



WAREHOUSE SPACE

1200 INDEPENDENCE WAY | WESTMINSTER, MARYLAND 21157

FOR
LEASE

28,900 SF ± AVAILABLE



MACKENZIE

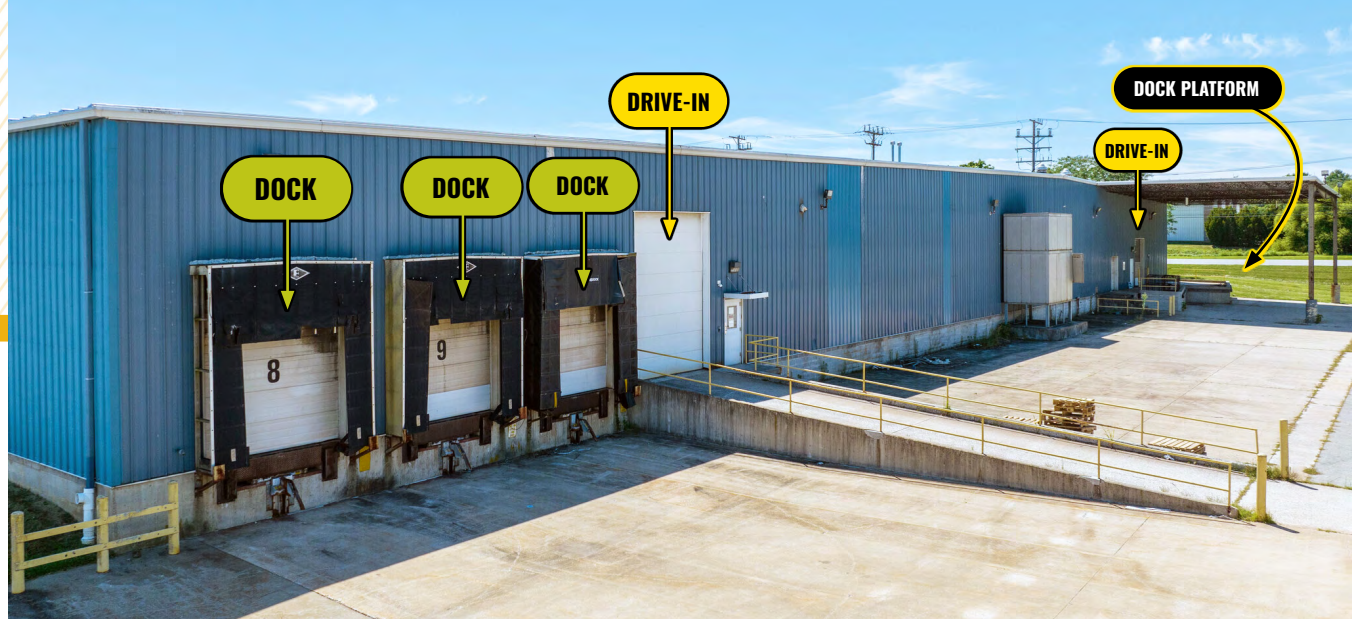
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

