



FOR **LEASE/SALE**

WAREHOUSE/INDUSTRIAL BUILDING

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157



MACKENZIE

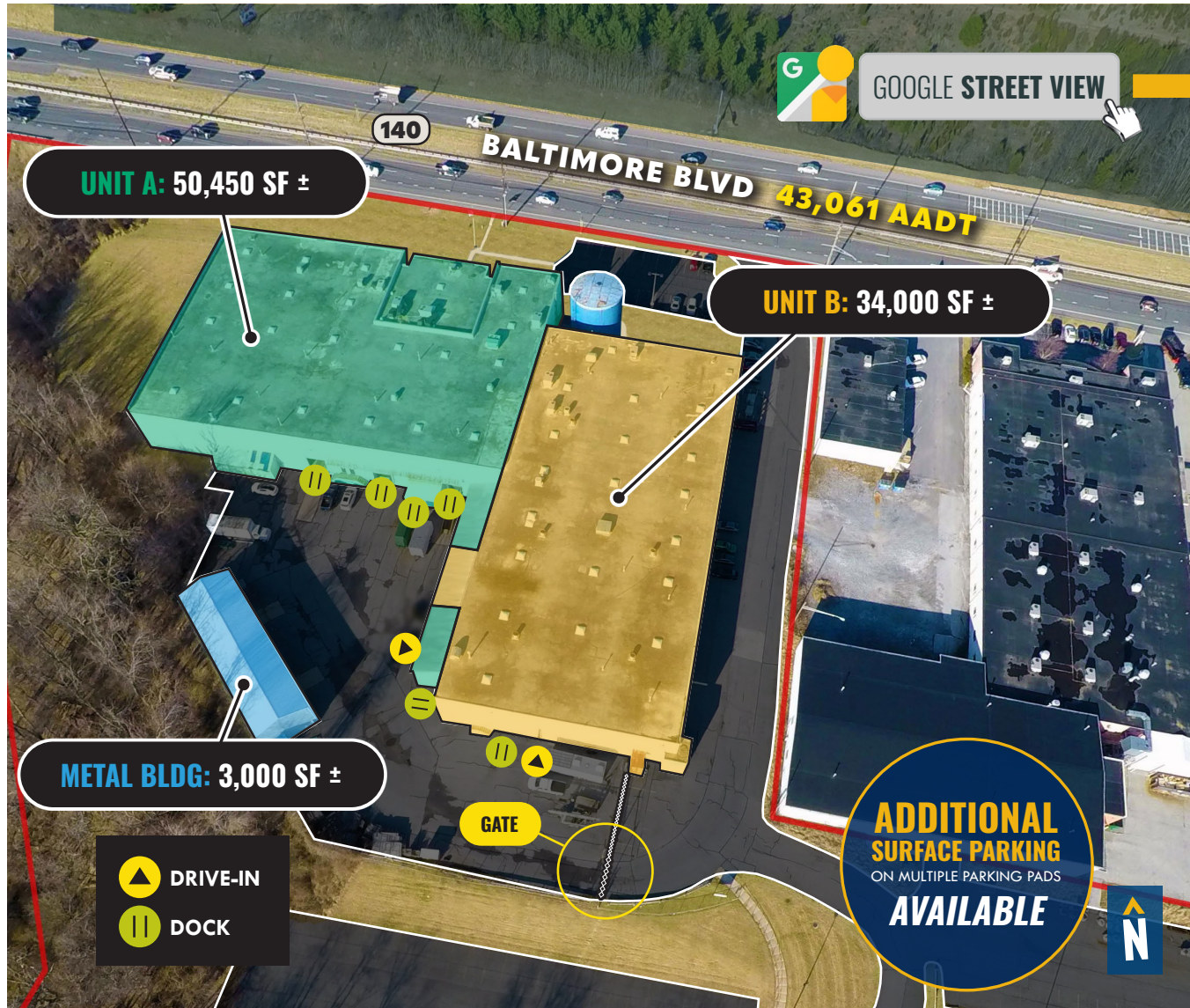
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- New rubber membrane roof
- Wet sprinkler system
- Unique (water tank) signage opportunity facing busy Rt. 140/Baltimore Blvd: 43,000+ cars/day
- Abundant parking/storage with 3 additional paved lots
- 5,000 Amp, 3-Phase power

