



# 1843 OLD TANEYTOWN ROAD

WESTMINSTER, MARYLAND 21158

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Property includes multiple warehouse/flex spaces plus four (4) residential rental apartments
- Dock and Drive-In loading
- Ample parking and outside area
- Suite 1: 5,400 SF office with second floor office for lease



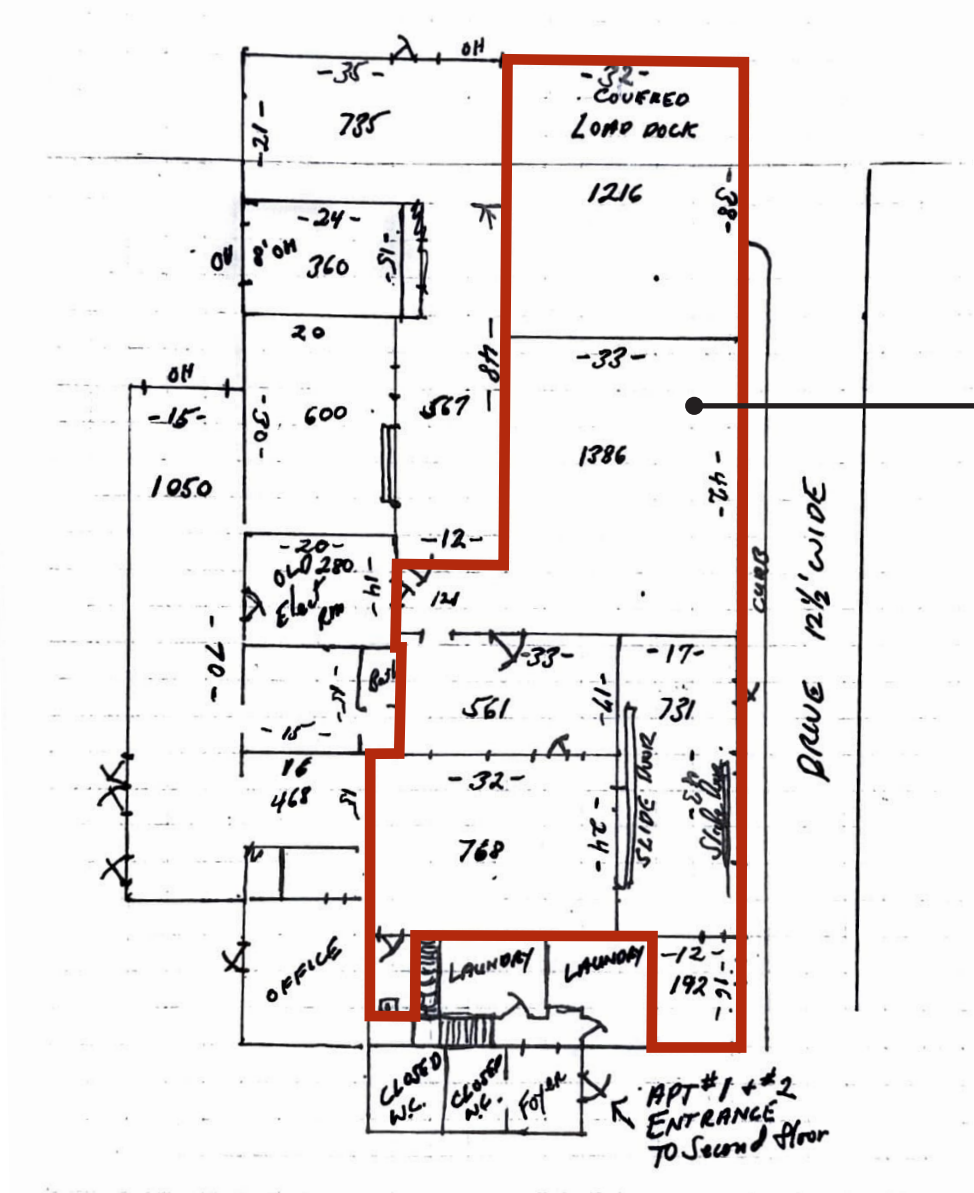
FOR LEASE:	SUITE 1: 5,400 SF ±
FOR SALE:	FULL BUILDING: 12,000 SF ±
LOT SIZE:	2.9 ACRES ±
CEILING HEIGHT:	10'
ZONING:	C-1
RENTAL RATE:	SUITE 1: \$6.00/SF, MG
SALE PRICE:	FULL BUILDING: \$880,000



