



FOR **LEASE**

# MANUFACTURING/WAREHOUSE BLDG.

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157



UNIT C

**34,000 SF ± AVAILABLE**  
WAREHOUSE/OFFICE SPACE

UNIT B

**25,250 SF ± AVAILABLE**  
WAREHOUSE/OFFICE SPACE

**TOTAL OF**  
**59,250 SF ±**

**(41,500 SF ± OF**  
**WAREHOUSE SPACE**  
**AND 17,750 SF ± OF**  
**OFFICE SPACE)**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two (2) spaces available separately, or combined
  - » **Unit B:** 10,500 SF  $\pm$  warehouse space with 14,750 SF  $\pm$  of 1st and 2nd floor office space
  - » **Unit C:** 31,000 SF  $\pm$  warehouse space with 3,000 SF  $\pm$  of 2nd floor office space
- Turn-key potential for manufacturing, assembly, or warehouse users
- Abundant surface parking
- New rubber membrane roof
- Wet sprinkler system

**UNIT B:** 25,250 SF  $\pm$  (1ST & 2ND FL. SPACE)

**UNIT C:** 34,000 SF  $\pm$  (1ST & 2ND FL. SPACE)

**CLEAR HEIGHT:** 22'  $\pm$  (WAREHOUSE)

**LOADING:** 5 LOADING DOCKS, 1 DRIVE IN

**PARKING:** 250 SURFACE SPACES  $\pm$

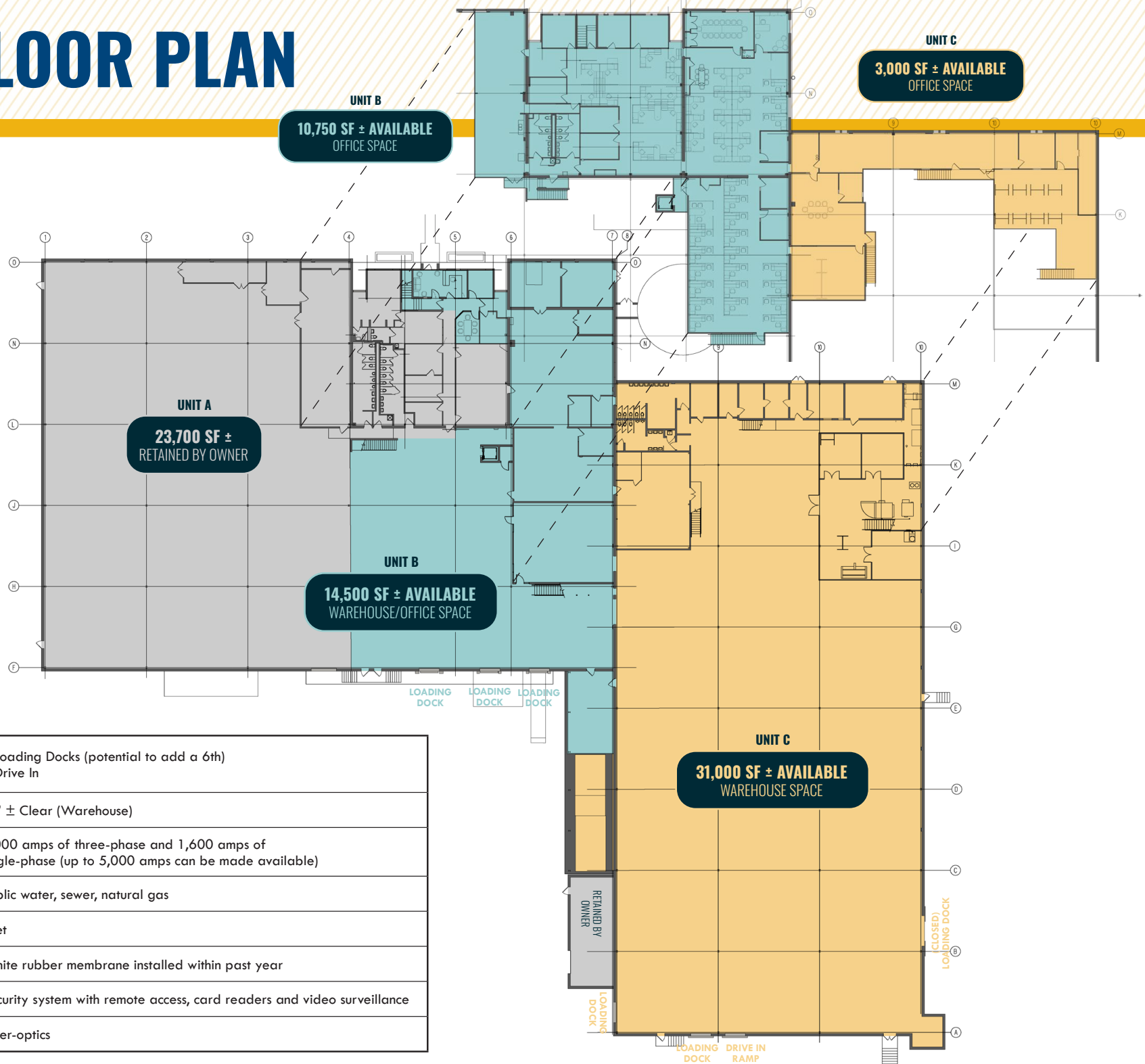
**ZONING:** I-1 (LIGHT INDUSTRIAL DISTRICT)

