



HEADQUARTERS QUALITY

1231 TECH CT | WESTMINSTER, MARYLAND 21157

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Fully air conditioned building
- Excess parking available
- High-end office build-out
- Elevator served
- Full commercial grade kitchen/cafe
- Heavy power
- Located in an Opportunity Zone

BUILDING SIZE:

151,000 SF ±
30,000 SF ± (OFFICE)

LOT SIZE:

9 ACRES ±

YEAR BUILT:

2006

CEILING HEIGHT:

30'

LOADING:

6 DOCKS
4 DRIVE-INS

ZONING:

RESTRICTED INDUSTRIAL (I-R)

RENTAL RATE:

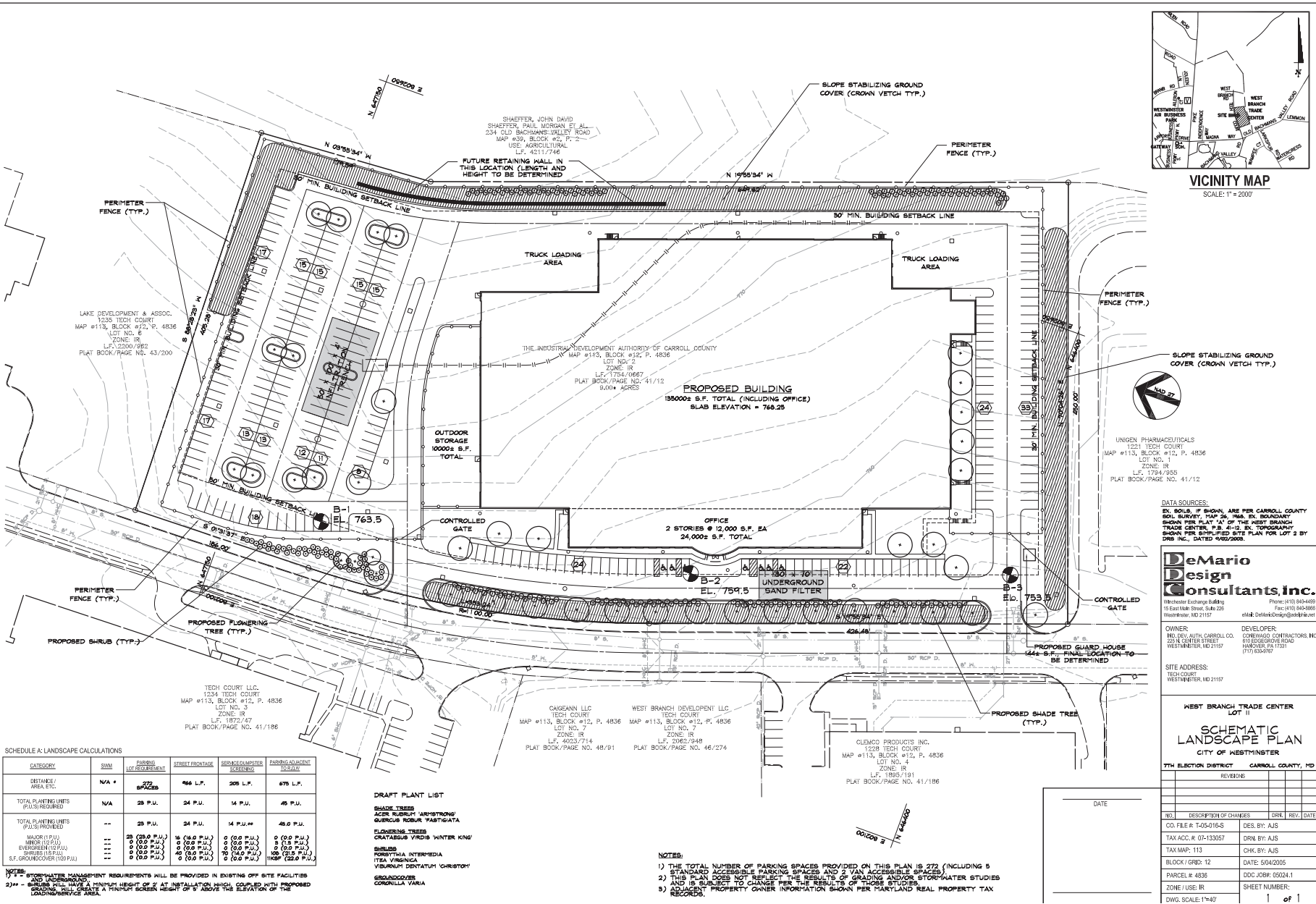
WITHHELD

SALE PRICE:

UNPRICED



SITE PLAN



SCHEDULE A: LANDSCAPE CALCULATIONS

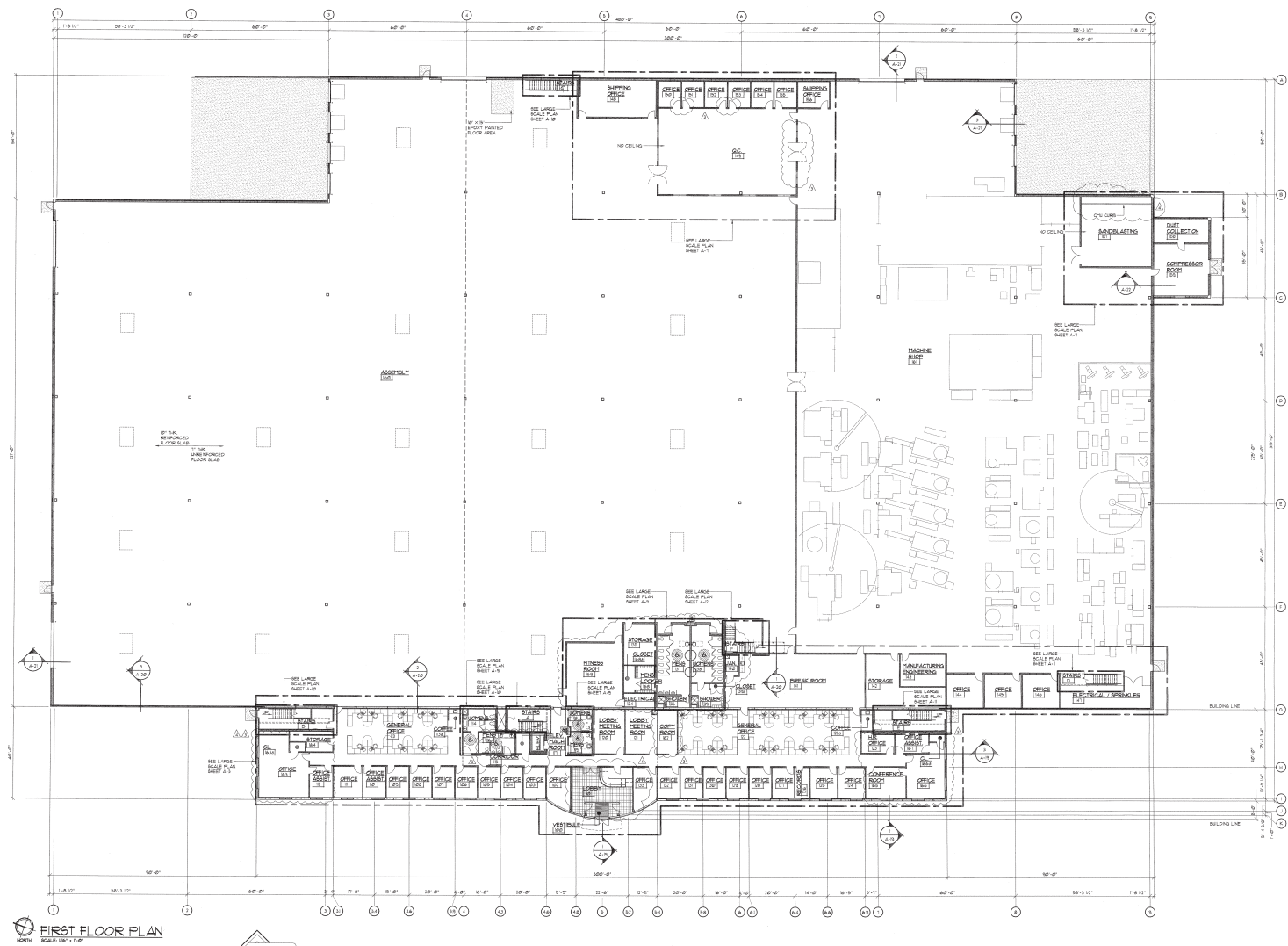
CATEGORY	SUM	PARKING LOT REQUIREMENT	STREET FRONTAGE	SEMI-CIRCULAR DRIVEWAY	PARKING ADJACENT DRIVEWAY
DISTANCE / AREA, ETC.	N/A *	272 SPACES	464 L.F.	206 L.F.	675 L.F.
TOTAL PLANTING UNITS (P.U.) REQUIRED	N/A	28 P.U.	24 P.U.	14 P.U.	45 P.U.
TOTAL PLANTING UNITS (P.U.) PROVIDED	--	28 P.U.	24 P.U.	14 P.U.	45 P.U.
MAJOR (1 P.U.)	--	28 (28.0 P.U.)	16 (16.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)
MINOR (10 P.U.)	--	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)
EVERGREEN (10 P.U.)	--	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)
SHRUBS (10 P.U.)	--	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)
S.F. GROUND COVER (100 P.U.)	--	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)

