

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



SJPI.COM/SOUTHERNMD | 301.970.0100

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

Traffic Count (MDOT)

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 |
| Avg. Household Income | \$73,507 | \$83,202 | \$85,140 |



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



Westwood Commerce Park | Site Plan



WESTWOOD DRIVE

NAYLOR MILL ROAD

OCEAN GATEWAY

RETAIL PAD A
3± ACRES

FUTURE FLEX BUILDING B
35,880 SF

1630 WESTWOOD DRIVE
35,640 SF

1610 WESTWOOD DRIVE
35,000 SF



WICOMICO COUNTY
PUBLIC SAFETY BUILDING
78,000 SF

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:

Mike White
 Leasing Representative
 mwhite@sjpi.com
 410.369.1295

RETAIL LEASING:

Eric Llewellyn
 Senior Retail Leasing Representative
 ellewellyn@sjpi.com
 443.464.1308

Southern Maryland Regional Office:
 16901 Melford Boulevard | Suite 300
 Bowie, MD 20715

301.970.0100 | SJPI.COM/SOUTHERNMMD



Scan with your mobile device to take a virtual tour, download floor plans and more!

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 residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/24