# INTERIOR PHOTOS



# FLOOR PLAN



**5,400 SF ±**  
AVAILABLE



# TRADE AREA

## DRIVING DISTANCE TO:

**140** 0.3 MILES  
1 MIN. DRIVE

**97** 4.2 MILES  
6 MIN. DRIVE

**INTERSTATE 795** 16.5 MILES  
24 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT 42.6 MILES  
55 MIN. DRIVE

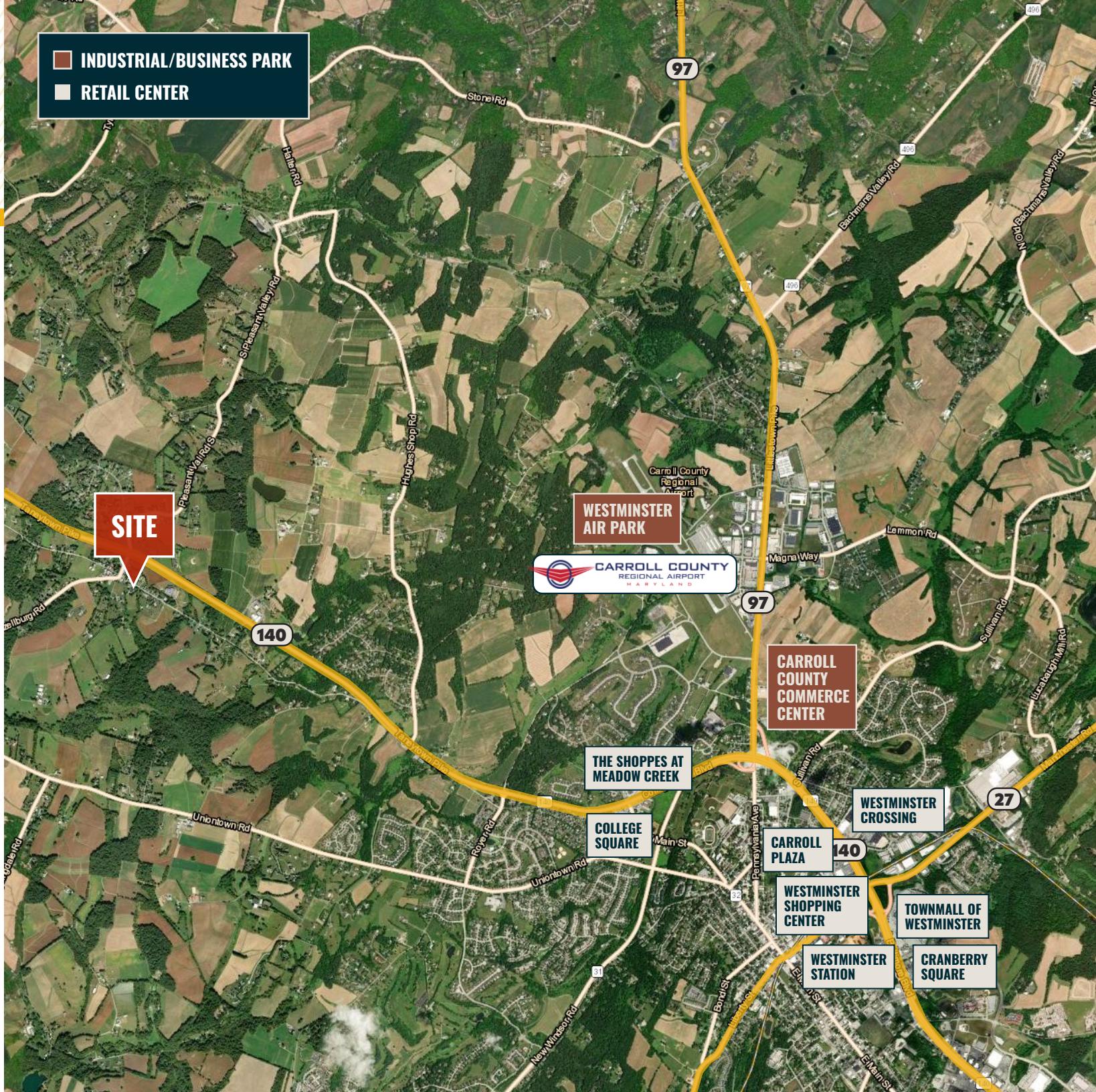
**PORT OF BALTIMORE** 42.4 MILES  
54 MIN. DRIVE (FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 40.9 MILES  
54 MIN.

