



WAREHOUSE SPACE

1200 INDEPENDENCE WAY | WESTMINSTER, MARYLAND 21157

FOR
LEASE

28,900 SF ± AVAILABLE



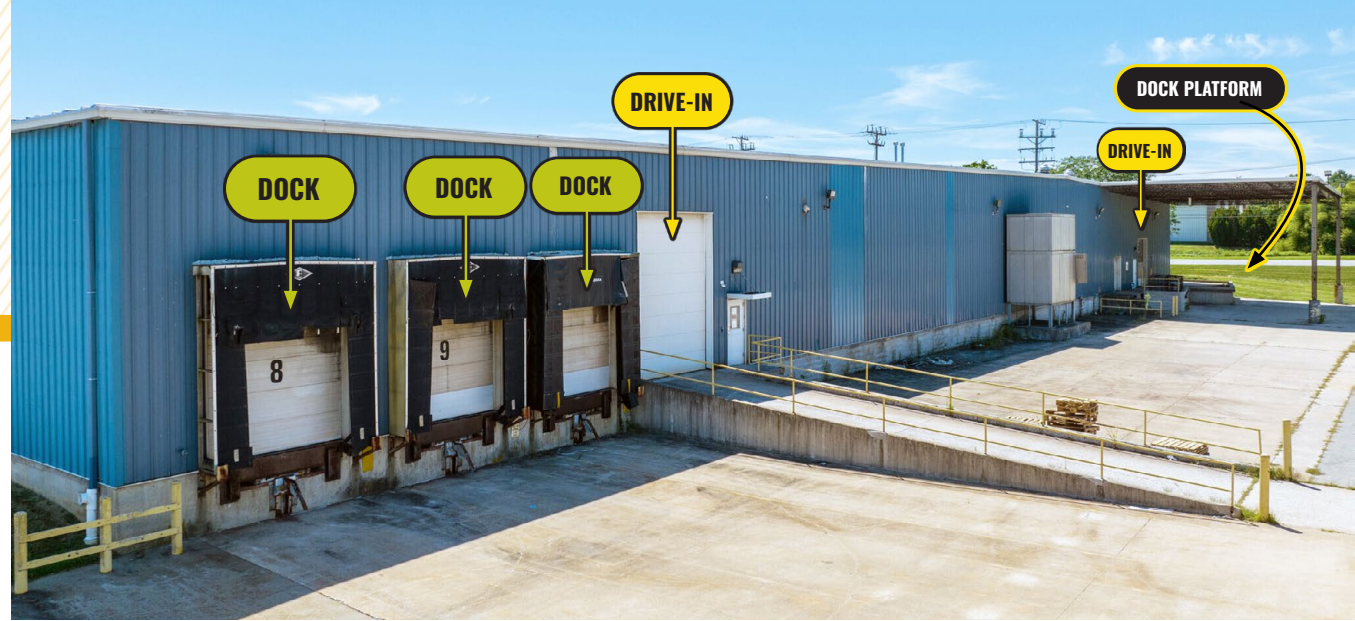
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 28,900 SF \pm warehouse space available
- Includes 1,000 SF \pm office space and 2 restrooms
- 100% air conditioned space
- 3 dock doors and 2 ramped drive-in doors
- Excellent 24' \pm 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

AVAILABLE:	28,900 SF \pm
CLEAR HEIGHT:	24' \pm
DOCKS:	4 (1 WITH PLATFORM)
DRIVE-INS:	2 (RAMPED)
ZONING:	P-I (PLANNED INDUSTRIAL ZONE)
RENTAL RATE:	\$8.95 PSF, NNN



