



POCOMOKE INDUSTRIAL PARK
Pocomoke City, Maryland

Worcester County’s largest manufacturing hub is the 175-acre Pocomoke Industrial Park located on Broad Street between 2nd Street and the Pocomoke Byway, less than a mile from U.S. Route 13 and on the mainline of the Norfolk-Southern Railroad.

Nine companies employ over 300 in agriculture science, firearms production and repair, and medical equipment manufacturing. Industrial Park tenants include: Aurora Agronomy, Benelli USA, Beretta USA, Cobb-Vantress, Hardwire, Nu Tech, RICCA Chemical Company, SP Bel-Art, and Stoltzfus Cabinet & Design.

The Park’s Enterprise Zone designation – and close proximity to NASA’s Wallops Flight Facility – make it an attractive location for cyber and space tech companies. Four development parcels ranging from four to seven acres remain. Each is priced at \$10,000/acre. Lots are zoned M-1 Industrial and both water and sewer are available.

Pocomoke Industrial Park Manager

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Commercial Real Estate Representative

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POCOMOKE INDUSTRIAL PARK TENANTS

- Aurora Agronomy
- Benelli USA
- Beretta USA
- Cobb-Vantress
- Hardwire
- Nu Tech
- RICCA Chemical Company,
- SP Bel-Art
- Stoltzfus Cabinet & Design

Available Lots & Acreage

Lot 3	4.0 acres
Lot 5	4.0 acres
Lot 6	4.26 acres
Lot 7	7.55 acres



For Sale

Land

19.81 Acres | \$10,000 / AC



Broad Street

Pocomoke City, Maryland 21851

Property Highlights

- 4.0-19.81 +/- Industrial acres available
- Water/sewer available
- Enterprise Zone
- \$10,000 per acre
- Zoned M-1, Industrial

Property Description

Pocomoke City Industrial Tract Opportunities- Water/sewer available. Lift station required. 4.0-19.81 +/- acres available. Zoned M-1, Industrial.

Enterprise Zone.

Lot 3: 4.0 acres

Lot 5: 4.0 acres

Lot 6: 4.26 acres

Lot 7: 7.55 acres

OFFERING SUMMARY

Sale Price	\$10,000 / Acre
Lot Size	19.81 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	6,591	\$47,215
10 Miles	19,530	\$52,265
20 Miles	91,049	\$60,067

For more information

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