NOTES:
1) ** - STORM-WATER MANAGEMENT REQUIREMENTS WILL BE PROVIDED IN EXISTING OFF SITE FACILITIES
2) ** - ALL UNDERGROUND
3) ** - SHRUBS WILL HAVE A MINIMUM HEIGHT OF 2' AT INSTALLATION WHICH COULDED WITH PROPOSED LANDSCAPE AREA A MINIMUM SCREEN HEIGHT OF 5' ABOVE THE ELEVATION OF THE

- DRAFT PLANT LIST
- SHADE TREES
ACER RUPESTRIS 'ARMSTRONG'
QUERCUS ROBUR 'PASTORATA'
- FLOWERING TREES
CRATAEGUS VIRIDIS 'WINTER KING'
- SHRUBS
FOXTAILIA INTERMEDIA
ITEA VIRGINICA
VIBURNUM PENTATHYUM 'CHRYSTOFF'
- GROUNDCOVERS
CORONILLA VARIA

- NOTES:
- 1) THE TOTAL NUMBER OF PARKING SPACES PROVIDED ON THIS PLAN IS 272 (INCLUDING 5 STANDARD ACCESSIBLE PARKING SPACES AND 2 VAN ACCESSIBLE SPACES)
 - 2) THIS PLAN DOES NOT REFLECT THE RESULTS OF GRADING AND/OR STORM-WATER STUDIES AND IS SUBJECT TO CHANGE PER THE RESULTS OF THOSE STUDIES
 - 3) ALL PROPERTY OWNER INFORMATION SHOWN PER MARYLAND REAL PROPERTY TAX RECORDS.