BUILDING SIZE:	87,450 SF ±
LOT SIZE:	10 ACRES ±
AVAILABLE FOR LEASE:	UNIT A: 50,450 SF ± UNIT B: 34,000 SF ± METAL BUILDING: 3,000 SF ±
CLEAR HEIGHT:	24' ± (WAREHOUSE)
LOADING:	6 DOCKS, 2 DRIVE-INS
PARKING:	250 SURFACE SPACES ±
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	\$10.95 PSF, NNN
SALE PRICE:	\$12,500,000



OPTIONS

OPTION 1

- WHOLE BUILDING FOR SALE

OPTION 2

- WHOLE BUILDING FOR LEASE

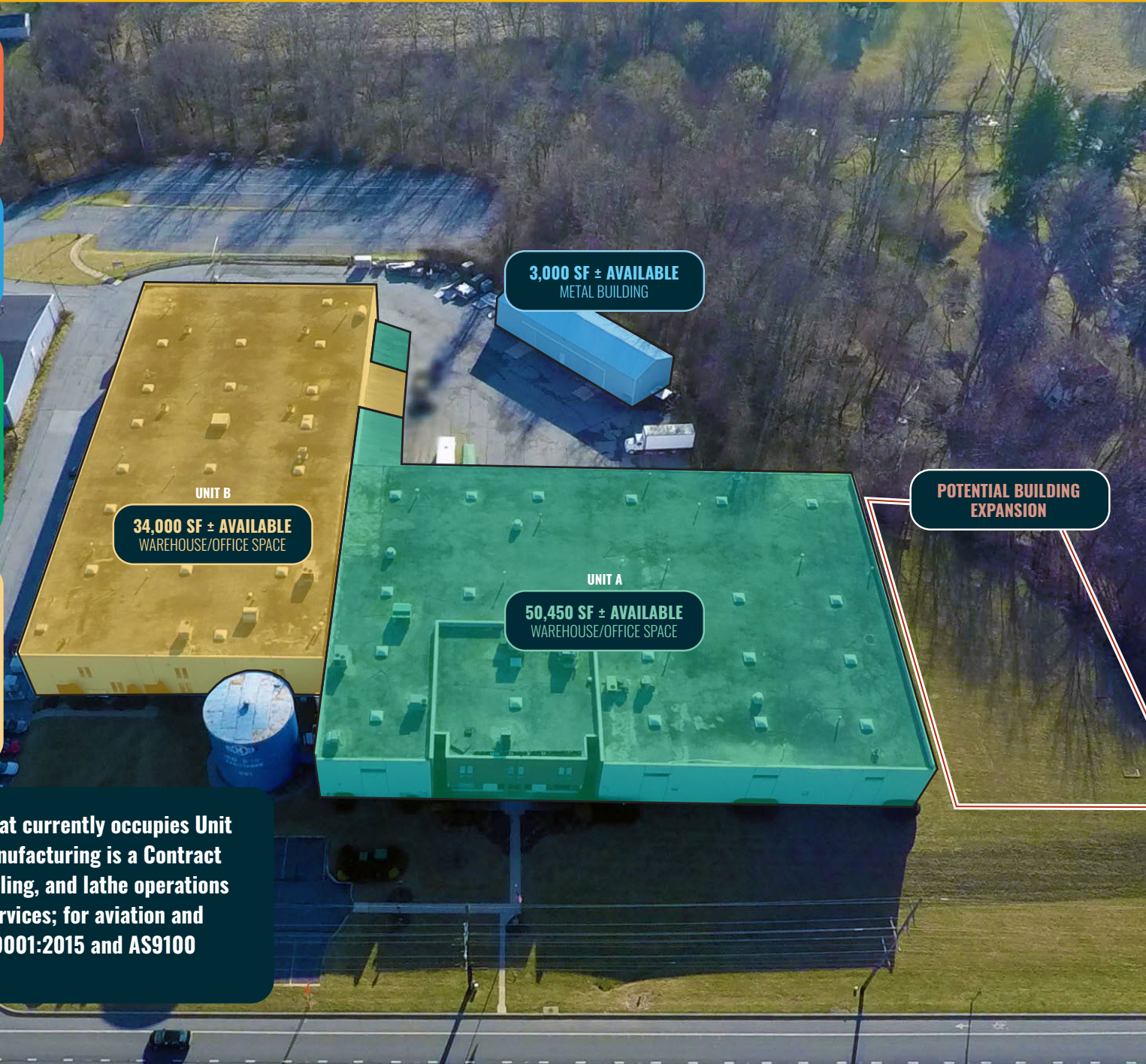
OPTION 3

- UNIT A FOR LEASE
- 50,450 SF WAREHOUSE/OFFICE
- 4 LOADING DOCKS

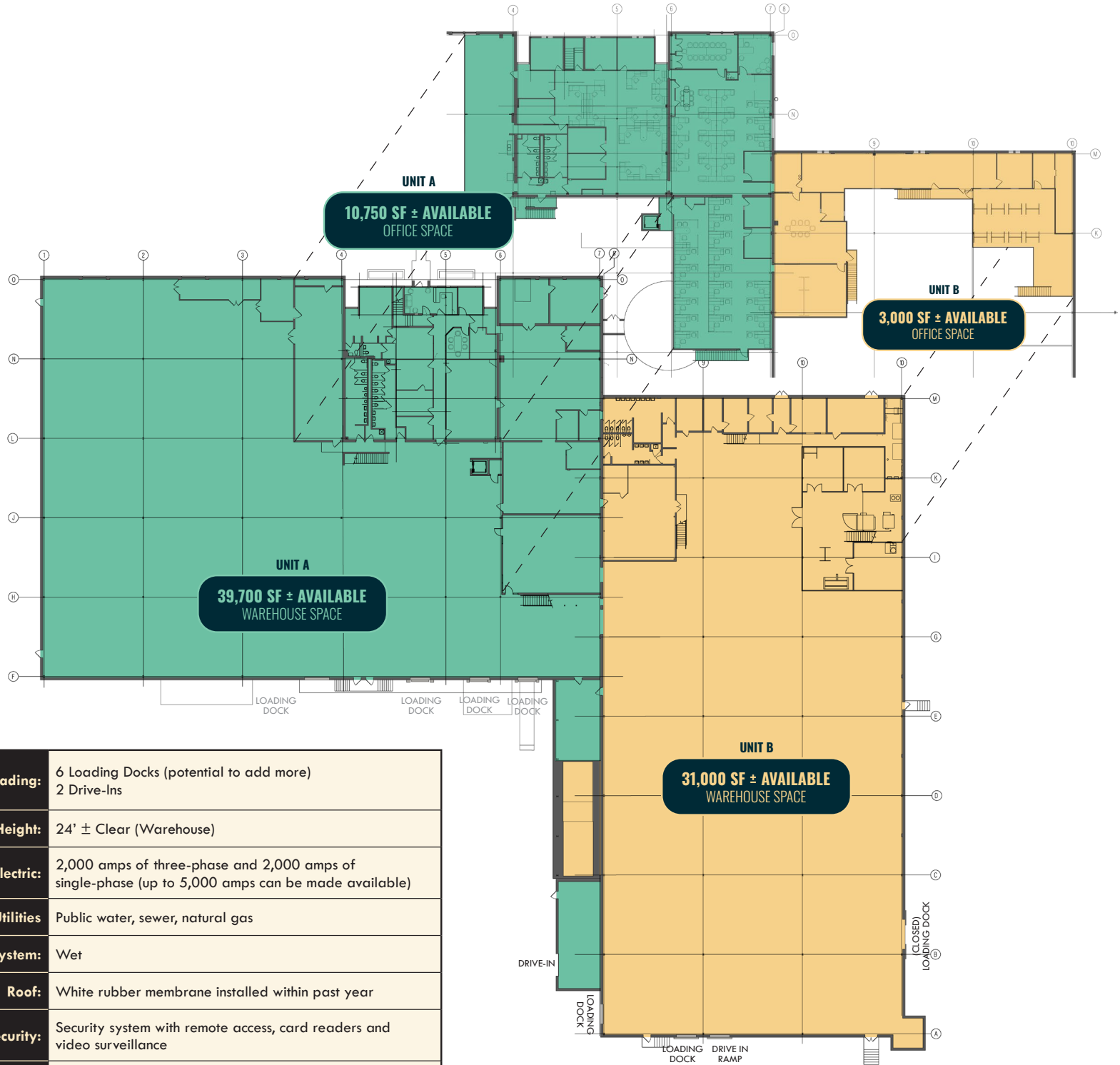
OPTION 4

- UNIT B FOR LEASE
- 34,000 SF WAREHOUSE/OFFICE
- 2 LOADING DOCKS, 1 DRIVE-IN

Potential to purchase owners business that currently occupies Unit