEASTERN SUPPLY

SPAROTECH

delmarva power

WILEY DR

50

MARVEL

filtronic

REW MATERIALS

PLYMOUTH TUBE CO. USA

RGT  
REINFORCED  
GLASS TECHNOLOGIES



# TRADE AREA

## DRIVING DISTANCE TO:

**50** 0.8 MILES  
2 MIN. DRIVE

**13** 1.0 MILES  
3 MIN. DRIVE

**SBY AIRPORT**  
7.4 MILES  
12 MIN. DRIVE

**EASTON AIRPORT**  
7.4 MILES  
52 MIN. DRIVE

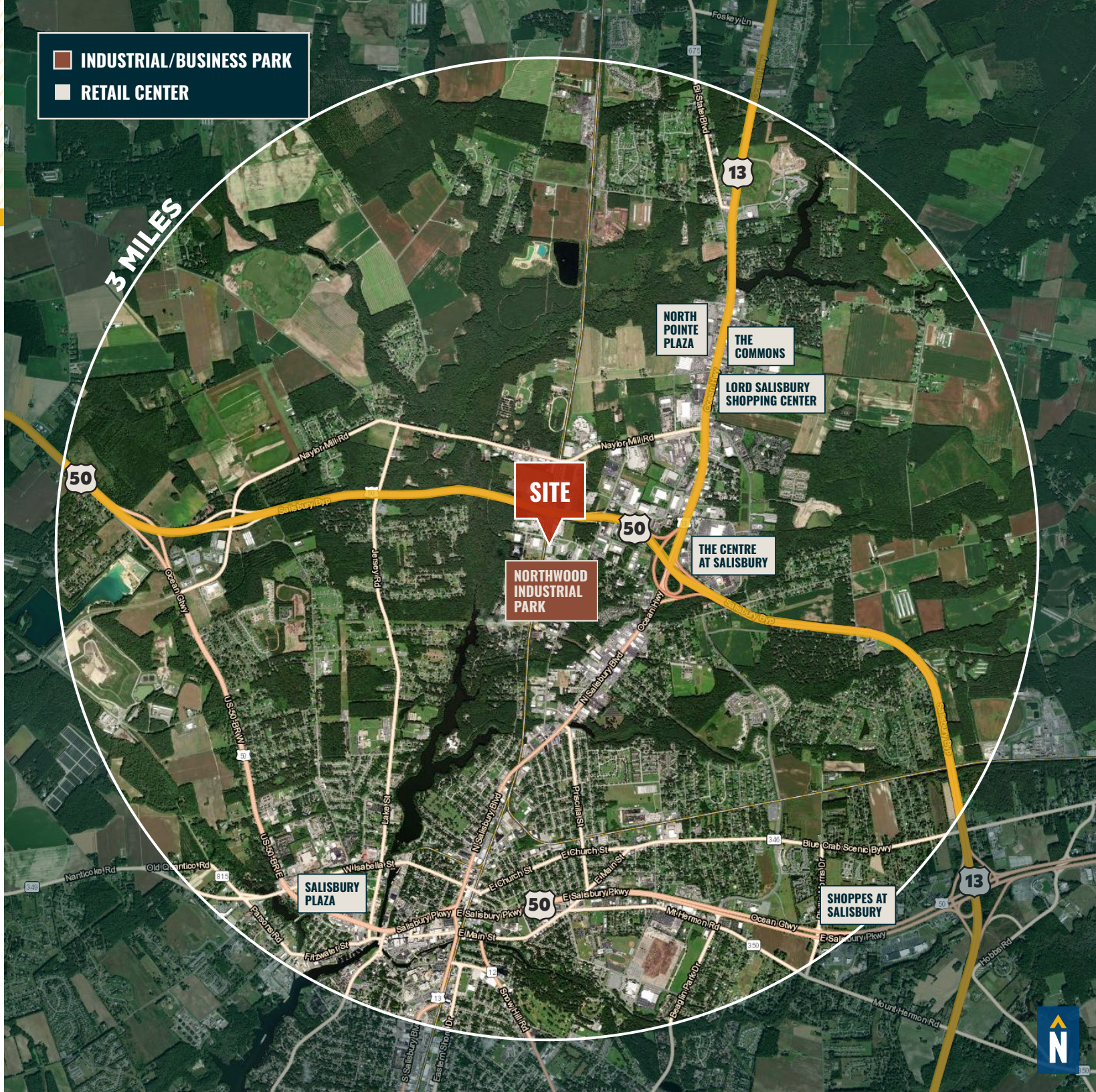
**BWI BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT**  
109.0 MILES  
1 HR. 50 MIN. DRIVE

**ANNAPOLIS, MD** 88.6 MILES  
1 HR. 30 MIN.

**WASHINGTON, DC** 117.0 MILES  
2 HRS. 8 MIN.

**BALTIMORE, MD** 115.0 MILES  
2 HRS. 0 MIN.

**PHILADELPHIA, PA** 136.0 MILES  
2 HRS. 20 MIN.



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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