



WAREHOUSE SPACE

1200 INDEPENDENCE WAY | WESTMINSTER, MARYLAND 21157

FOR
LEASE

28,900 SF ± AVAILABLE



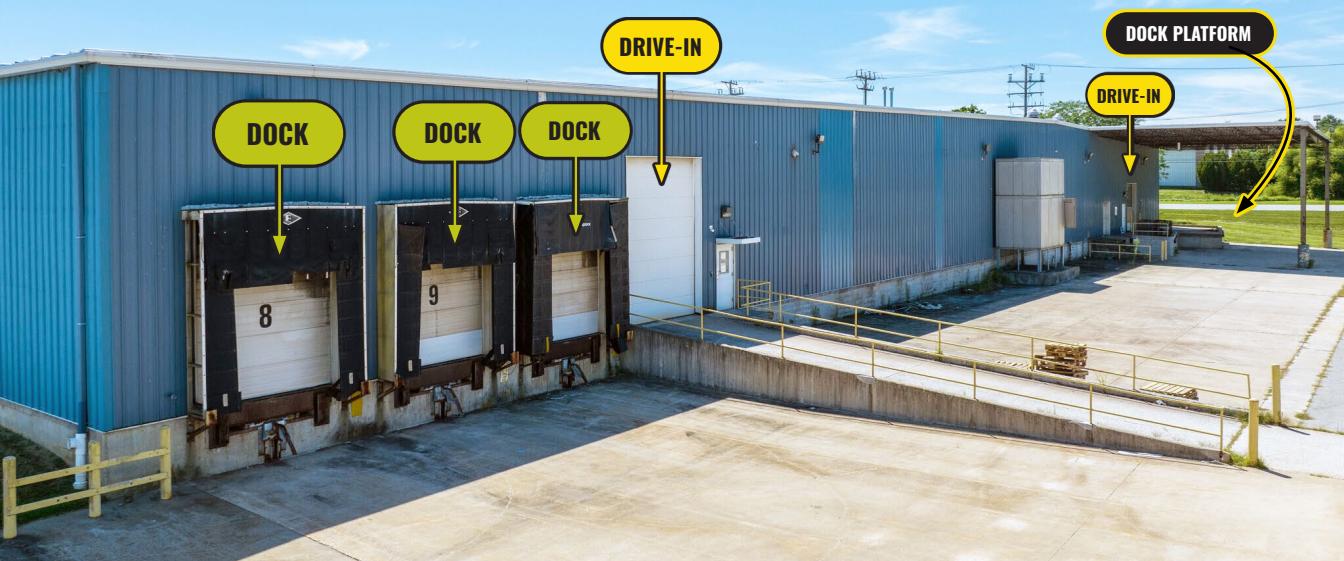
 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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

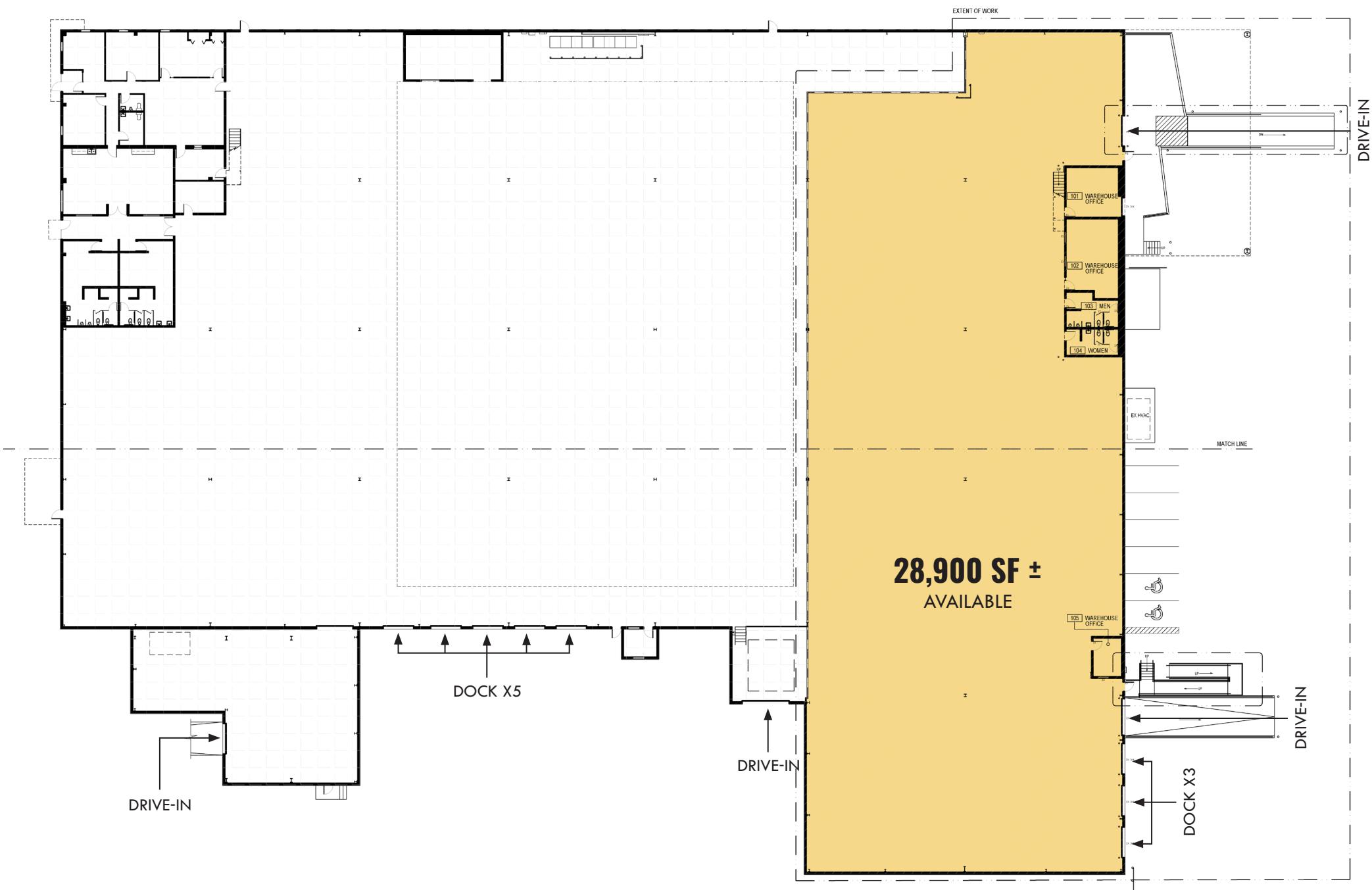
AVAILABLE:	28,900 SF \pm
CLEAR HEIGHT:	24' \pm
DOCKS:	4 (1 WITH PLATFORM)
DRIVE-INS:	2 (RAMPED)
ZONING:	P-I (PLANNED INDUSTRIAL ZONE)
RENTAL RATE:	\$8.95 PSF, NNN