A. Operating since 1992, Land Sea Air Manufacturing is a Contract Manufacturer of precision machining, milling, and lathe operations and value-added mechanical assembly services; for aviation and non-aviation industries for both the ISO 9001:2015 and AS9100 Rev D standards.

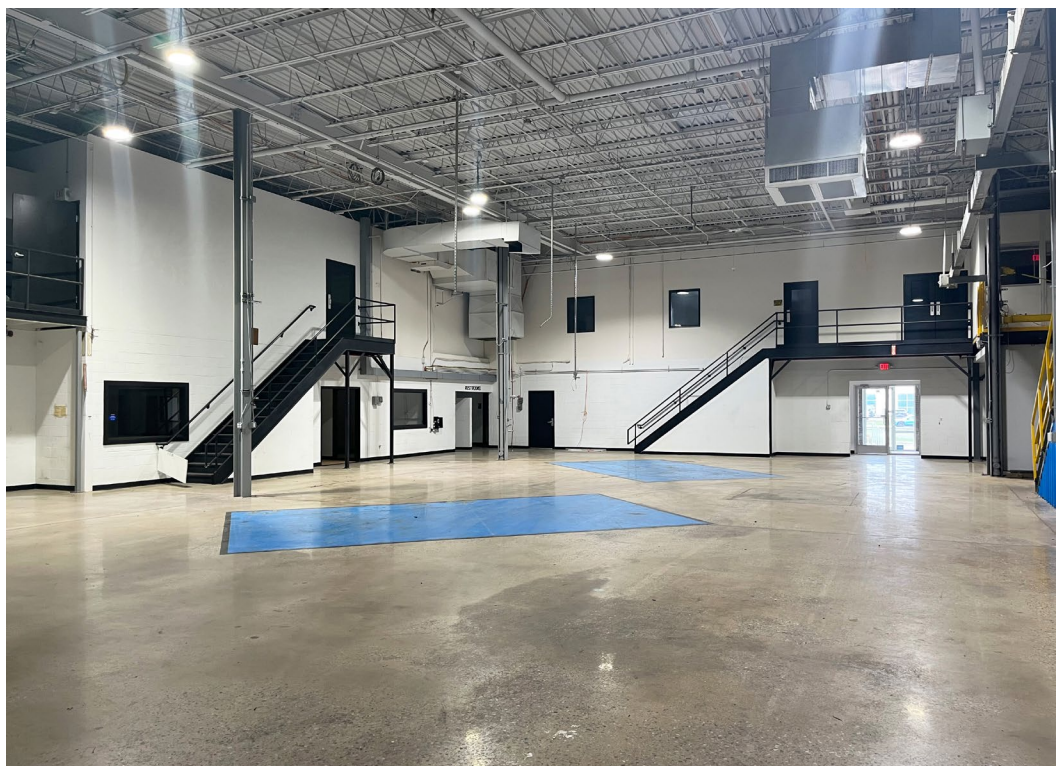
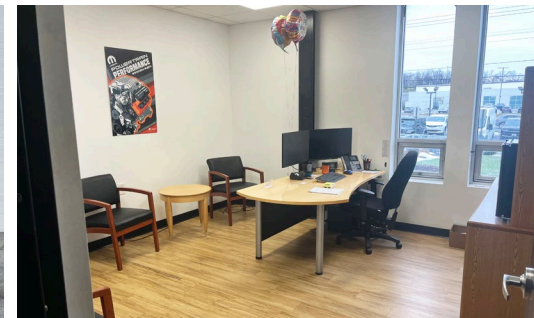


