



1843 OLD TANEYTOWN ROAD

WESTMINSTER, MARYLAND 21158

FOR
**SALE/
LEASE**

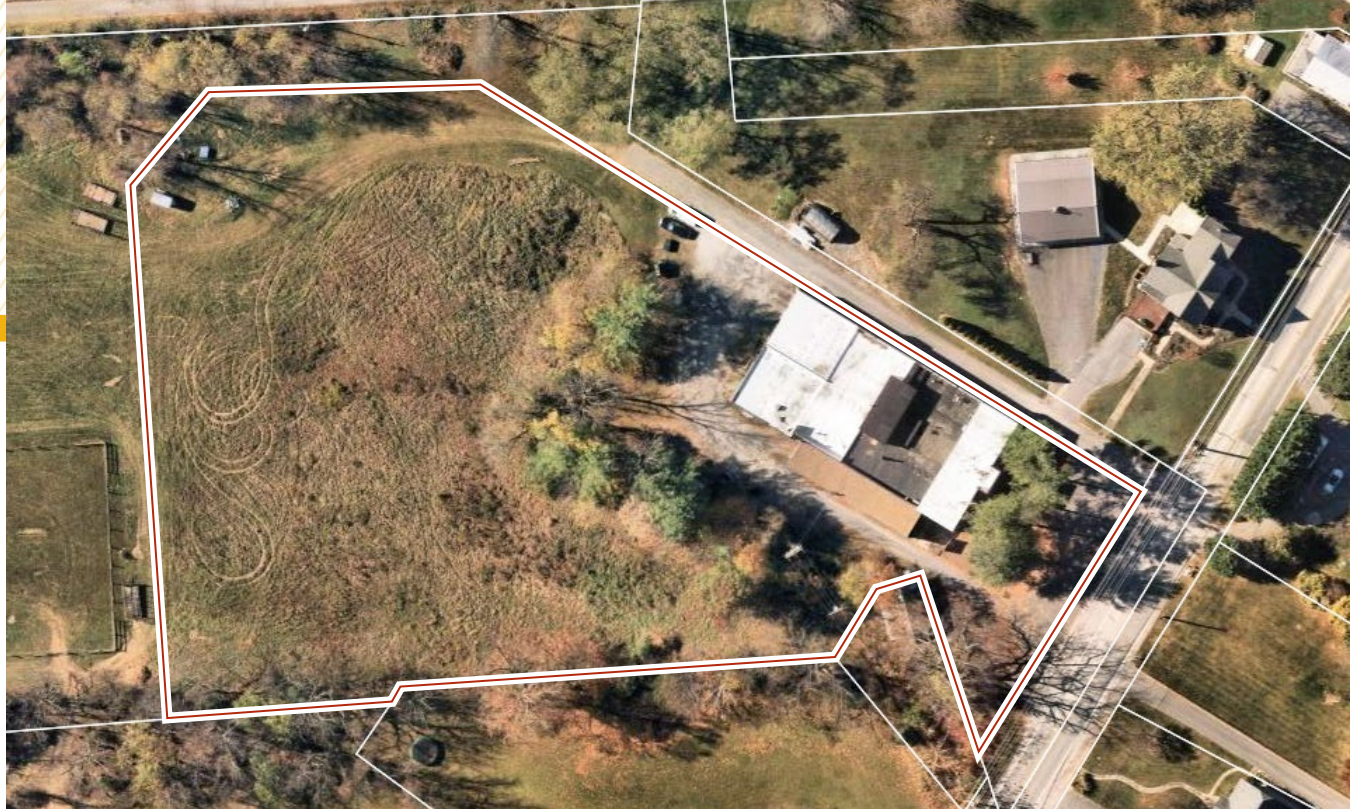


MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Property includes multiple warehouse/flex spaces plus four (4) residential rental apartments
- Dock and Drive-In loading
- Ample parking and outside area
- Suite 1: 5,400 SF warehouse with second floor office for lease



FOR LEASE:

SUITE 1: 5,400 SF $\pm$

FOR SALE:

FULL BUILDING: 12,000 SF $\pm$

LOT SIZE:

2.9 ACRES $\pm$

CEILING HEIGHT:

10'

ZONING:

C-1

RENTAL RATE:

SUITE 1: \$6.00/SF, MG

SALE PRICE:

FULL BUILDING: \$775,000



GOOGLE STREET VIEW



INTERIOR PHOTOS



5,400 SF ±
AVAILABLE

0.1381 ACRES SHAW ROAD DONATION PARCEL
TO BE DONATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

0.2874 ACRES FIVE
(Deed: D.B.S. 6158)

JESSICA L. SHIPLEY
D.B.S. 6264/298

PROPERTY LINE BEARINGS
402-401 S17°07'24"E 24.37'
401-608 S58°04'40"E 43.41'

