



WAREHOUSE SPACE

1200 INDEPENDENCE WAY | WESTMINSTER, MARYLAND 21157

FOR
LEASE

28,900 SF ± AVAILABLE



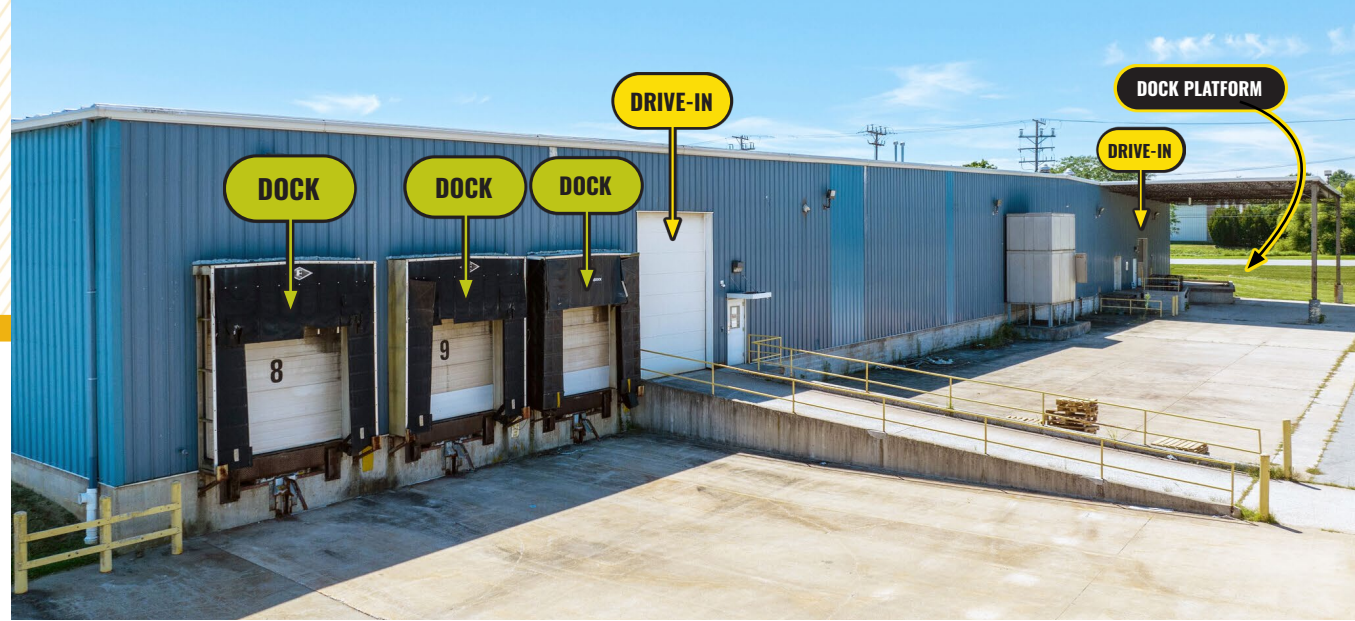
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 28,900 SF \pm warehouse space available
- Includes 1,000 SF \pm office space and 2 restrooms
- 100% air conditioned space
- 4 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