1ST FLOOR PLAN

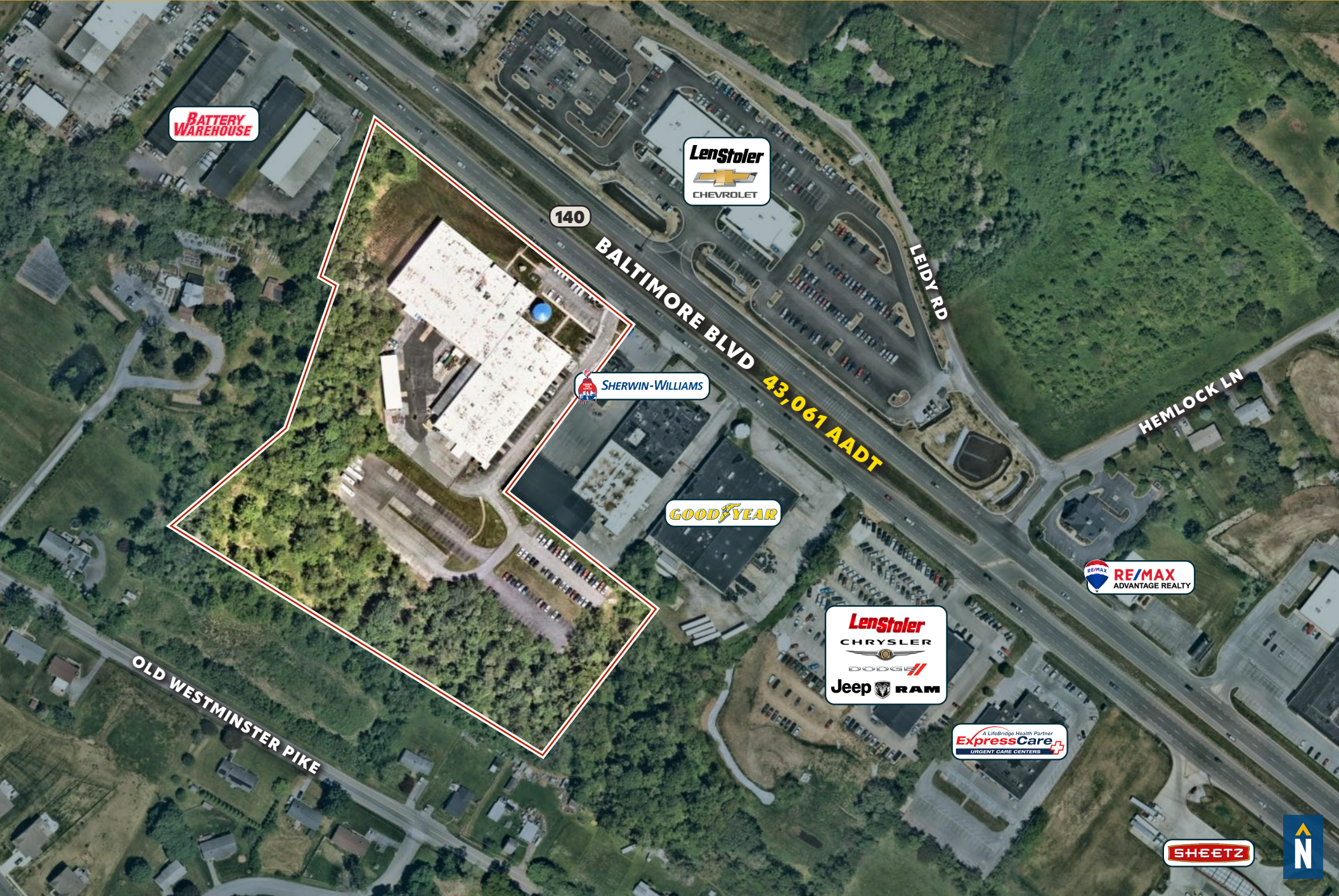


Loading:	6 Loading Docks (potential to add more) 2 Drive-Ins
Ceiling Height:	24' ± Clear (Warehouse)
Electric:	2,000 amps of three-phase and 2,000 amps of single-phase (up to 5,000 amps can be made available)
Utilities	Public water, sewer, natural gas
Sprinkler System:	Wet
Roof:	White rubber membrane installed within past year
Security:	Security system with remote access, card readers and video surveillance
Internet:	Fiber-optics

