



FOR **SALE**

THREE I-R LOTS TOTALING 26.18 ACRES ±

MAGNA WAY & TECH CT | WESTMINSTER, MARYLAND 21157



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great location with close proximity to Carroll County Regional Airport
- The IR zoning district allows a wide range of light industrial and business uses, including manufacturing and assembly, processing and packaging, etc.

LOT A (MAGNA WAY):	2.01 ACRES ± CAN BUILD UP TO 30,000 SF BUILDING RECORDED, GRADED, READY TO BUILD WITH STORM WATER IN PLACE
LOT C (MAGNA WAY):	3.65 ACRES ± CAN BUILD UP TO 38,750 SF BUILDING RECORDED, GRADED, READY TO BUILD WITH STORM WATER IN PLACE
TECH CT LOT:	20.52 ACRES ± PROPOSED TO BUILD UP TO 250,000 SF
ZONING:	I-R
SALE PRICE:	LOT A: \$1,005,000 LOT C: \$1,733,750 TECH CT: \$4,000,000

LOT A & C



TECH CT LOT



TECH CT: **PROPOSED BUILD 1**



LEGEND
PLANNED DEVELOPMENT

TECH CT: **PROPOSED BUILD 2**



TECH CT

ARTHUR PECK DR

LOTS A & C: **PROPOSED BUILD**

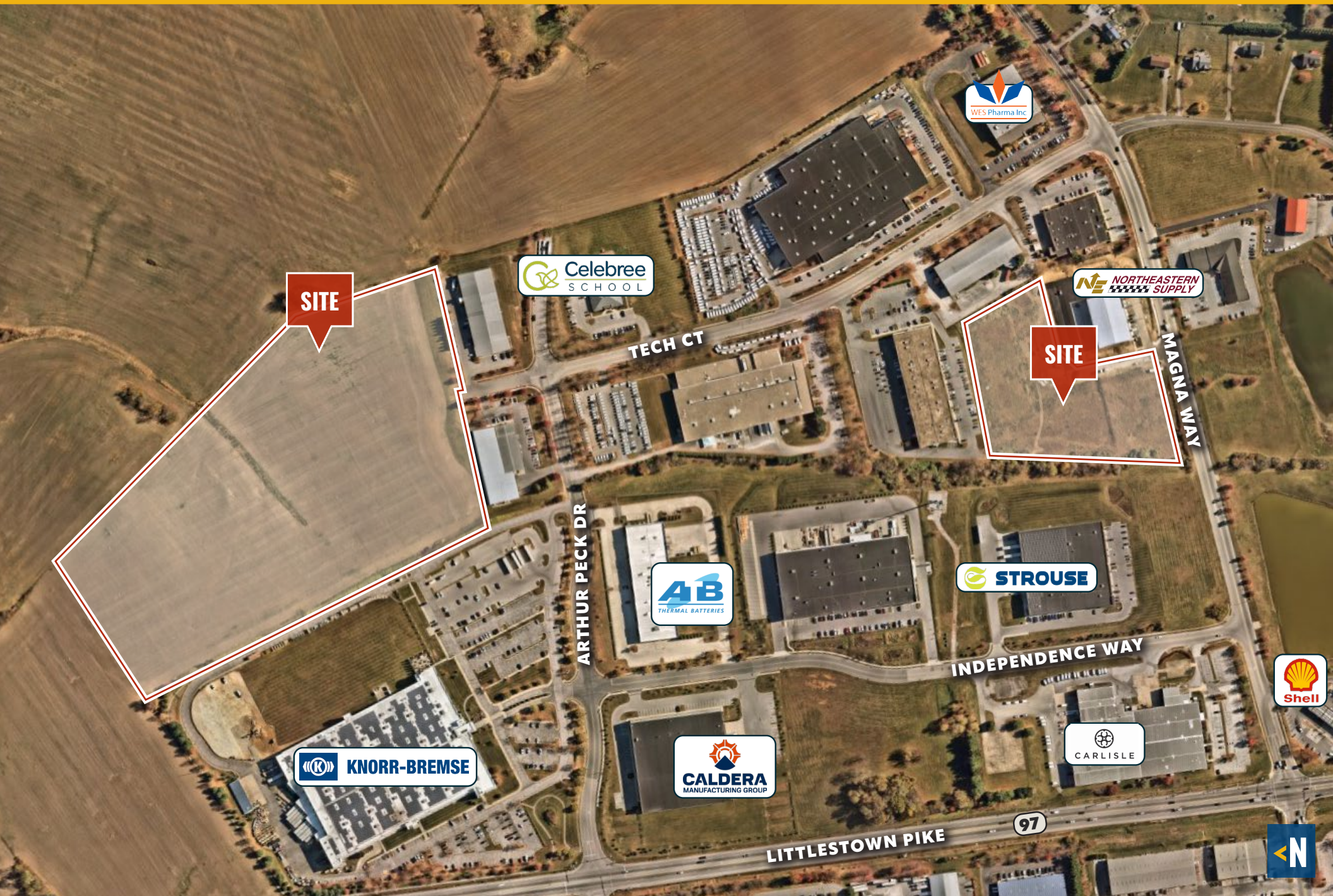


MAGNA WAY

TECH CT



LOCAL AERIAL



SITE

Celebree
SCHOOL

WES Pharma Inc

NORTHEASTERN
SUPPLY

SITE

MAGNA WAY

TECH CT

ARTHUR PECK DR

4B
THERMAL BATTERIES

STROUSE

INDEPENDENCE WAY

KNORR-BREMSE

CALDERA
MANUFACTURING GROUP

CARLISLE

Shell

LITTLESTOWN PIKE

97



TRADE AREA

DRIVING DISTANCE TO:

 14.2 MILES
20 MIN. DRIVE

 1.8 MILES
6 MIN. DRIVE

 23.3 MILES
31 MIN. DRIVE

 39.6 MILES
50 MIN. DRIVE

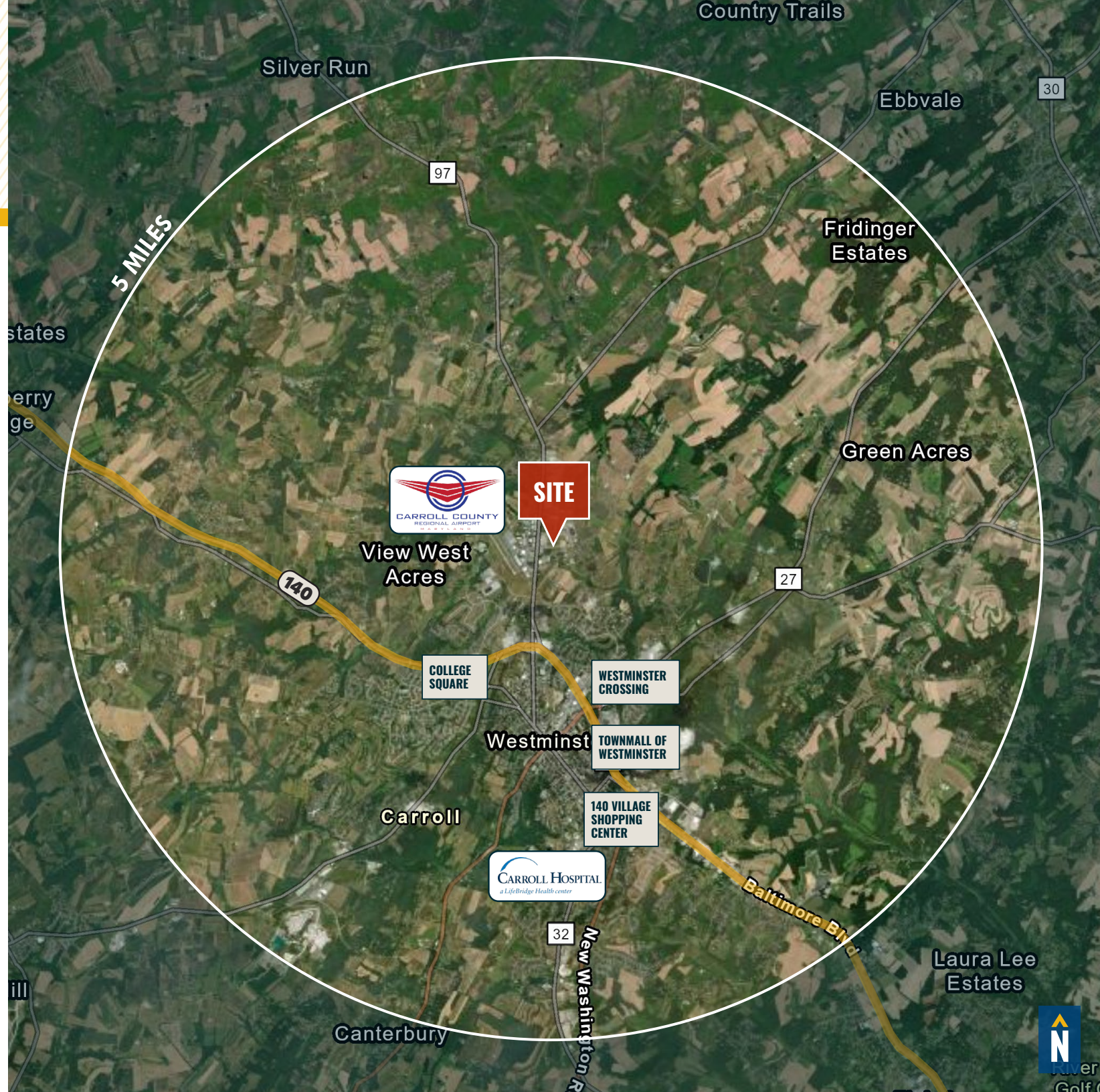
 43 MILES
1 HR. 10 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

FREDERICK, MD 35.1 MILES
50 MIN.

BALTIMORE, MD 38.0 MILES
50 MIN.

WASHINGTON, DC 70.5 MILES
1 HR. 50 MIN.

PHILADELPHIA, PA 132 MILES
2 HR. 40 MIN.



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

TOTAL POPULATION



1,010

23,814

44,005

DAYTIME POPULATION



2,938

28,608

48,303

AVERAGE HOUSEHOLD INCOME



\$154,149

\$120,105

\$122,805

NUMBER OF HOUSEHOLDS



370

8,380

16,508

MEDIAN AGE



41.0

37.7

41.0

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



DENNIS BOYLE, SIOR

SENIOR VICE PRESIDENT

443.798.9339

DBOYLE@mackenziecommercial.com



KETCH SECOR

SENIOR VICE PRESIDENT

410.409.0990

KSECOR@mackenziecommercial.com



GRAHAM SEVY

REAL ESTATE ADVISOR

410.830.1399

GSEVY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

**10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.