



1843 OLD TANEYTOWN ROAD

WESTMINSTER, MARYLAND 21158

FOR
**SALE/
LEASE**



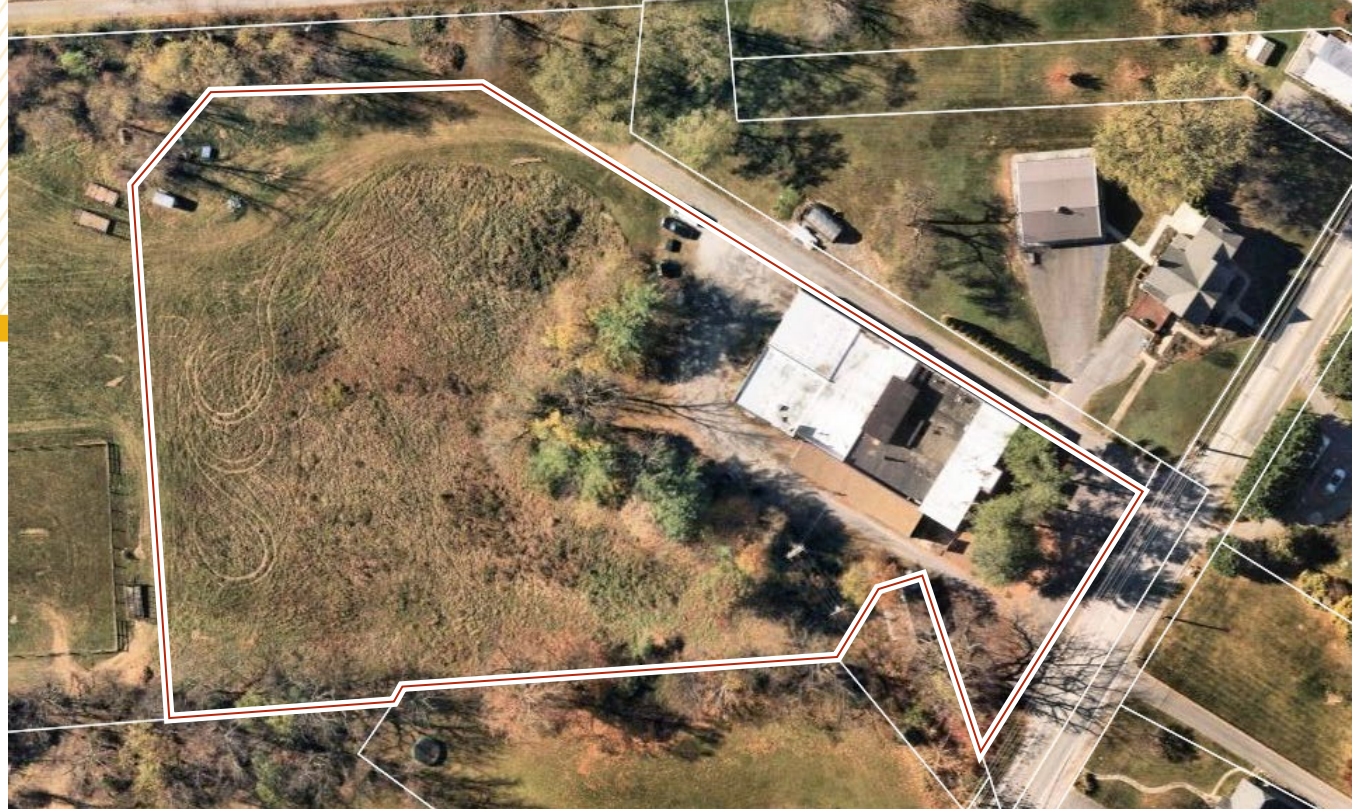
MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Property includes multiple warehouse/flex spaces plus four (4) residential rental apartments
- Dock and Drive-In loading
- Ample parking and outside area
- Suite 1: 5,400 SF warehouse with second floor office for lease



FOR LEASE:	SUITE 1: 5,400 SF ±
FOR SALE:	FULL BUILDING: 12,000 SF ±
LOT SIZE:	2.9 ACRES ±
CEILING HEIGHT:	10'
ZONING:	C-1
RENTAL RATE:	SUITE 1: \$6.00/SF, MG
SALE PRICE:	FULL BUILDING: \$880,000