ADDITIONAL PHOTOS: UNIT B



AERIAL OVERVIEW



BATTERY WAREHOUSE

LenStoler
CHEVROLET

140

BALTIMORE BLVD 43,061 AADT

SHERWIN-WILLIAMS

GOODYEAR

LenStoler
CHRYSLER
DODGE
Jeep RAM

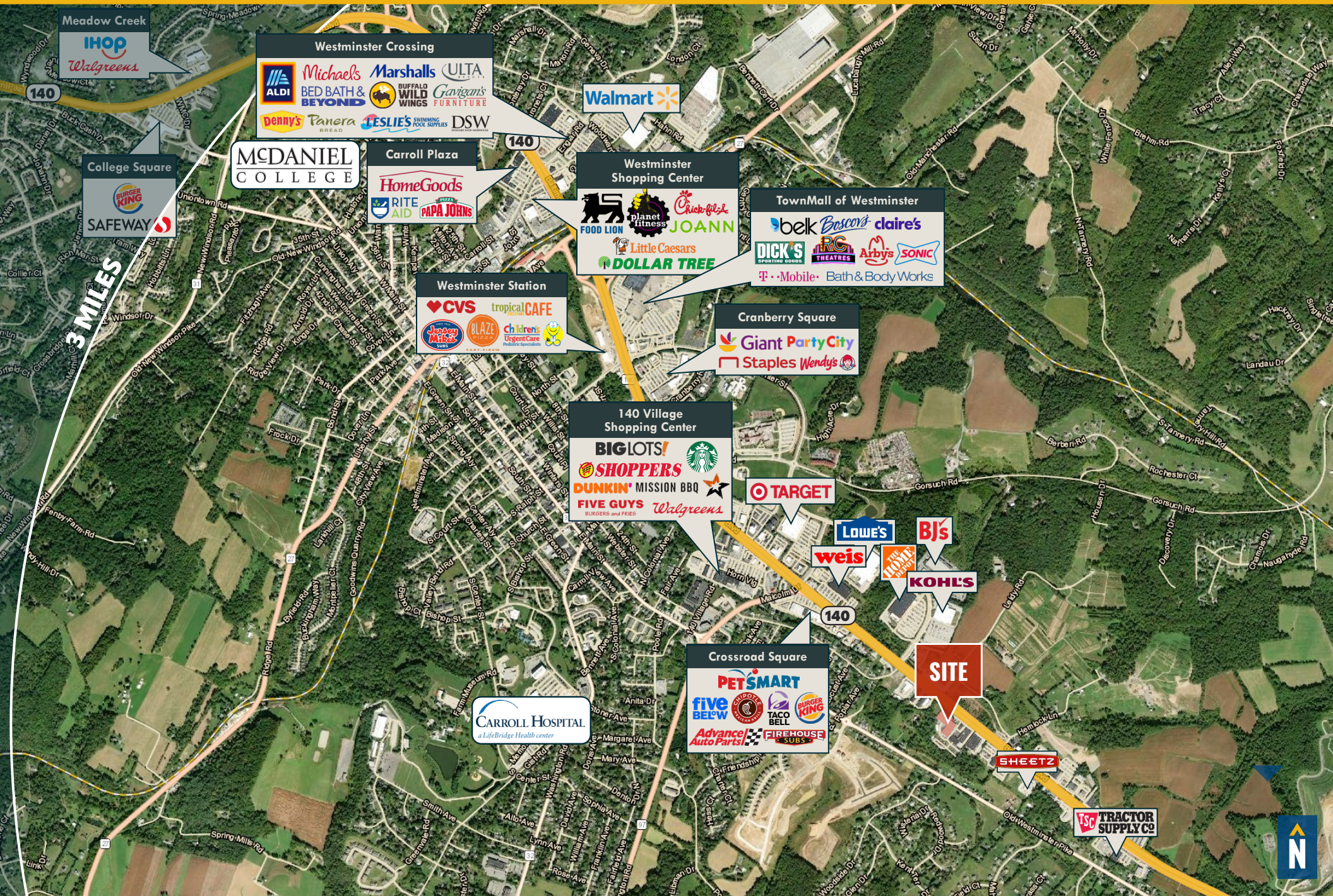
ExpressCare
URGENT CARE CENTERS

RE/MAX
ADVANTAGE REALTY

SHEETZ



WESTMINSTER TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,027

26,922

52,031

DAYTIME POPULATION



5,100

34,998

54,032

AVERAGE HOUSEHOLD INCOME



\$136,545

\$116,465

\$129,797

