

# NEW BUSINESS COMMUNITY

Over 139K SF of Flex/R&D Planned for Development



## Westwood Commerce Park

US Route 50 at Naylor Mill Road  
Salisbury, MD 21801



[SJPI.COM/SOUTHERNMD](http://SJPI.COM/SOUTHERNMD) | 301.970.0100

# About Westwood Commerce Park

Westwood Commerce Park is a nearly 16-acre Wicomico County business community located along US Route 50 (Ocean Gateway) and Naylor Mill Road in Salisbury.

- ▶ Flexible suite sizes ranging from 2,500 square feet up to 35,880 square-feet with full-building opportunities for a variety of office, flex/R&D, and warehouse uses
- ▶ Excellent visibility and access off US Route 50
- ▶ Development plans include more than 106,500 square feet of flex/R&D and a retail pad site



*Above: Flex/R&D interior office build-out  
Below: Flex/R&D Warehouse/lab build-out*



## Flex/R&D Buildings

1610 Westwood Drive	35,000 SF	
1630 Westwood Drive	35,640 SF	
Building B	35,880 SF	FUTURE

## Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,500 up to 35,880 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	LB-1

## Pad Site

Retail Pad A    3± Acres    Ideal for gas or c-store

## Traffic Count (MDOT)

US 50 at Salisbury Bypass: 21,582 vehicles/day

US 50 at Jersey Road: 17,212 vehicles/day

## Demographics

	3 Miles	5 Miles	7 Miles
Population	28,142	74,413	91,876
Number of Households	10,683	28,653	35,393
Avg. Household Income	\$73,507	\$83,202	\$85,140



For more information on Westwood Commerce Park, visit: [sjpi.com/westwood](http://sjpi.com/westwood)



# Westwood Commerce Park | Site Plan





**Distances to:**

- Salisbury (Downtown) ..... 3 miles
- Salisbury University ..... 4 miles
- Delaware State Line ..... 8 miles
- Berlin, MD ..... 26 miles
- Millsboro, Delaware ..... 26 miles
- Virginia State Line ..... 35 miles

# Contact Us

For additional leasing information or to schedule a tour, contact:

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