

NEW BUSINESS COMMUNITY

Over 139K SF of Flex/R&D Planned for Development



Westwood Commerce Park

US Route 50 at Naylor Mill Road
Salisbury, MD 21801



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Westwood Commerce Park

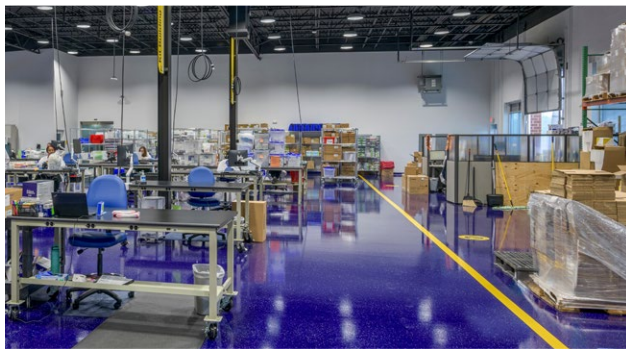
Westwood Commerce Park is a nearly 16-acre Wicomico County business community located along US Route 50 (Ocean Gateway) and Naylor Mill Road in Salisbury.

- ▶ 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 106,500 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 Buildings

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)

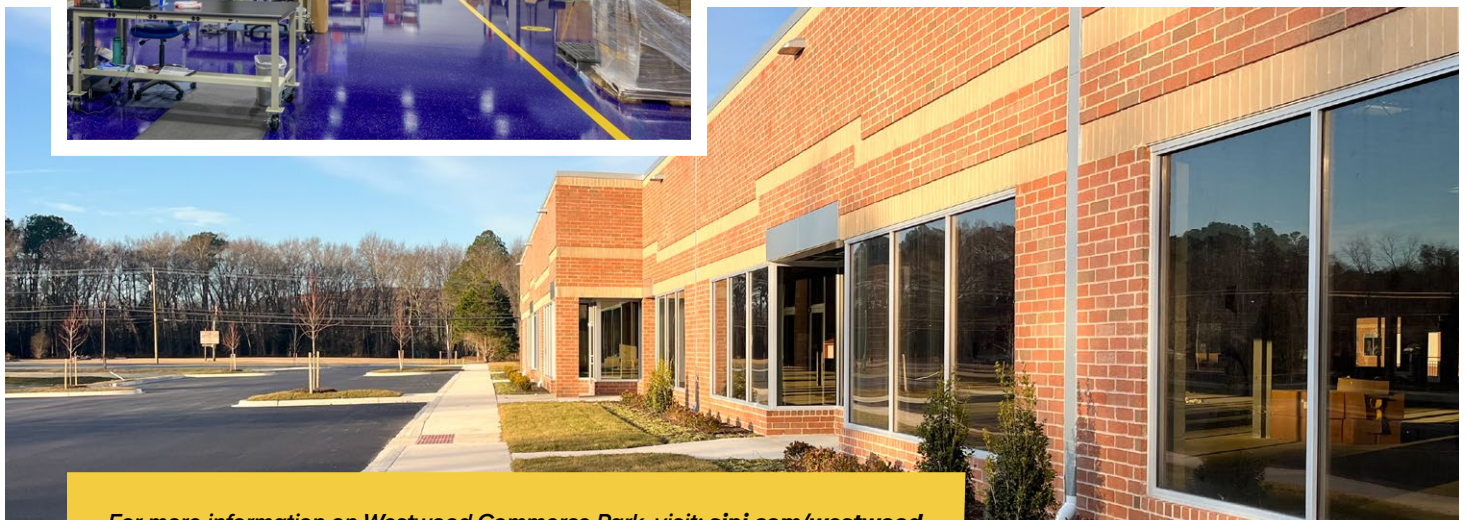
US 50 Business at Naylor Mill Road: 17,055 vehicles/day

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



For more information on Westwood Commerce Park, visit: sjpi.com/westwood



Westwood Commerce Park | Site Plan



17,055 VEHICLES/DAY



OCEAN GATEWAY

RETAIL PAD A
3± ACRES

FUTURE BUILDING B
35,880 SF

1630 WESTWOOD DRIVE
35,640 SF

1610 WESTWOOD DRIVE
35,000 SF

SERVICE COURT

FUTURE COMMERCIAL GROWTH AREA





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

For additional leasing information or to schedule a tour, contact:

FLEX/R&D LEASING:

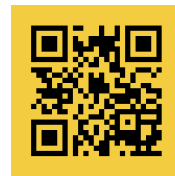
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About St. John Properties

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 multifamily space nationwide.

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