

200 Columbia Drive Datasheet

Land Specifications: Property is an assemblage of 16 light industrially zoned lots 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498 and 499 located on the City of Salisbury Tax Map 103 Grid 11 fronting Columbia Drive and containing approximately 3.44 acres of land.

Paper Street Closure Options: The paper streets bordering the property to east and west can be closed, adding approximately one-half acre to the current size of the property. If the buyer wishes to have this done, the quoted cost for the site engineer, Brock Parker of Parker and Associates to initiate and complete this process is \$4,400.

Access and Egress-Ingress: (see site map in brochure) The property has frontage on two streets (Arlington and Columbia) for maximum egress-ingress opportunities. Current working access is off Columbia Drive. The property is located just off North Salisbury Boulevard - RT 13 North. The drive time is just seconds from this primary north-south artery for the Eastern Shore

Water and Sewer Utility Services: The property is served by City of Salisbury municipal water and sewer services. (See Utility Map in Brochure). Electricity is via Delmarva Power. There is an existing Chesapeake Utilities natural gas line in the street on Columbia Drive serving the property.

Building: The existing 5,000 sq ft building on site that was "Shay's Pub" is effectively a shell. It would be recommended to use the building footprint as a base to build off of as this will have fewer code and site development requirements vs demolishing the building and coming out of the ground.

Zoning: The previous use was a grandfathered use as a nightclub. This grandfathering has expired, and the current use is governed by the City of Salisbury Light industrial code (see code in brochure).

Site Plan: The site plan in the brochure was for a proposed 4 building, multi-story mini-storage complex. This is not a specific recommended use, this is just being provided as a site geometry reference.

Enterprise Zone: The property is located within the Enterprise Zone for Wicomico County. Being in this zone has various potential tax benefits for job creators. The Salisbury Wicomico Economic Development (SWED) group can provide details on these benefits and qualifications for receiving them.

Detailed listed of component Parcels.

Both sides = 150,000 sq ft total 3.44 acres Land & 5000 SF Building

Lots 1,3,5,7,9,11,13,15	Lots 2,4,6,8,10,12,14,16
<p>1: District - 09 Account Number - 059814 BL-G L-8-9-10 - 22,500 sq ft</p>	<p>2: District - 09 Account Number - 055495 - This is the parcel with the building BL-G L-1-2-3 - Building Date 1947 – Land 22,500 sq ft</p>
<p>3: District - 09 Account Number - 044914 BL-G L-7 7,500SQ FT</p>	<p>4: District - 09 Account Number - 044922 - BL-G L-14 7500 SQ FT -</p>
<p>5: District - 09 Account Number - 044906 BL-G L-6 7,500SQFT</p>	<p>6: District - 09 Account Number – 044930 BL-G L-15 7,500SQ FT</p>
<p>7: District - 09 Account Number - 044892 BL-G L-5 7,500SQ FT -</p>	<p>8: District - 09 Account Number - 044949 BL-G L-16 7,500SQ FT -</p>
<p>9: District - 09 Account Number - 044884 BL-G L-4 7,500SQ FT -</p>	<p>10: District - 09 Account Number - 044957 BL-G L-17 7,500 SQFT -</p>
<p>11: District - 09 Account Number - 049800 BL-G L-3 7,500SQ FT -</p>	<p>12: District - 09 Account Number – 049819 BL-G L-18 7,500SQFT -</p>
<p>13: District - 09 Account Number - 049797 BL-G L-2 7,500SQFT -</p>	<p>14: District - 09 Account Number - 049827 BL-G L-19 7,500SQFT -</p>
<p>15: District - 09 Account Number - 049789 BL-G L-1 7,500SQ FT -</p>	<p>16: District - 09 Account Number – 049835 BL-G L-20 7,500 SQFT -</p>