**WASHINGTON, DC** 74 MILES  
1 HR. 36 MIN.

**PHILADELPHIA, PA** 134 MILES  
2 HRS. 31 MIN.

**RICHMOND, VA** 165 MILES  
3 HRS. 10 MIN.



# DEMOGRAPHICS

2025



10 MIN.

15 MIN.

20 MIN.

## RESIDENTIAL POPULATION



29,169

57,921

88,969

## DAYTIME POPULATION



30,387

58,544

80,487

## AVERAGE HOUSEHOLD INCOME



\$124,260

\$121,044

\$125,747

## NUMBER OF HOUSEHOLDS



10,711

21,886

33,654

## MEDIAN AGE

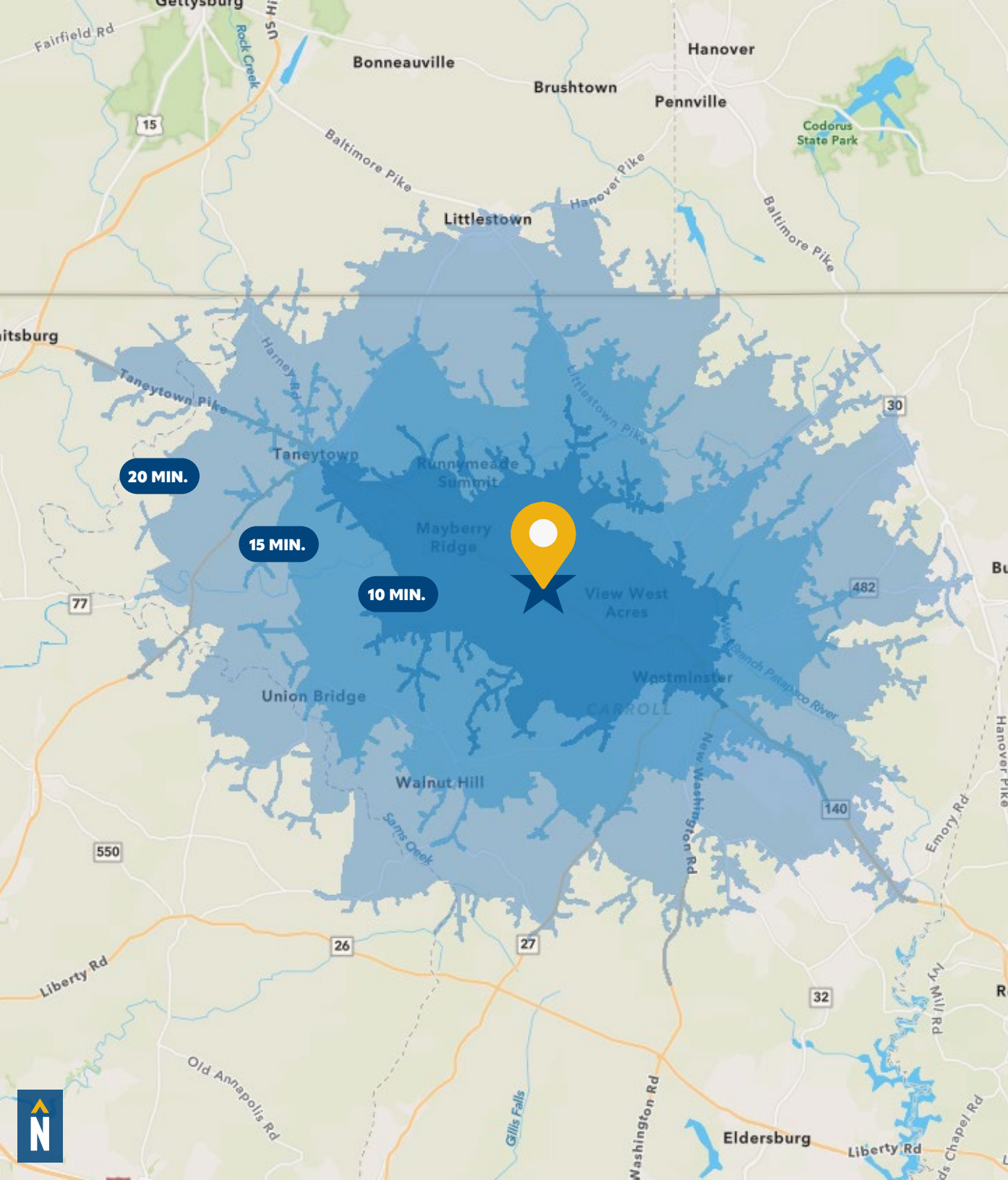


39.4

41.0

42.1

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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