



WAREHOUSE WITH OFFICE SPACE

1200 INDEPENDENCE WAY | WESTMINSTER, MARYLAND 21157

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 55,104 SF ± warehouse space available (includes 5,000 SF ± office)
- Excellent 24' ± clear height
- 5 dock doors; 2 drive-ins
- Ample on-site parking
- Immediate access to Littlestown Pike/Route 97
- Across from Carroll County Regional Airport
- 5 minute drive to Downtown Westminster

AVAILABLE:	55,104 SF ± (DIVISIBLE)
OFFICE SPACE:	5,000 SF ±
CLEAR HEIGHT:	24' ±
DOCKS:	5
DRIVE-INS:	2
ZONING:	P-I (PLANNED INDUSTRIAL ZONE)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

AERIAL



97

LITTLESTOWN PIKE

MAGNA WAY

55,104 SF ±
AVAILABLE

DRIVE-IN



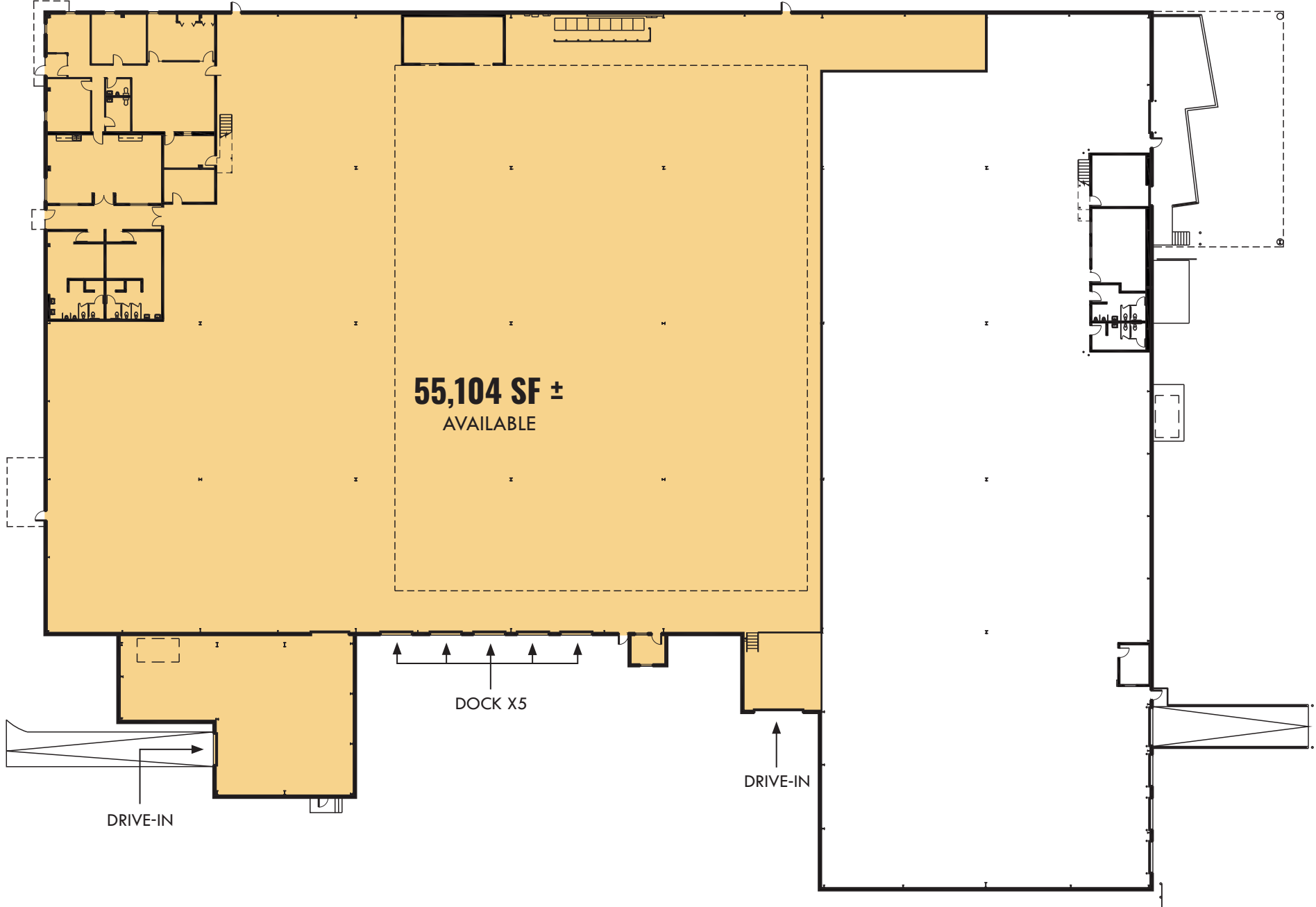
DOCK X 5

DRIVE-IN

INDEPENDENCE WAY



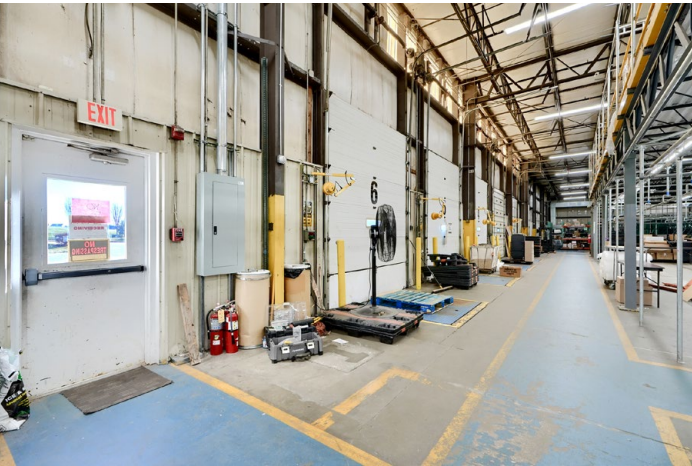
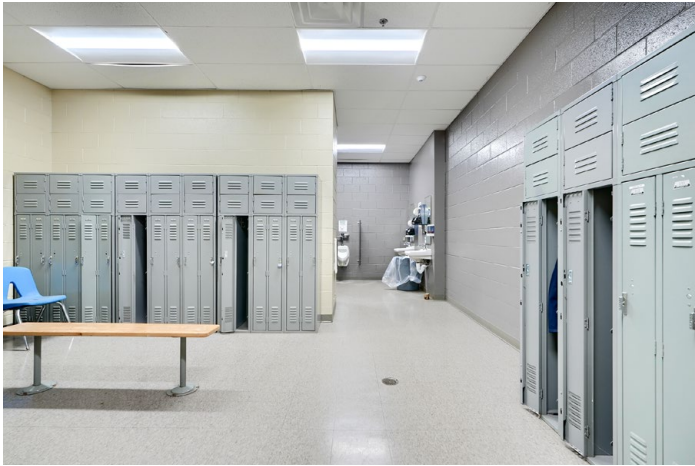
FLOOR PLAN



ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



CARROLL COUNTY
REGIONAL AIRPORT
MARYLAND

Clean Sweet
WAX & AIR

SERVPRO

PRO
BINS

CALDERA
MANUFACTURING GROUP

R.E. MICHEL
COMPANY

ELI

GLAMOUR
MOVING & STORAGE

MILBY
COMPANY

NORTHEASTERN
SUPPLY

LITTLESTOWN PIKE

97

INDEPENDENCE WAY



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 AIRPORT
38.5 MILES
45 MIN. DRIVE