PLAT

PROPERTY LINE 651
S81°08'19"E 8.85'

LOT 1
2.9142 Acres±

LOT #1
'RHOTENS RIDGE' - P.B. 40 F. 57
CHARLES T. GLACKEN
SHARON L. GLACKEN
D.B.S. 7601/455

19.5 FOOT WIDE SWM FACILITY
(Deed: D.B.S. 6158/144)

KIMBERLY S. KIM

TRADE AREA

DRIVING DISTANCE TO:

140

0.3 MILES
1 MIN. DRIVE

97

4.2 MILES
6 MIN. DRIVE

INTERSTATE
795

16.5 MILES
24 MIN. DRIVE



42.6 MILES
55 MIN. DRIVE



42.4 MILES
54 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

40.9 MILES
54 MIN.

WASHINGTON, DC

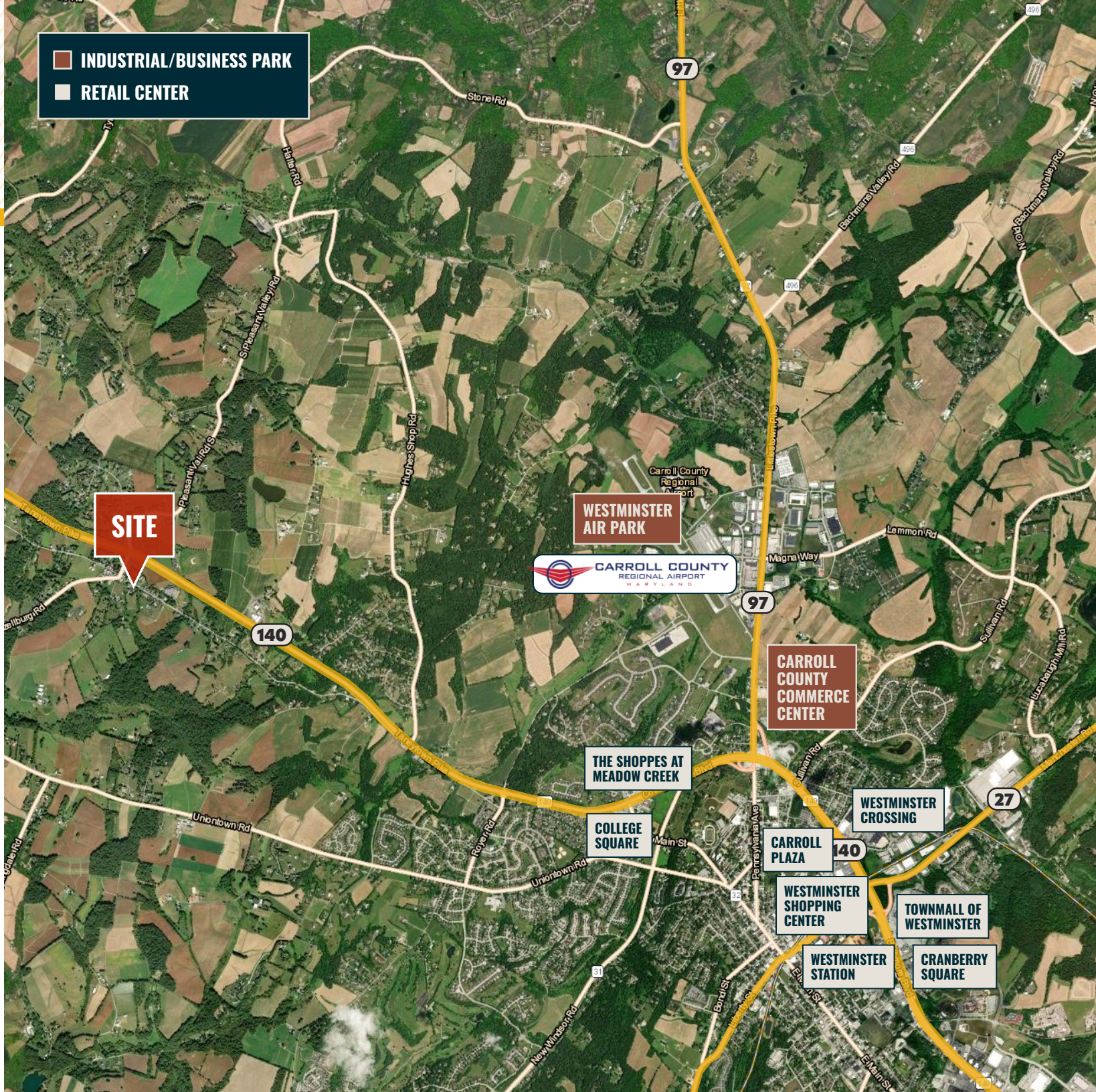
74 MILES
1 HR. 36 MIN.

