

OXFORD COMMERCIAL, LLC
Real Estate Investment Counselors

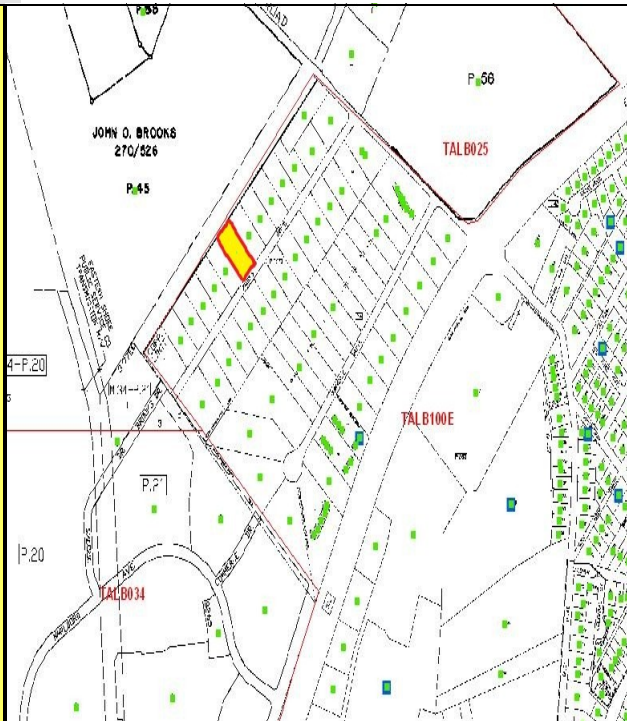
15 Goldsborough Street
Easton, Maryland 21601
410-770-9717

FLEX BUILDING FOR SALE
8682 BROOKS DRIVE
EASTON, TALBOT COUNTY, MARYLAND 21601



- Property Highlights***
- 9,984 +/- SF flex warehouse building in very good condition
 - 5,184 +/- SF office & tech space
 - 4,800 +/- SF 22' clear ceiling warehouse space
 - Built 2005
 - Located in the Glebe Business Park
 - 0.918 acres
 - Features include two 20' overhead doors, 3 phase 480 amp electric, 5 zone HVAC, newly installed energy saving lighting, and 8 foot privacy fence

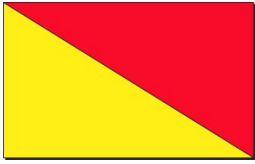
- Investment Highlights***
- 100% leased to single tenant
 - Modified net lease, landlord pays real estate taxes
 - Scheduled to vacate July 2012
 - Highly desirable space for retenanting or owner occupancy
 - Current (below market) rent is \$11.62 per SF
 - Rent Revenue = \$116,000
- Selling Price:**
\$1,400,000



CONTACT BOB GREENLEE 410-820-9047



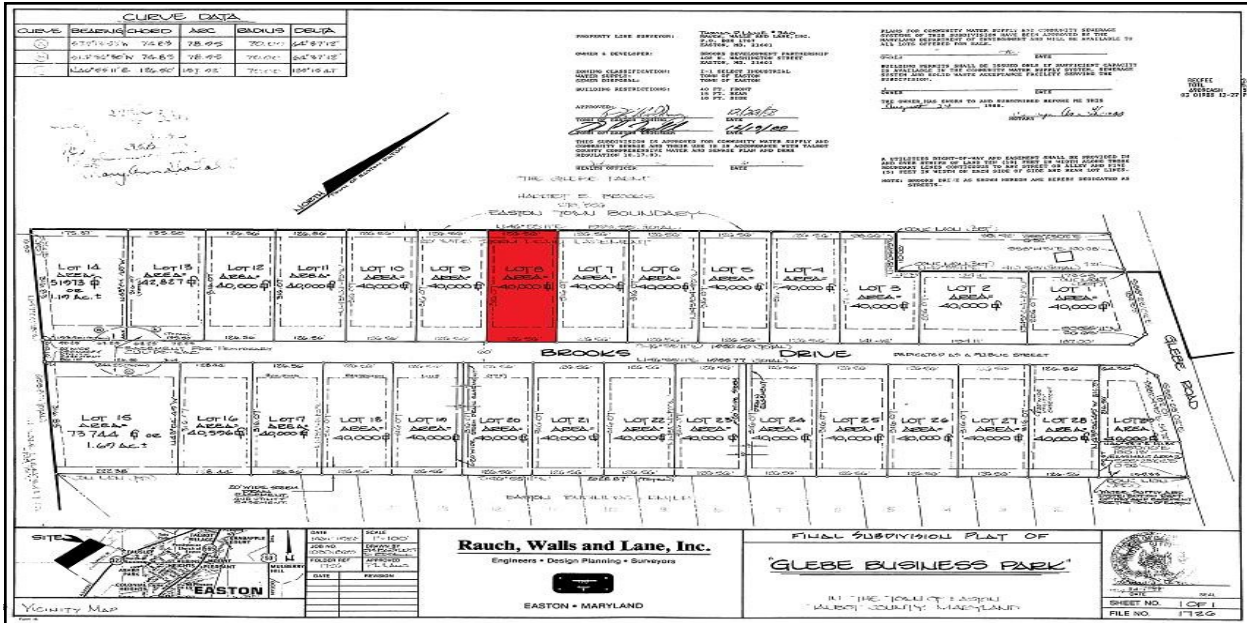
Brokerage, Consulting, Development, Management



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PROPERTY DETAILS



Location:	West side of MD Route 322 (Easton Parkway), in the Glebe Business Park, adjacent to the Target anchored Waterside Village
Identification:	Tax Map 101, Parcel 3670, Lot 8; Tax Account Number 01-072927; Deed Reference Liber 1463, Folio 2231; Plat PC 1, Page 35B
Zoning:	I-2 Industrial
Utilities:	Town water and sewer

Easton, Maryland
 Easton is the County Seat of Talbot County and has a population of around 14,000. It is centrally located on the Shore and has easy access to Washington DC, Baltimore and Philadelphia. Easton is known for an excellent quality of life, its nationally recognized art community and its charming Town Center. Easton is the legal and financial center for the entire Mid-Shore area making it a town attractive to businesses, investors and residents alike. The area enjoys a stable economy, low unemployment and a sophistication not usually found in a small town environment.

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