AERIAL



FLOOR PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.2 MILES
1 MIN. DRIVE



1.3 MILES
3 MIN. DRIVE



14.0 MILES
20 MIN. DRIVE



38.5 MILES
45 MIN. DRIVE



39.5 MILES
50 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)



37.9 MILES
45 MIN.



66.7 MILES
1 HR. 30 MIN.

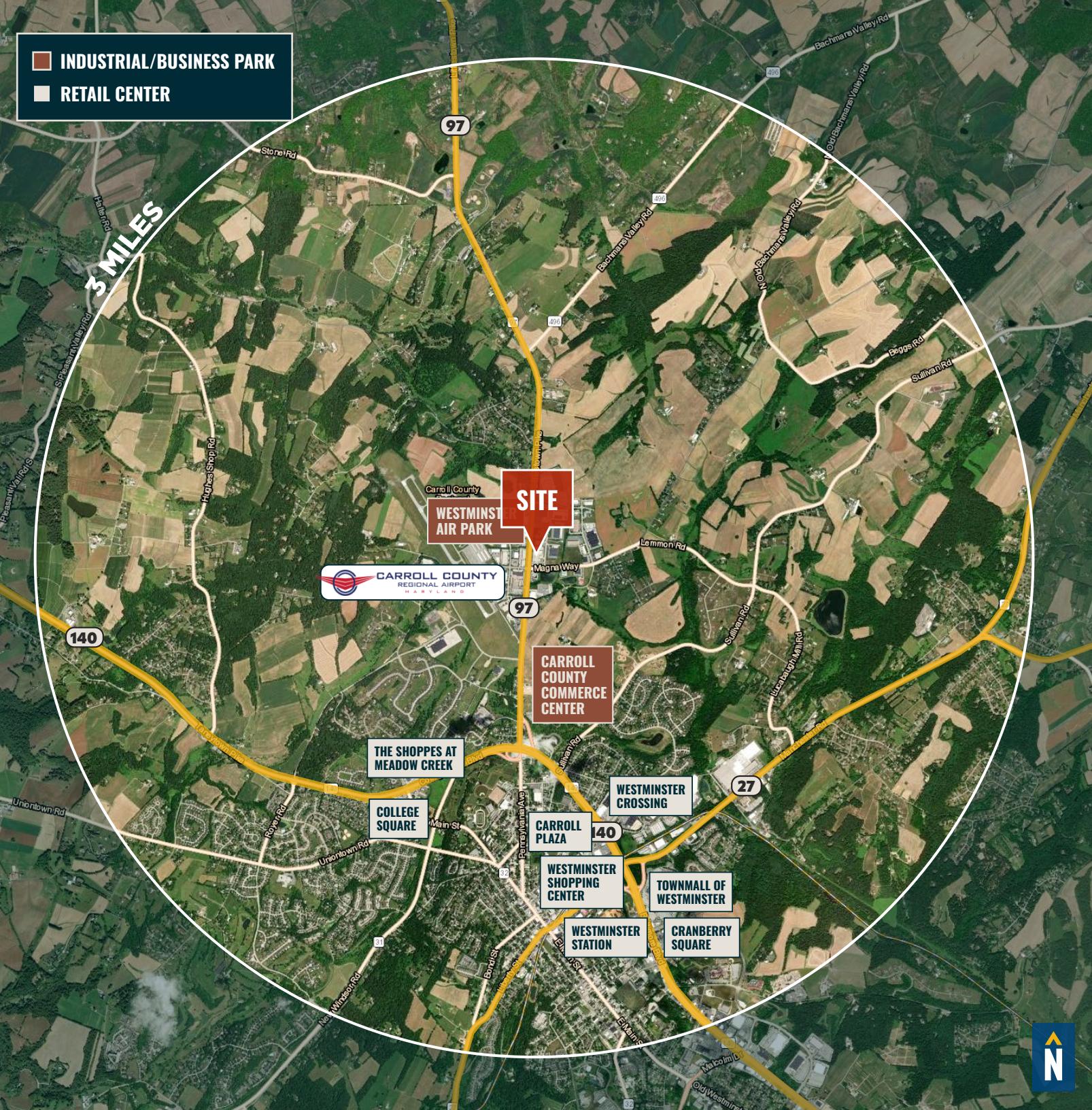


132.0 MILES
2 HRS. 15 MIN.



166.0 MILES
3 HRS. 0 MIN.

INDUSTRIAL/BUSINESS PARK
RETAIL CENTER



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