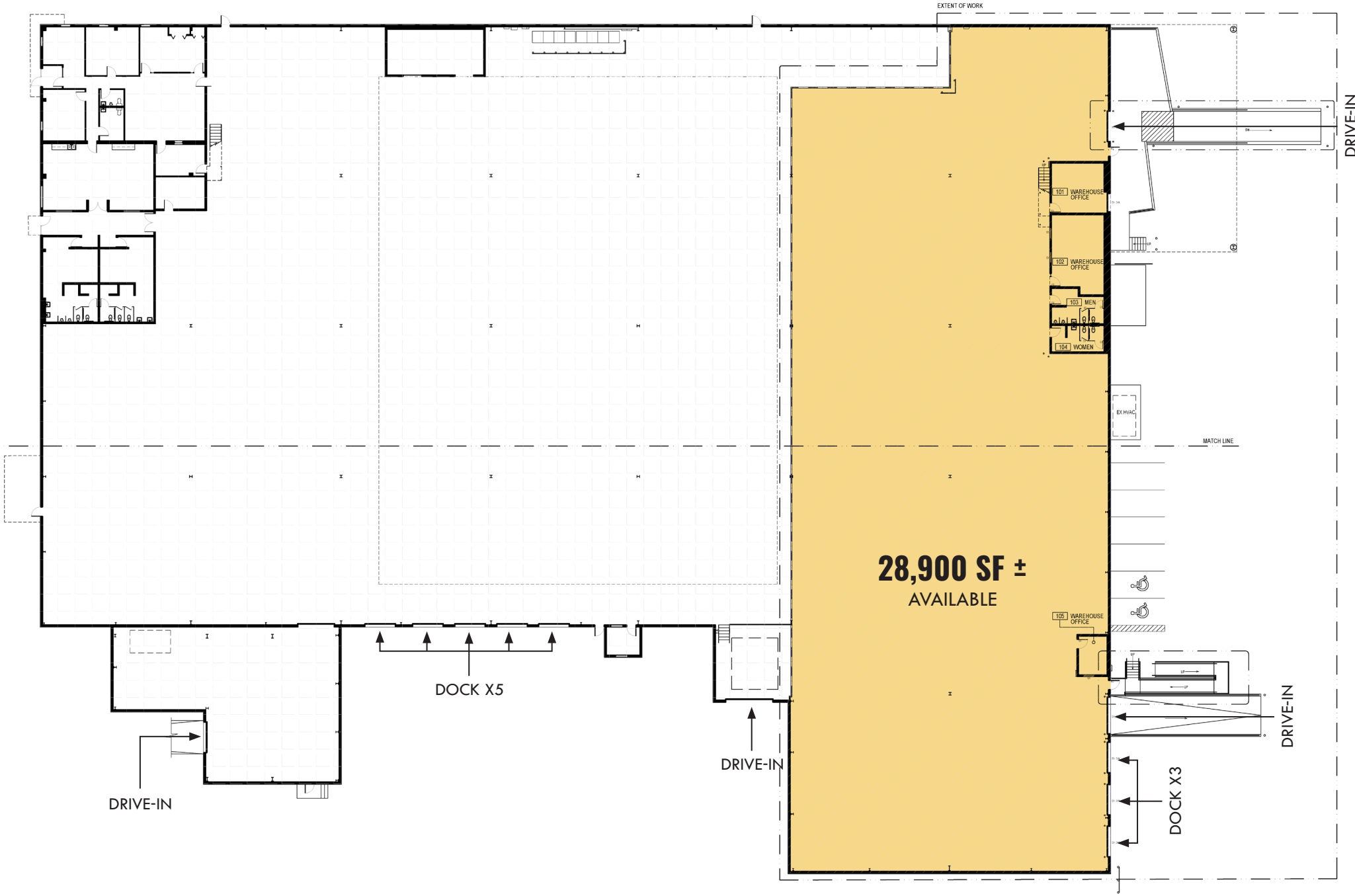
-  DRIVE-IN
-  DOCK

DOCK PLATFORM

28,900 SF ±
AVAILABLE



FLOOR PLAN



LOCAL BIRDSEYE



CARROLL COUNTY
REGIONAL AIRPORT
MARYLAND

R.E. MICHEL
COMPANY

Clean Sweep
CLEANING & MAINT.

SERVPRO

PRO
BINS

ELI
LABORATORY EQUIPMENT

GLAMOUR
MOVING & STORAGE

MILBY
COMPANY

NORTHEASTERN
SUPPLY

MODERN
COMFORT

97

LITTLESTOWN PIKE

INDEPENDENCE WAY

CALDERA
MANUFACTURING GROUP



TRADE AREA

DRIVING DISTANCE TO:

97 0.2 MILES
1 MIN. DRIVE

140 1.3 MILES
3 MIN. DRIVE

INTERSTATE 795 14.0 MILES
20 MIN. DRIVE

BWI BALTIMORE-WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT 38.5 MILES
45 MIN. DRIVE

PORT OF BALTIMORE 39.5 MILES
50 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 37.9 MILES
45 MIN.

WASHINGTON, DC 66.7 MILES
1 HR. 30 MIN.

PHILADELPHIA, PA 132.0 MILES
2 HRS. 15 MIN.

RICHMOND, VA 166.0 MILES
3 HRS. 0 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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BALTIMORE, MD

BEL AIR, MD

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LUTHERVILLE, MD

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