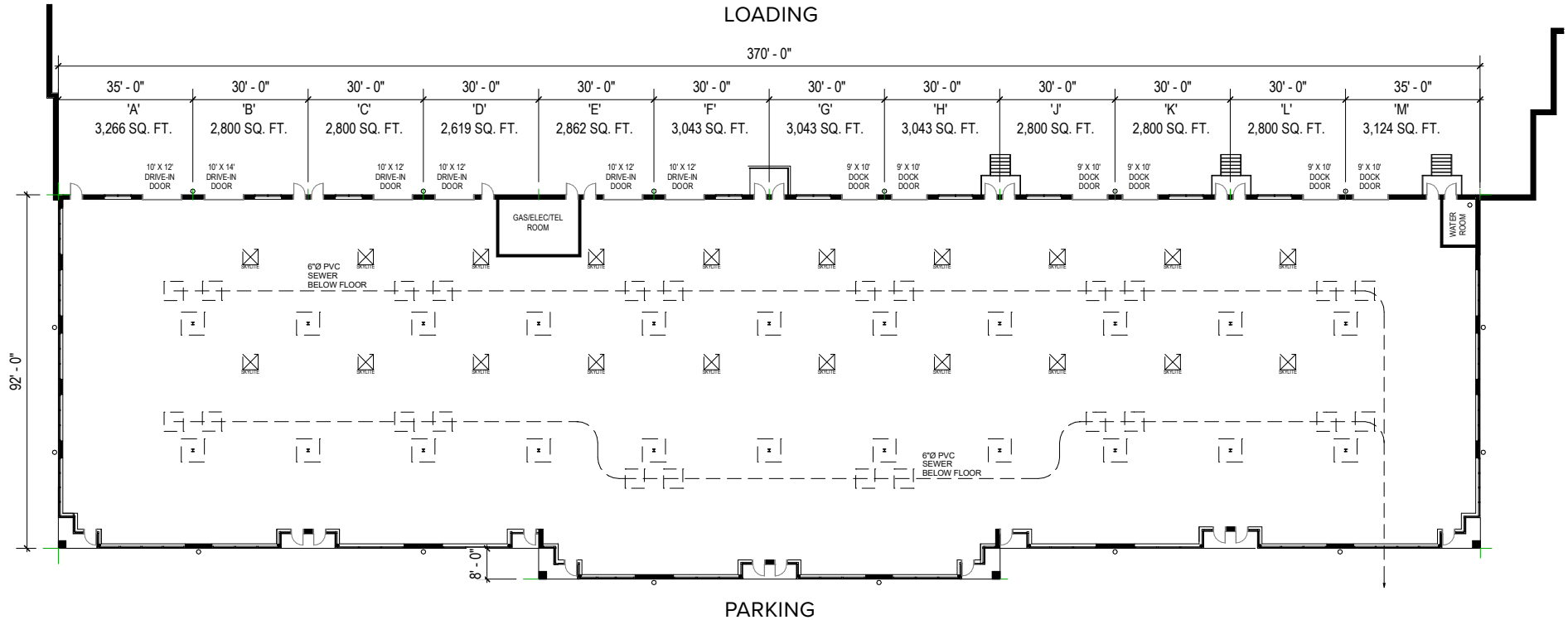


Total SF Available:
2,619 - 35,000 SF



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Westwood Commerce Park

Westwood Commerce Park is a nearly 16-acre Wicomico County business community located along U.S. 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 139,400 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 Space

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
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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



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

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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