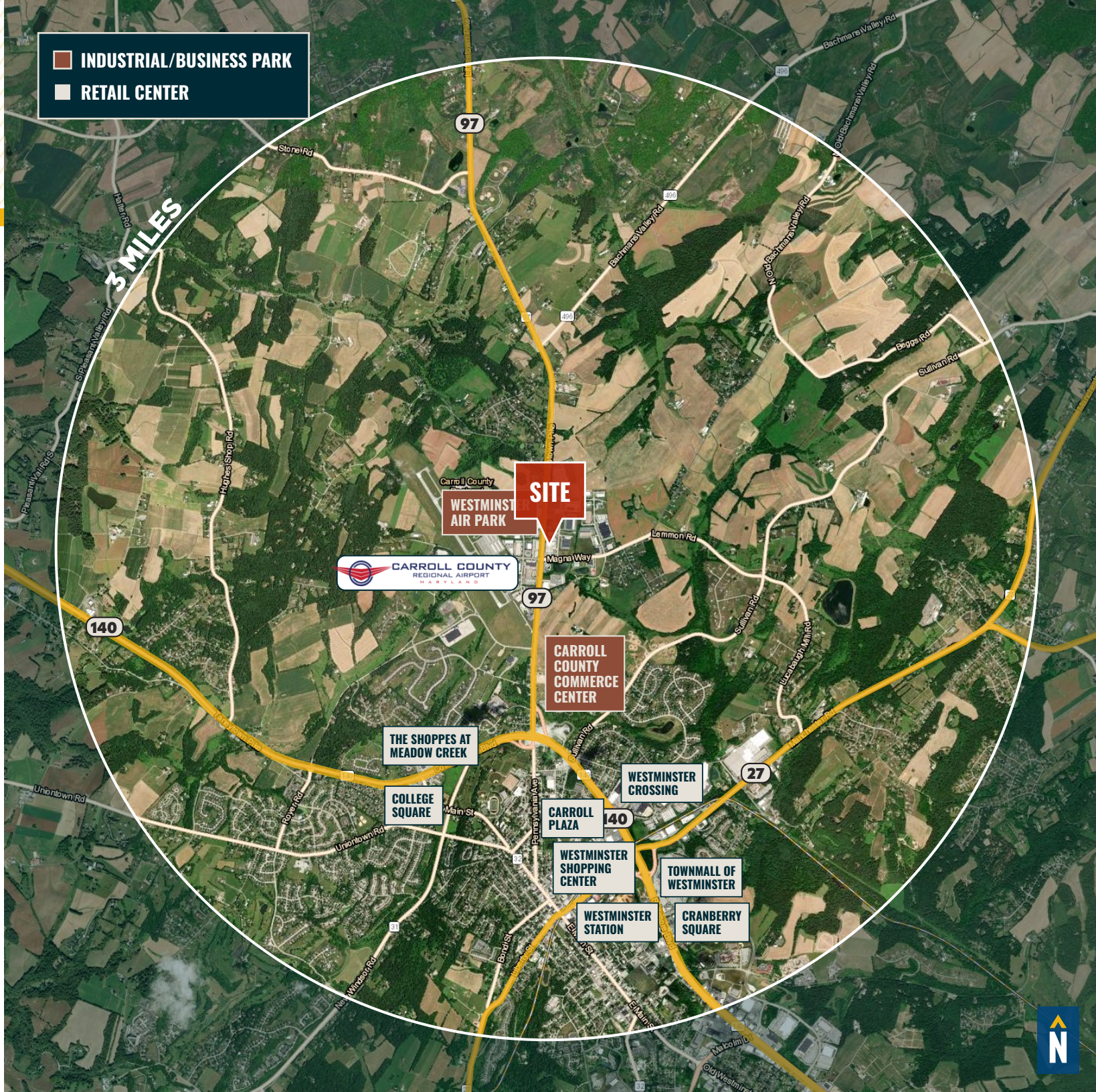
PORT OF BALTIMORE
1706
Helen Delich Bentley
39.5 MILES
50 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

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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