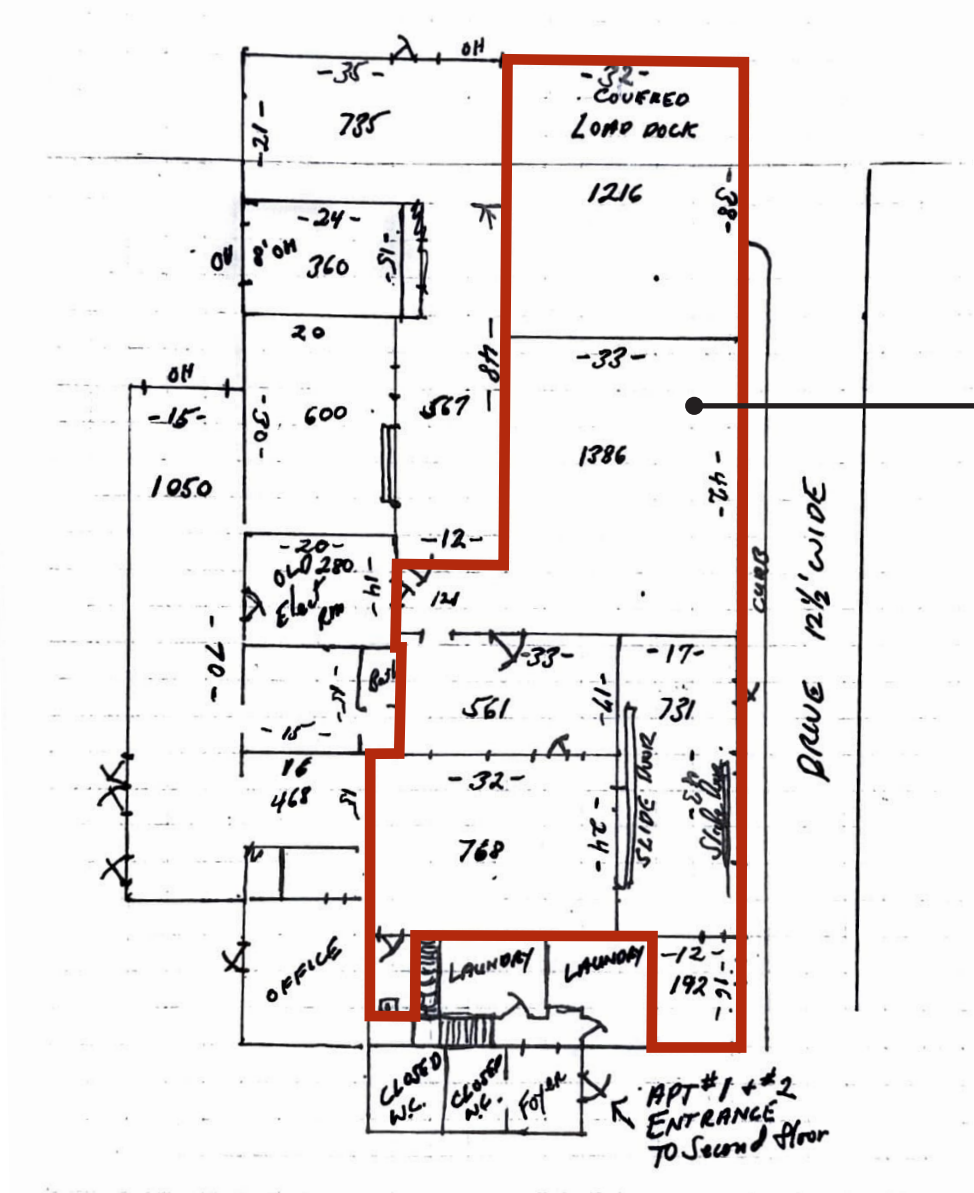
GOOGLE STREET VIEW



INTERIOR PHOTOS

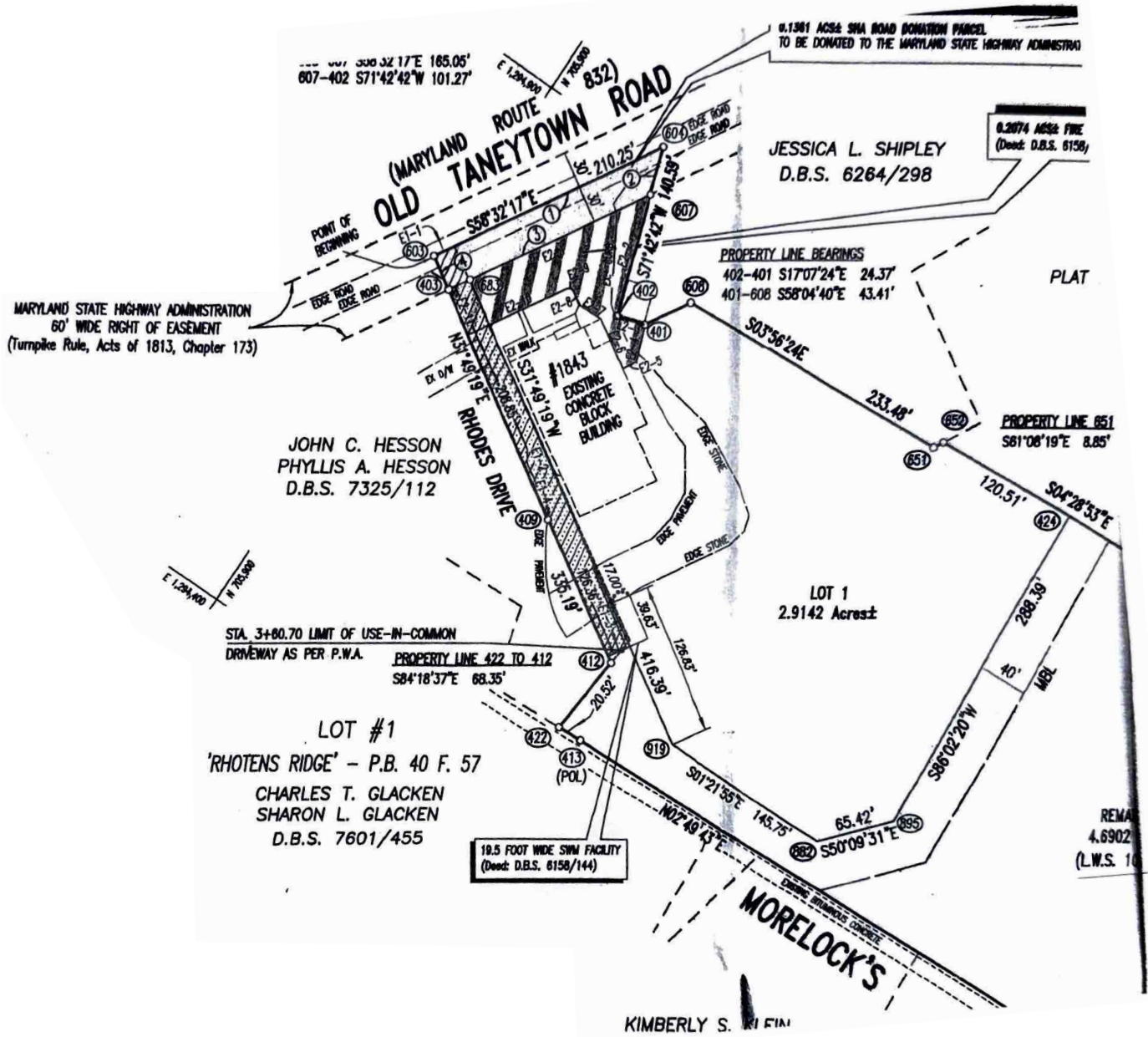


FLOOR PLAN



5,400 SF ±
AVAILABLE

SITE PLAN



TRADE AREA

DRIVING DISTANCE TO:

140 0.3 MILES
1 MIN. DRIVE

97 4.2 MILES
6 MIN. DRIVE

INTERSTATE 795 16.5 MILES
24 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT
42.6 MILES
55 MIN. DRIVE