FLOOR PLAN - 1ST FLOOR



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



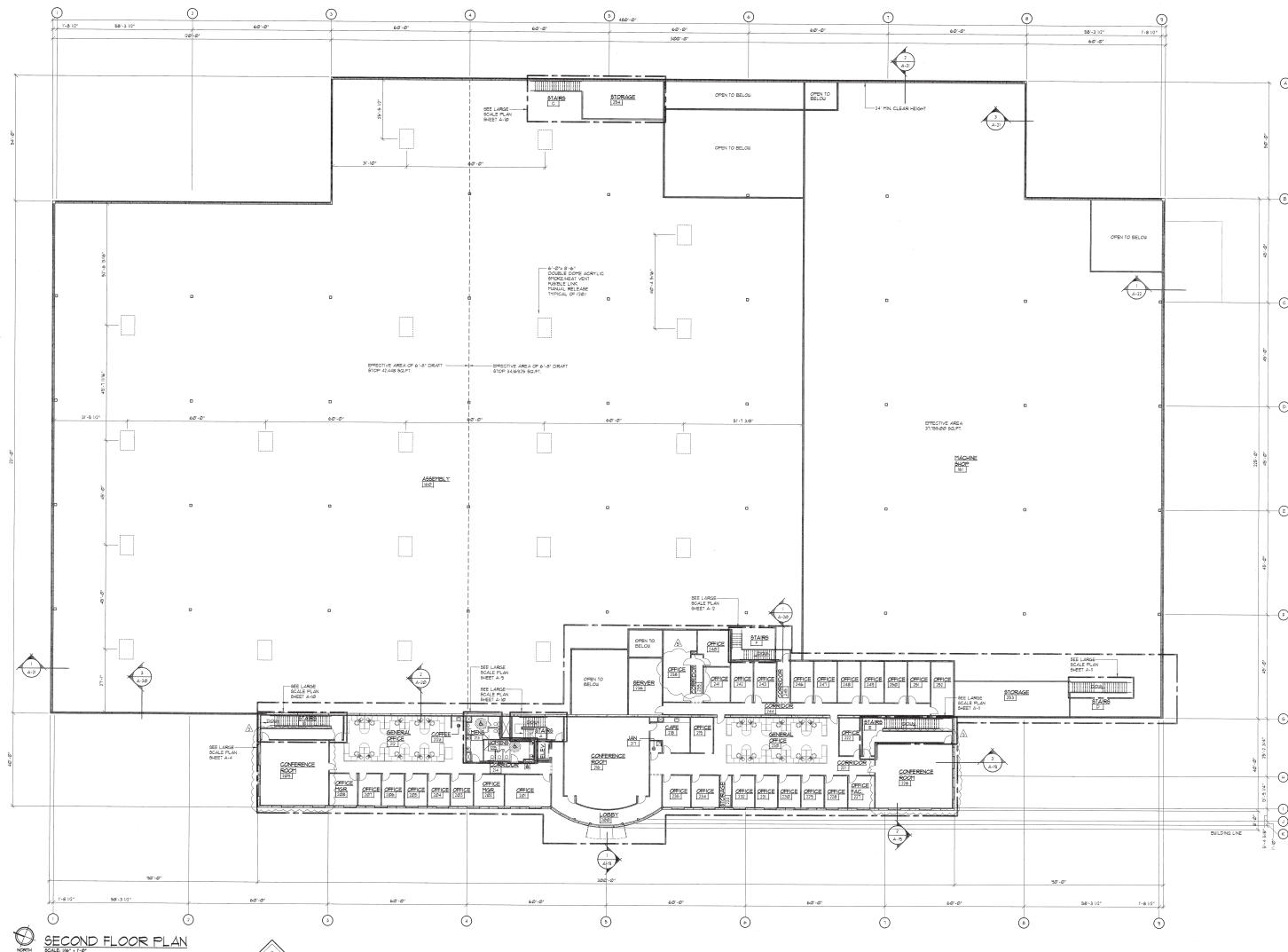
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ARCHITECT
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CONEWAGO
ENTERPRISES, INC.
100 CONVENT ROAD, SUITE 200, ROCHESTER, NY 14601
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REVISIONS		
NO.	DESCRIPTION	DATE
1	MAILED FOR PERMIT REVIEW	07/15/05
2	MAILED FOR CONSTRUCTION	08/06/05
3	CHANGES PER OWNER REQUEST	07/17/06
4	AS BUILT DRAWINGS	08/07/06

PROPOSED FACILITY
GENERAL DYNAMICS CORPORATION
LOT 2, WEST BRANCH TRADE CENTER
WESTMINSTER, MD. 21157

PROJECT 0447	DRAWN BY 1. P. HENRY
DATE 07/15/05	SCALE AS NOTED
SHEET A-1	FILE NO. E-290
JOB NO. 8650	DATE 10/05/06 PM 01/17/2006

FLOOR PLAN - 2ND FLOOR



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	08/06/05
2	CHANGES PER OWNER REQUEST	07/10/06
3	RELOCATED SPOKE VENTS	01/04/06
4	AS BUILT DRAWINGS	08/07/06