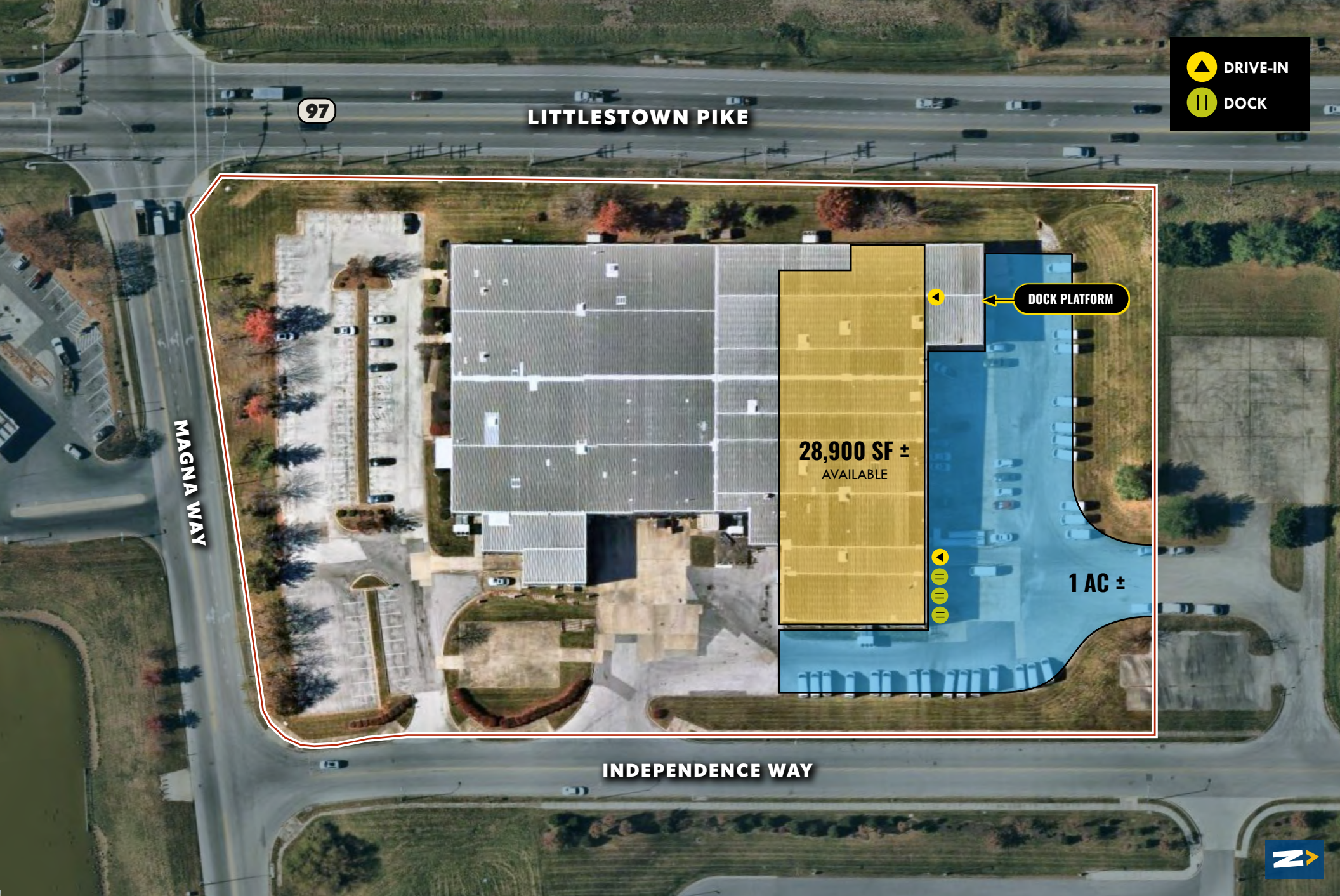
HIGHLIGHTS:

- 28,900 SF ± warehouse space available
- Includes 1,000 SF ± office space and 2 restrooms
- 100% air conditioned space
- 3 dock doors and 2 ramped drive-in doors
- Excellent 24' ± clear height
- Heavy power
- Ample on-site parking
- Immediate access to Littlestown Pike/Route 97
- Across from Carroll County Regional Airport
- 5 minute drive to Downtown Westminster
- Attractive rental rate relative to surrounding markets

AVAILABLE:	28,900 SF ±
CLEAR HEIGHT:	24' ±
DOCKS:	3 (4 ADDITIONAL COVERED PLATFORM POSITIONS)
DRIVE-INS:	2 (RAMPED)
ZONING:	P-I (PLANNED INDUSTRIAL ZONE)
RENTAL RATE:	\$8.95 PSF, NNN



