



151 AIRPORT DRIVE

WESTMINSTER, MARYLAND 21157

FOR
**SALE/
LEASE**

NOW FOR SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Flexible loading with Dock and Drive-Ins – Including 2,000 SF Drive-Thru w 16' x 24' Doors
- Excess parking/land
- LED Lighting
- Heavy Power
- Gas Heat
- Full drive circulation around property



BUILDING SIZE:

84,565 SF ±
(6,800 SF ± OFFICE)

LOT SIZE:

5.90 ACRES ±

CLEAR HEIGHT:

24' - 40'

COLUMNS:

40' X 40'

DOCKS:

(3) 10' X 10' W/ PIT LEVELERS
DOCK PLATFORM W/ 3 POSITIONS

DRIVE-INS:

(2) 16' X 24' DOORS
(1) 16' X 16' DOOR
COVERED DRIVE-THROUGH

ZONING:

IR

RENTAL RATE:

\$8.95/ SF NNN

SALE PRICE:

\$10,995,000

AERIAL



- DRIVE-IN
- DOCK

Dock Platform

AIRPORT DR

BUSINESS PKWY S



The site plan for Lot B-4 shows a large rectangular building footprint with a total area of 83,351 Square Feet. The building is labeled "CONCRETE AND METAL BUILDING F 774.47". The lot is situated between Airport Drive to the east and Business Parkway South to the south. The plan includes various dimensions for the building, parking areas, and setbacks. Key features include a loading dock, pump pit, trench drain, and a reserved area for visitors. The plan also shows the location of the building relative to the surrounding lots and the city of Westminster.

LOT B-4
RESUBDIVISION OF LOT B-3
CARROLL COUNTY AIR BUSINESS CENTER
PB25 P105

CONCRETE AND METAL BUILDING F 774.47
83,351 Square Feet

LOT A-2
RESUBDIVISION OF TRACT "A"
AND EXTENSION OF AIRPORT DRIVE
CARROLL COUNTY AIR BUSINESS CENTER
PB25 P139

LOT A-3
RESUBDIVISION OF TRACT "F"
LOT A-1 AND PARCEL "A"
CARROLL COUNTY AIR BUSINESS CENTER
PB27 P191

LOT C-2A
CENTER
RESTAURANT
CONDOMINIUM PLAT
P180 P181-186

LOT C-2C
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2B
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2D
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2E
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2F
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2G
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2H
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2I
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2J
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2K
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2L
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2M
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2N
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2O
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2P
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2Q
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2R
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2S
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2T
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2U
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2V
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2W
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2X
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2Y
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2Z
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AA
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AB
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AC
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AD
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AE
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AF
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AG
CENTER
RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AH
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AI
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AJ
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AK
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AL
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AM
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RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AN
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RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AO
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AP
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CONDOMINIUM PLAT
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LOT C-2AQ
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LOT C-2AR
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LOT C-2AS
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LOT C-2AT
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AU
CENTER
RESTAURANT
CONDOMINIUM PLAT
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LOT C-2AV
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AW
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AX
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AY
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2AZ
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BA
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BB
CENTER
RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BC
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BD
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BE
CENTER
RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BF
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BG
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RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BH
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BI
CENTER
RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BJ
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BK
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BL
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BM
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BN
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BO
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BP
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BQ
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BR
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BS
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BT
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CONDOMINIUM PLAT
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LOT C-2BU
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LOT C-2BV
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BW
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BX
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RESTAURANT
CONDOMINIUM PLAT
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LOT C-2BY
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RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2BZ
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2CA
CENTER
RESTAURANT
CONDOMINIUM PLAT
P181 P182-187

LOT C-2CB
CENTER
RESTAURANT
CONDOMINIUM PL

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



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
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT 38.7 MILES
45 MIN. DRIVE