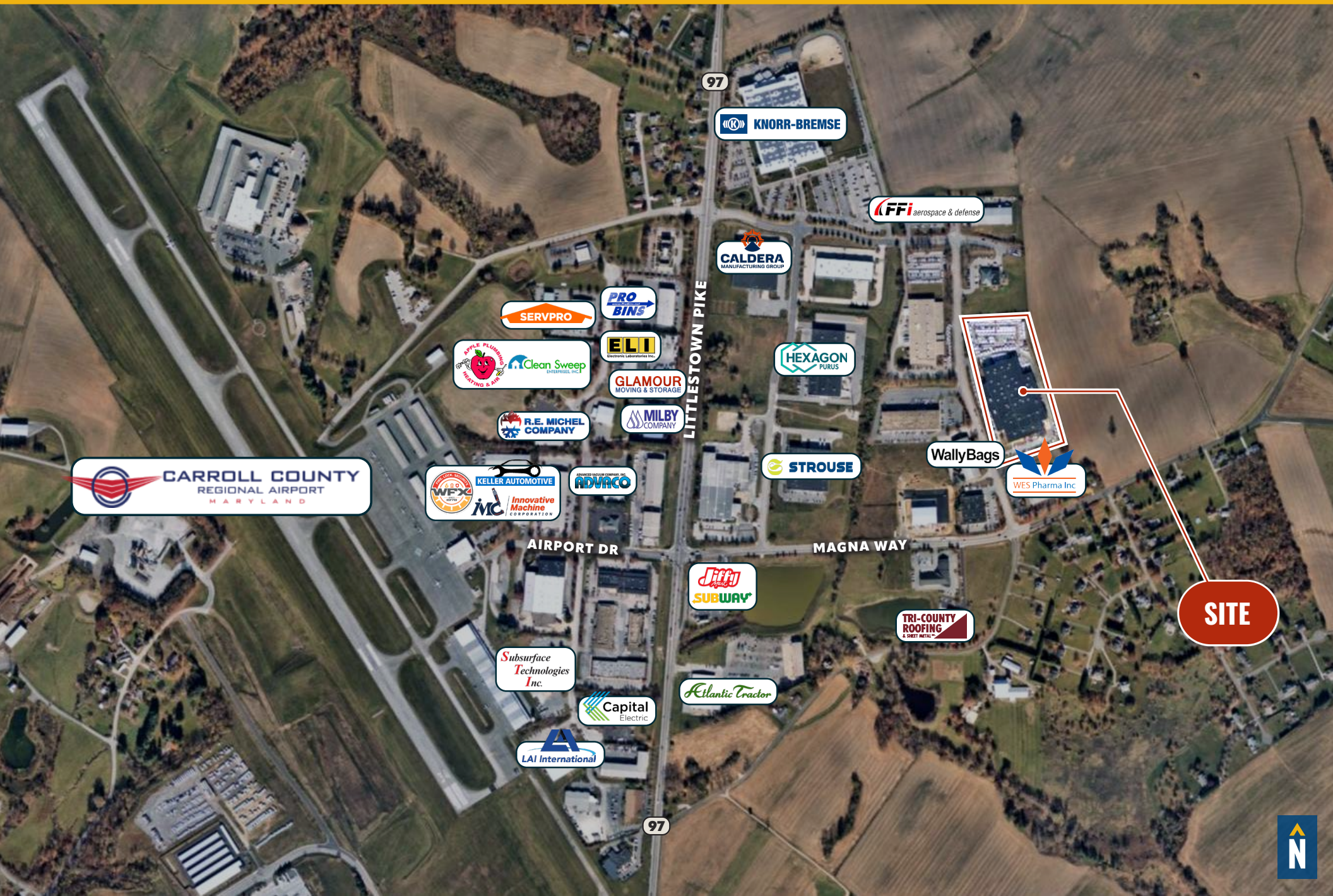
TITLE
SECOND FLOOR PLAN
PROPOSED FACILITY
GENERAL DYNAMICS CORPORATION
LOT 2, WEST BRANCH TRADE CENTER
WESTMINSTER, MD. 21157

PROJECT: 0447
DATE: 07/10/05
DRAWN BY: J.E.B.
SCALE: AS NOTED
SHEET: A-2
JOB NO: 8650
FILE NO: E-200
DRAWING: 10/13/05 PM 8:17:00PM

ADDITIONAL PHOTOS



NEARBY VICINITY



CARROLL COUNTY
REGIONAL AIRPORT
MARYLAND

KELLER AUTOMOTIVE
Innovative Machine Corporation

SERVPRO

PRO BINS

Clean Sweep
ENTERPRISES, INC.

ELI
Electronic Laboratories Inc.

GLAMOUR
MOVING & STORAGE

R.E. MICHEL COMPANY

MILBY COMPANY

ADVRACO

JIMMY SUBWAY

STROUSE

HEXAGON PURUS

CALDERA
MANUFACTURING GROUP

FFI aerospace & defense

KNORR-BREMSE

WallyBags

WES Pharma Inc

SITE

Subsurface Technologies Inc.

Capital Electric

LAI International

TRI-COUNTY ROOFING
& SHEET METAL

Atlantic Tractor



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 38.7 MILES
45 MIN. DRIVE

PORT OF BALTIMORE 39.6 MILES
50 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 38.1 MILES
45 MIN.

WASHINGTON, DC 67.6 MILES
1 HR. 30 MIN.