AERIAL



97

LITTLESTOWN PIKE

MAGNA WAY

INDEPENDENCE WAY

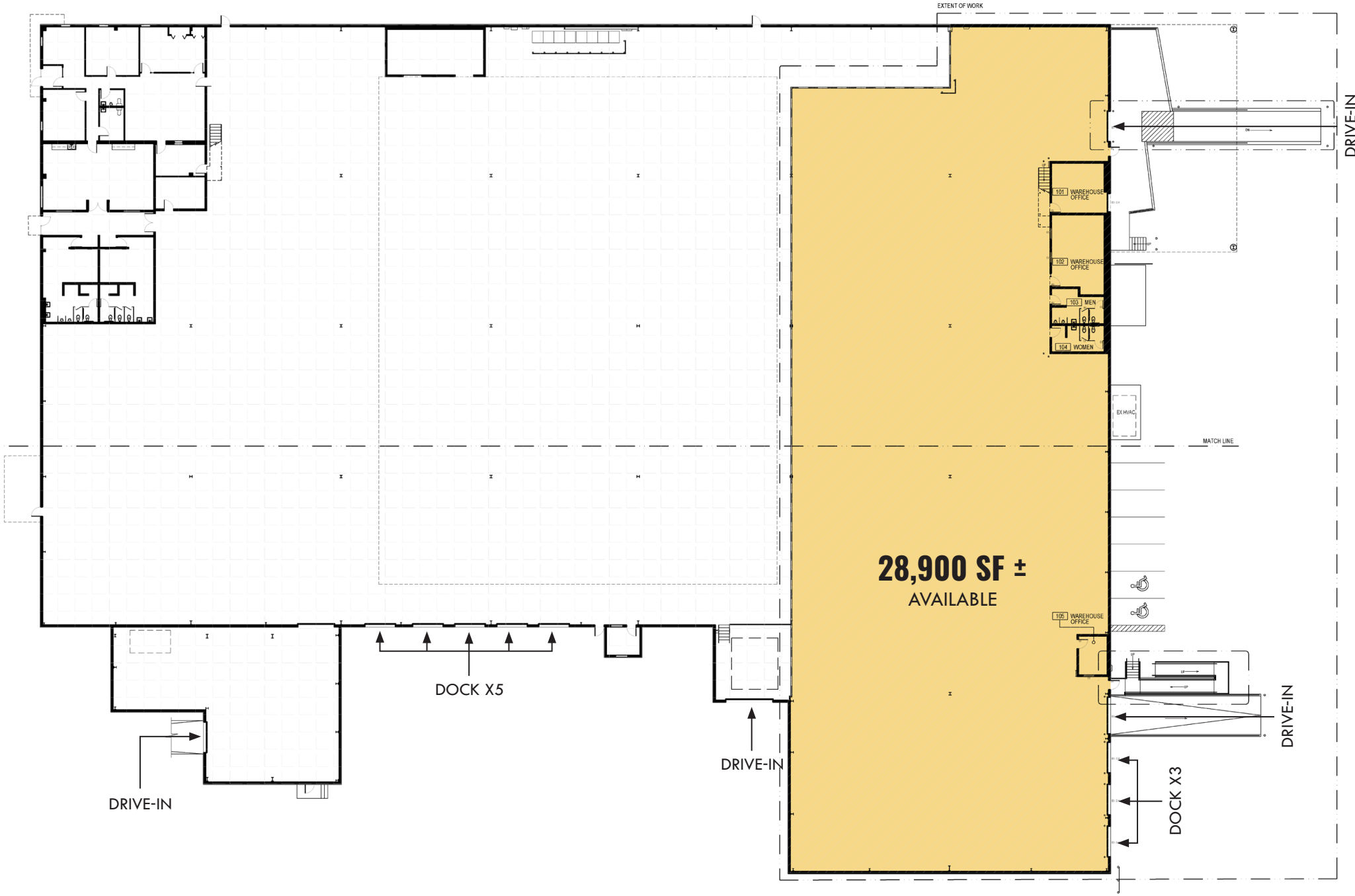
-  DRIVE-IN
-  DOCK

DOCK PLATFORM

28,900 SF ±
AVAILABLE



FLOOR PLAN



LOCAL BIRDSEYE



CARROLL COUNTY
REGIONAL AIRPORT
MARYLAND

WFXC
Innovative Machine Corporation

R.E. MICHEL COMPANY

Clean Sweep
Commercial Cleaning

SERVPRO

PRO BINS

ELI
Electronics & IT Solutions

GLAMOUR
MOVING & STORAGE

MILBY COMPANY

NORTHEASTERN SUPPLY

MODERN COMFORT

CALDERA
MANUFACTURING GROUP

LITTLESTOWN PIKE

97

INDEPENDENCE WAY



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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