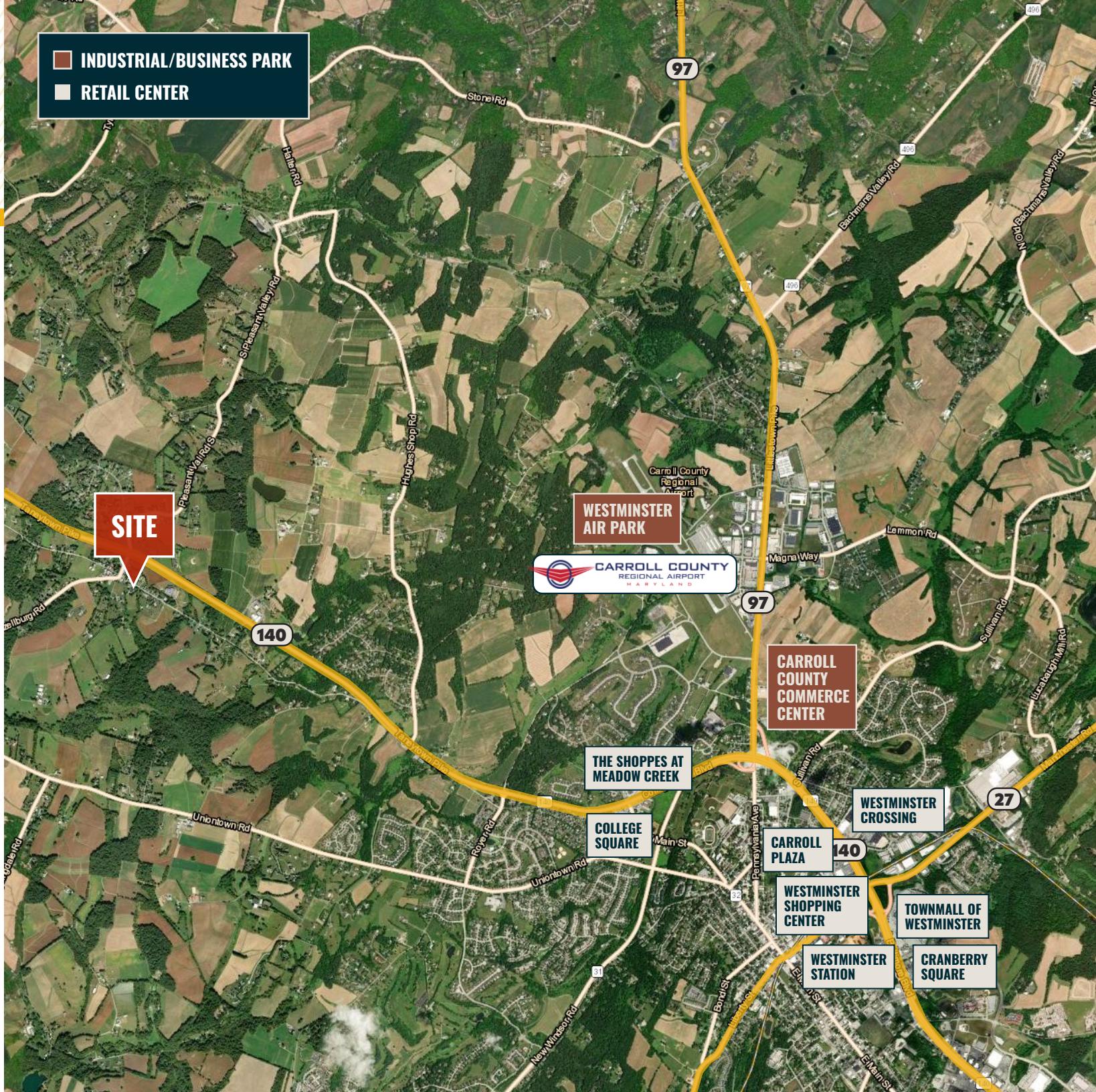
PORT OF BALTIMORE
1706 Helen Delich Bentley
42.4 MILES
54 MIN. DRIVE (FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 40.9 MILES
54 MIN.

WASHINGTON, DC 74 MILES
1 HR. 36 MIN.

PHILADELPHIA, PA 134 MILES
2 HRS. 31 MIN.

RICHMOND, VA 165 MILES
3 HRS. 10 MIN.