AERIAL



97

LITTLESTOWN PIKE

MAGNA WAY

INDEPENDENCE WAY

- DRIVE-IN
- DOCK

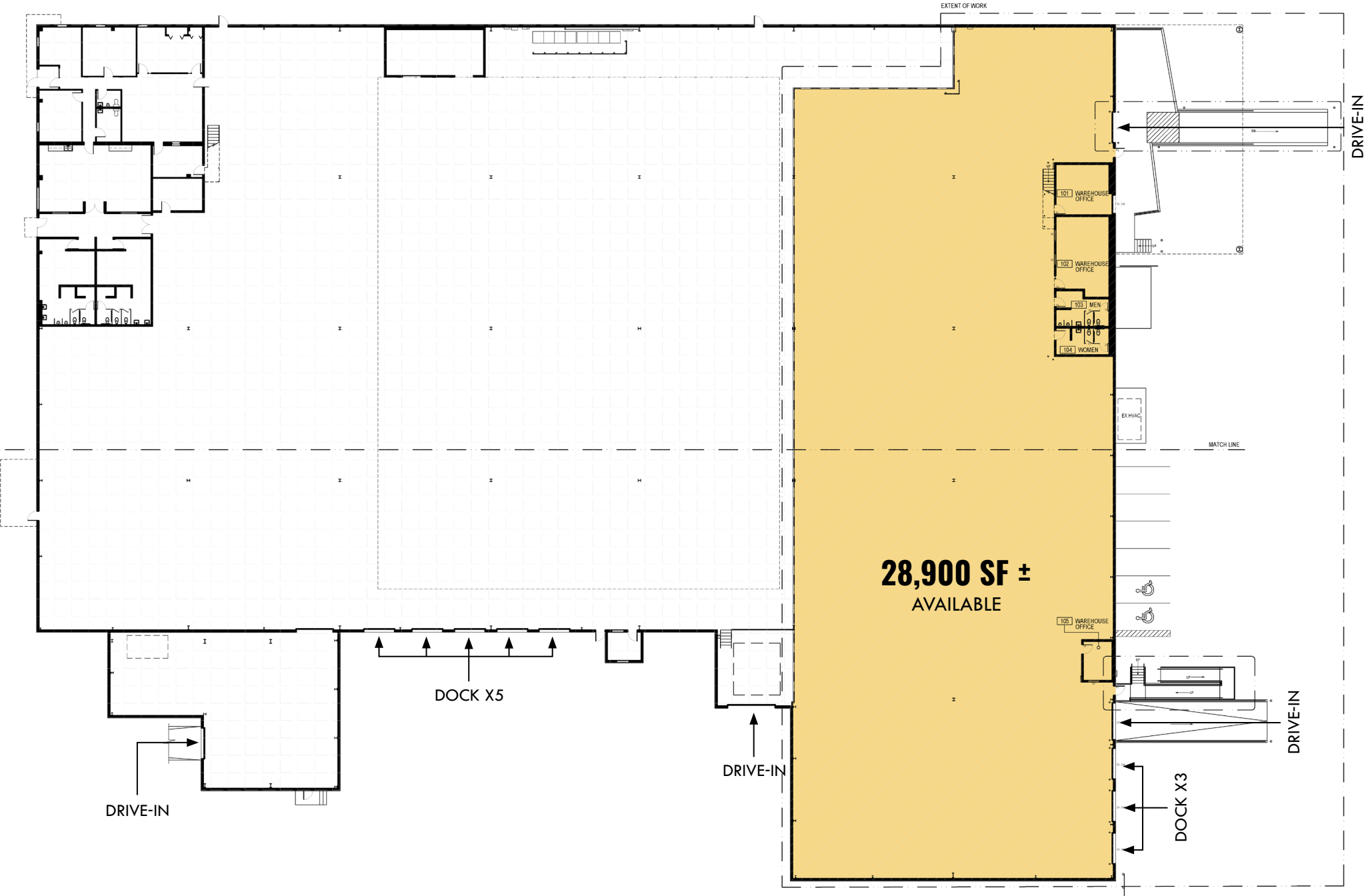
DOCK PLATFORM

28,900 SF ±
AVAILABLE

1 AC ±



FLOOR PLAN



WESTMINSTER TECH PARK



CONVERSIONS

Integral Components

clemco

Celebree SCHOOL

NORTHEASTERN SUPPLY

TECH CT

Perfect Score, LLC

Maryland

MAGNA WAY

ARTHUR PECK DR

AB THERMAL BATTERIES

SPACEX

STROUSE

SITE

INDEPENDENCE WAY

KNORR-BREMSE

CALDERA MANUFACTURING GROUP

Integral Components

1200 Independence Way



TRADE AREA

DRIVING DISTANCE TO:

97 0.2 MILES
1 MIN. DRIVE

140 1.3 MILES
3 MIN. DRIVE

INTERSTATE 795 14.0 MILES
20 MIN. DRIVE

BWI 38.5 MILES
45 MIN. DRIVE
BALTIMORE WASHINGTON INTERNATIONAL AIRPORT

PORT OF BALTIMORE 39.5 MILES
50 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)
1706 Helen Delich Bentley

BALTIMORE, MD 37.9 MILES
45 MIN.

WASHINGTON, DC 66.7 MILES
1 HR. 30 MIN.

PHILADELPHIA, PA 132.0 MILES
2 HRS. 15 MIN.

RICHMOND, VA 166.0 MILES
3 HRS. 0 MIN.



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