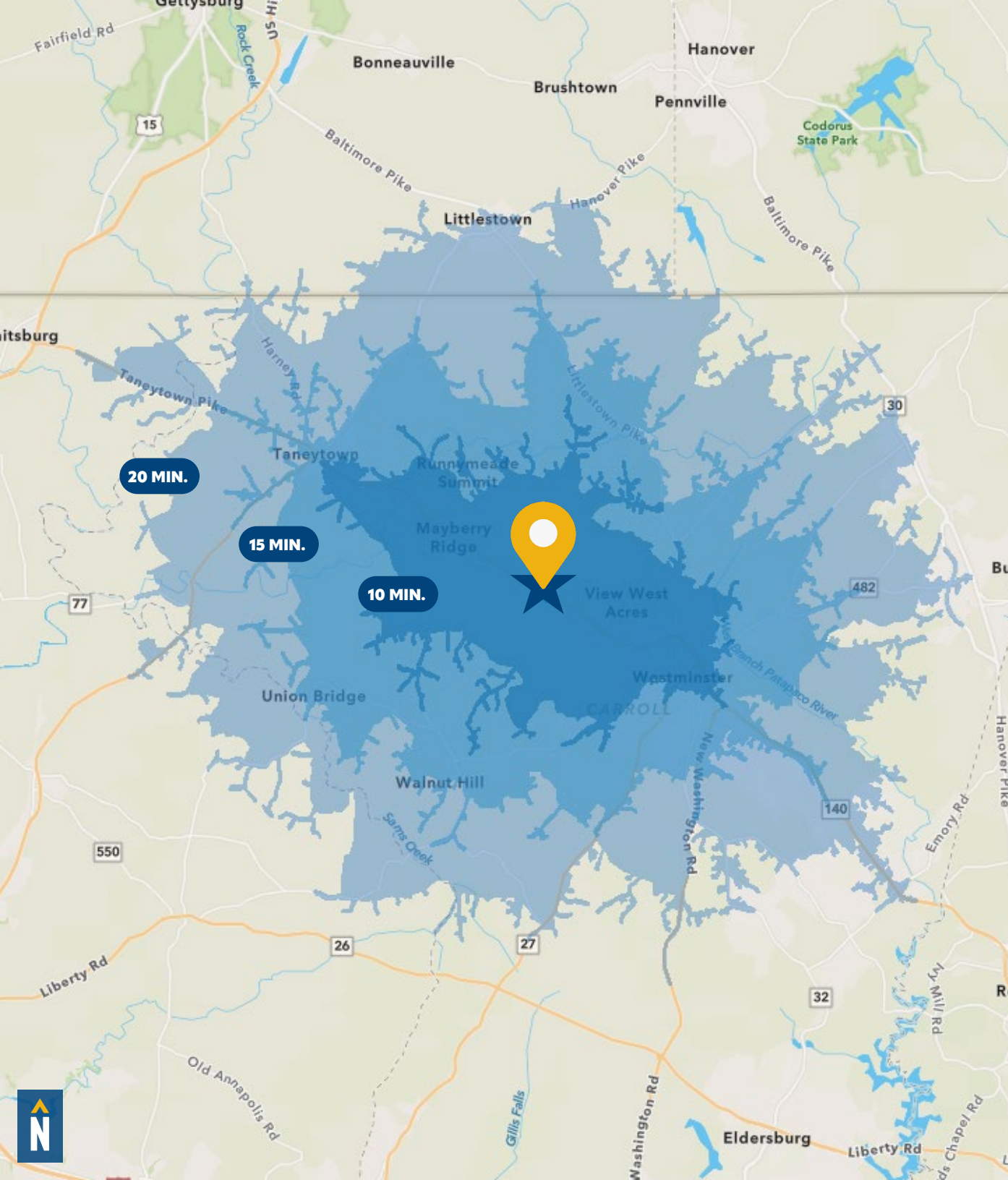
PHILADELPHIA, PA

134 MILES
2 HRS. 31 MIN.

RICHMOND, VA

165 MILES
3 HRS. 10 MIN.





DEMOGRAPHICS

2025



10 MIN.

15 MIN.

20 MIN.

RESIDENTIAL POPULATION



29,169

57,921

88,969

DAYTIME POPULATION



30,387

58,544

80,487

AVERAGE HOUSEHOLD INCOME



\$124,260

\$121,044

\$125,747

NUMBER OF HOUSEHOLDS



10,711

21,886

33,654

MEDIAN AGE



39.4

41.0

42.1

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



DENNIS BOYLE, SIOR

SENIOR VICE PRESIDENT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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