DEMOGRAPHICS

2025



10 MIN.

15 MIN.

20 MIN.

RESIDENTIAL POPULATION



29,169

57,921

88,969

DAYTIME POPULATION



30,387

58,544

80,487

AVERAGE HOUSEHOLD INCOME



\$124,260

\$121,044

\$125,747

NUMBER OF HOUSEHOLDS



10,711

21,886

33,654

MEDIAN AGE

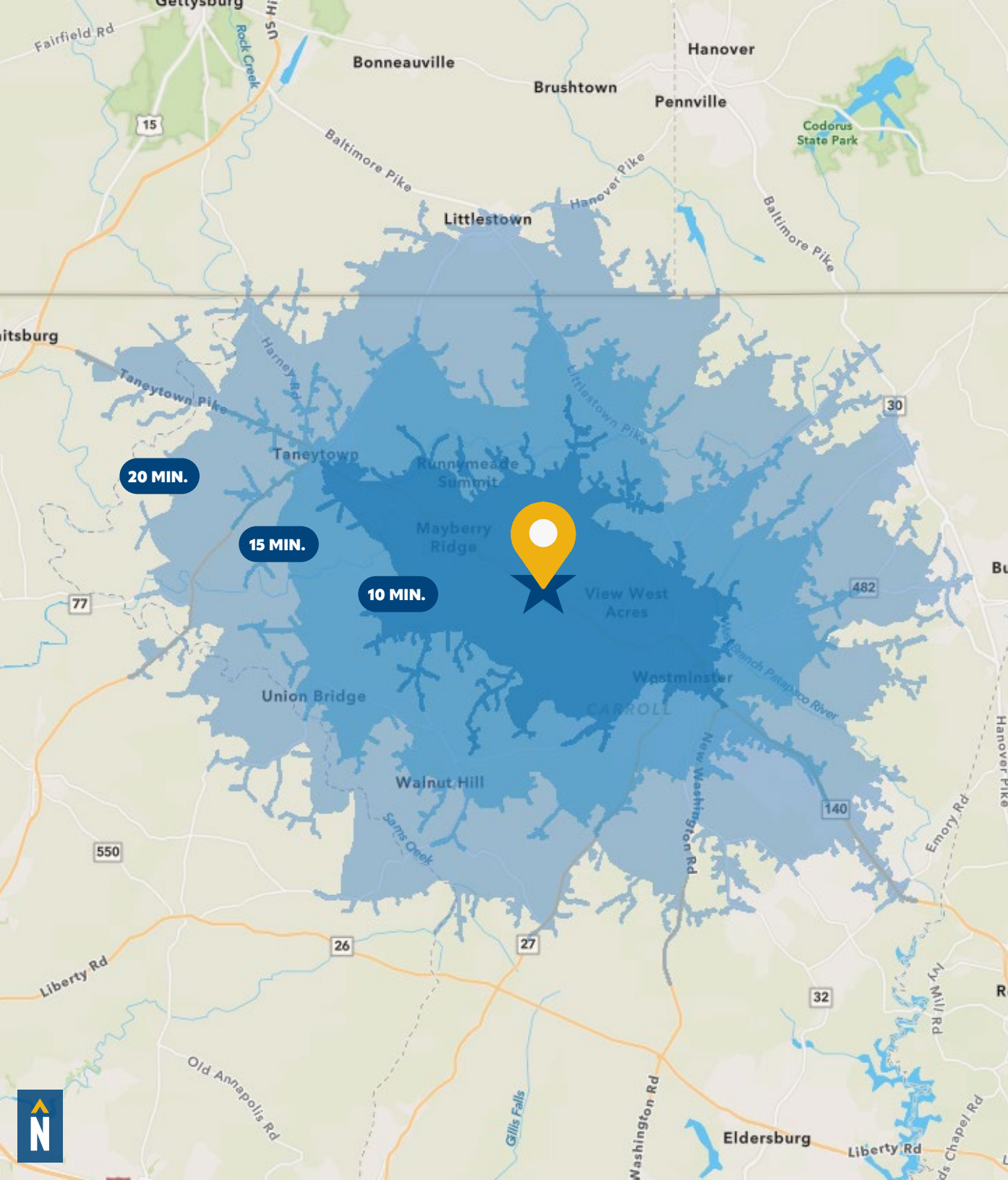


39.4

41.0

42.1

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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MACKENZIE

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