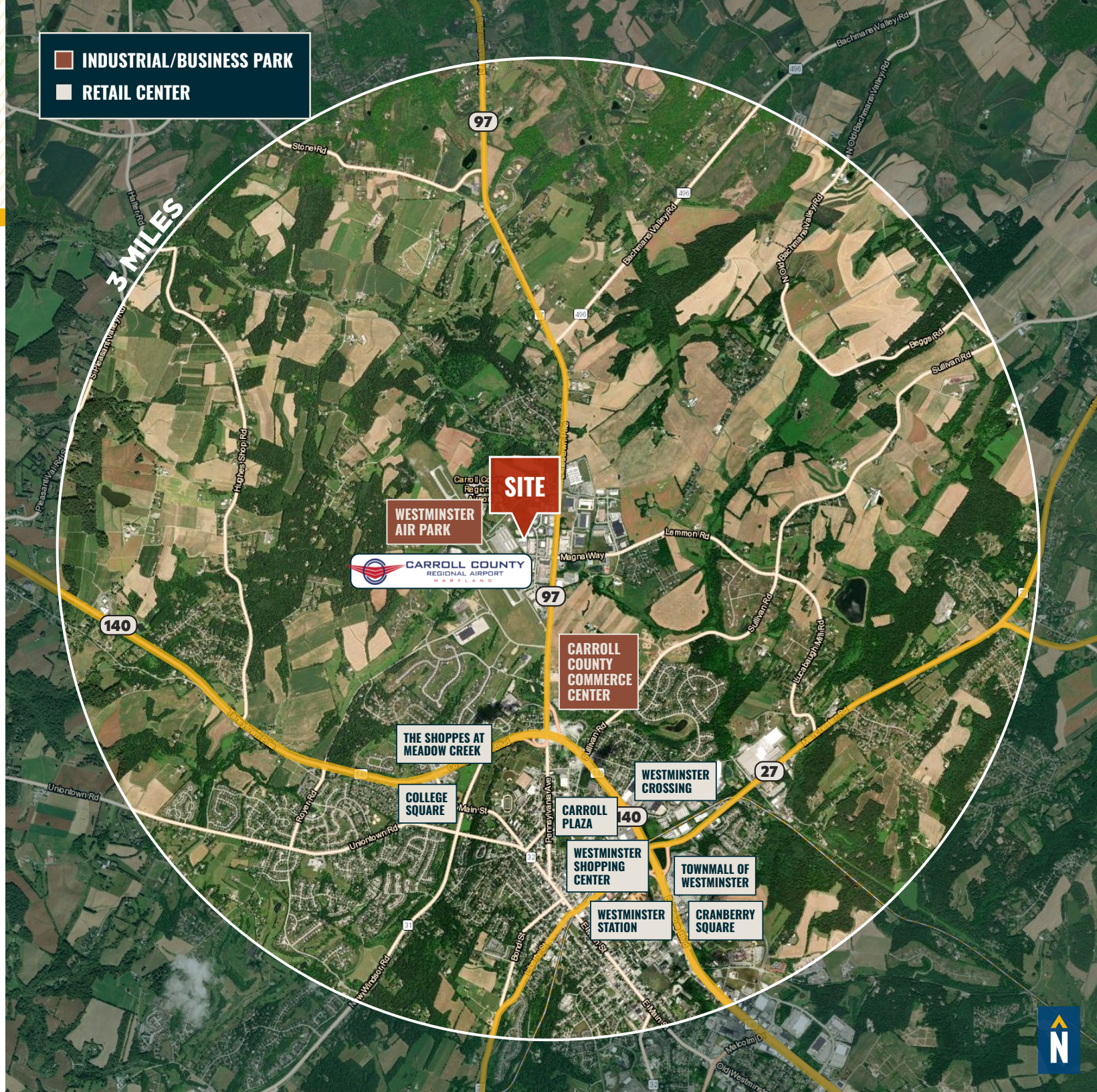
PORT OF BALTIMORE
1706
Helen Delich Bentley 39.6 MILES
50 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 38.1 MILES
45 MIN.

WASHINGTON, DC 67.6 MILES
1 HR. 30 MIN.

PHILADELPHIA, PA 132.0 MILES
2 HRS. 15 MIN.

RICHMOND, VA 163.0 MILES
3 HRS. 0 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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