PHILADELPHIA, PA 132.0 MILES
2 HRS. 15 MIN.

RICHMOND, VA 163.0 MILES
3 HRS. 0 MIN.



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



515

3,841

11,605

DAYTIME POPULATION



2,779

12,222

29,203

AVERAGE HOUSEHOLD INCOME



\$143,384

\$137,224

\$120,138

NUMBER OF HOUSEHOLDS



533

2,576

8,646

MEDIAN AGE

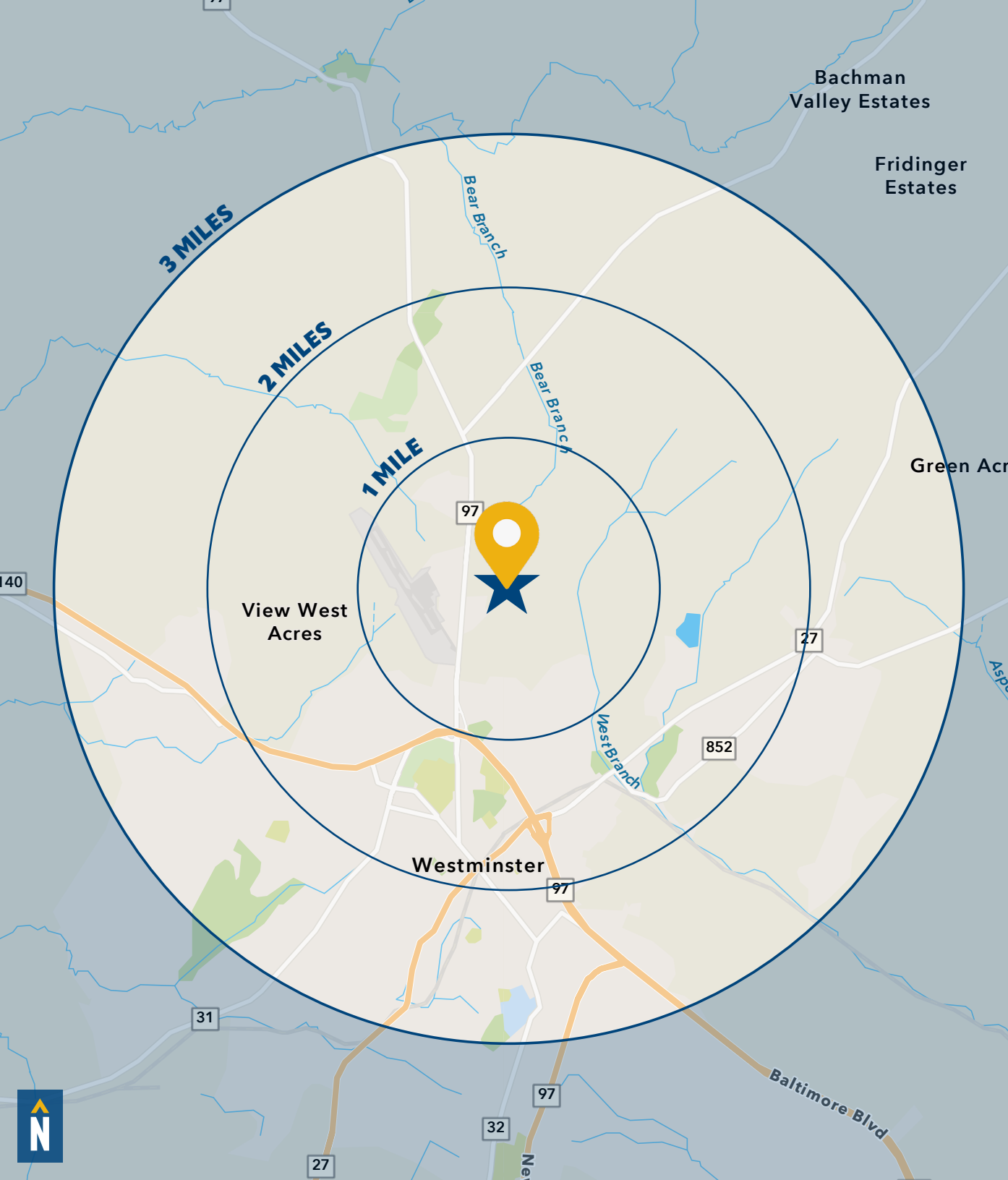


41.8

33.5

37.9

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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