NUMBER OF HOUSEHOLDS



1,039

10,213

19,538

MEDIAN AGE

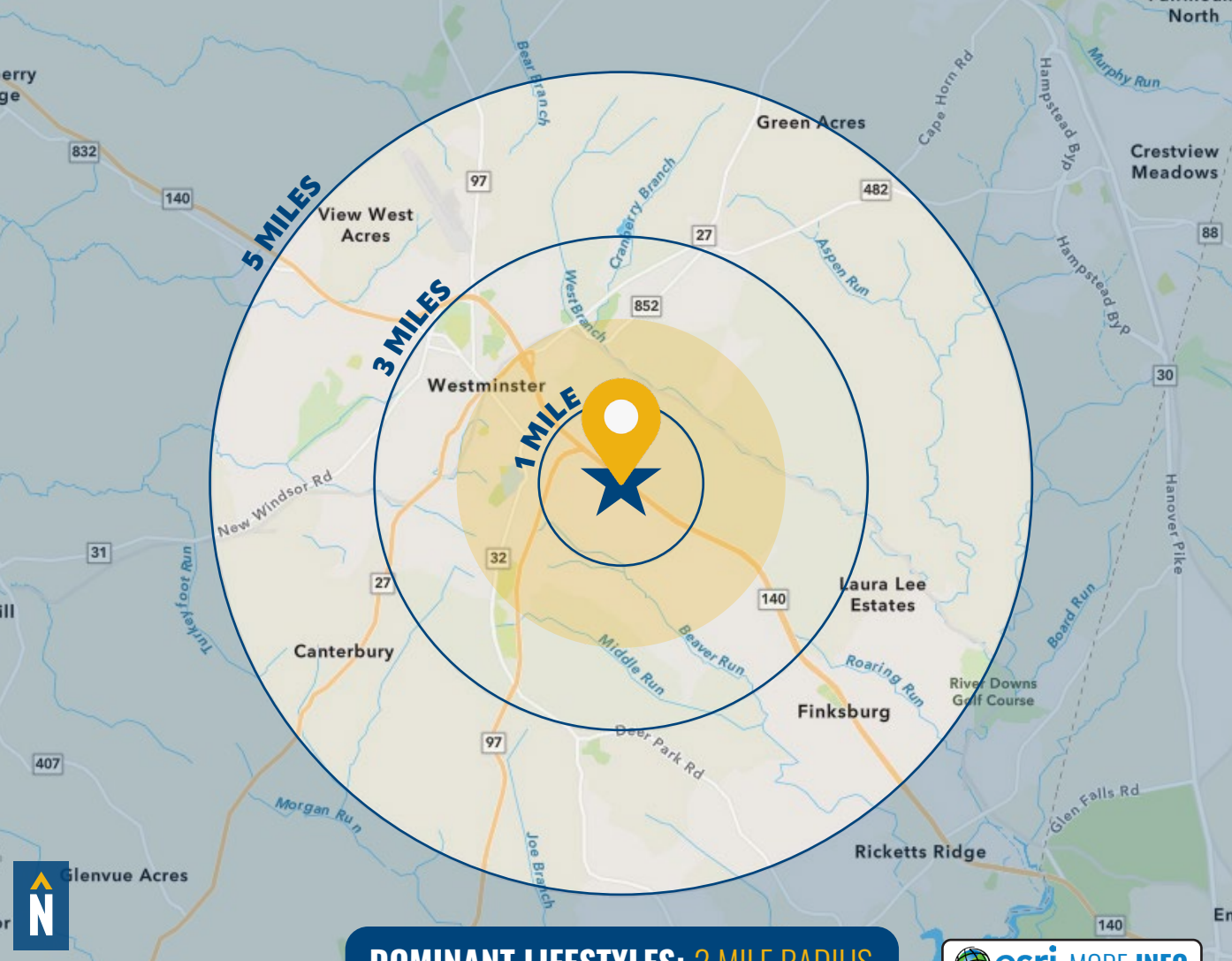


45.0

40.5

41.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

35%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

14%

SINGLE THRIFTIES

MEDIAN

AGE: 37.0

HH INCOME: \$47,084



These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

14%

RETIREMENT
COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

FOR MORE INFO **CONTACT:**



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