**RENTAL RATE:** NEGOTIABLE





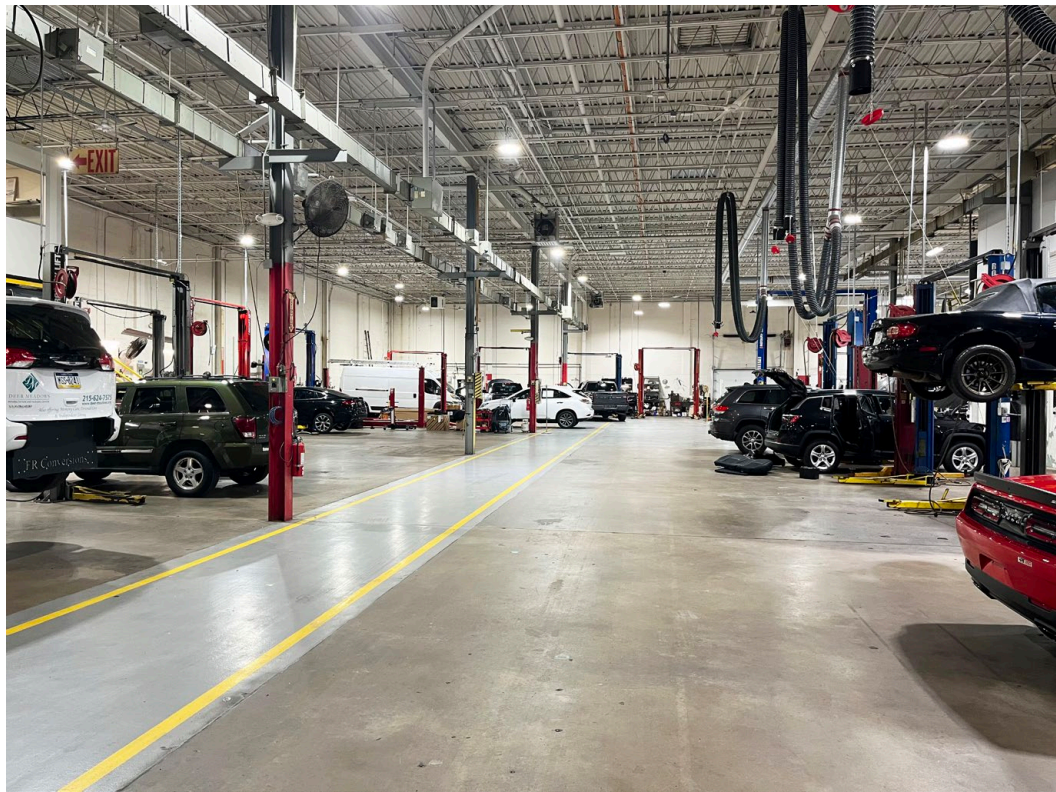
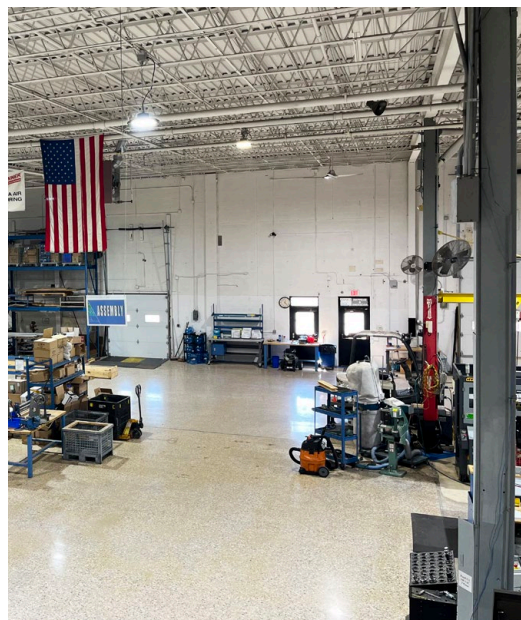
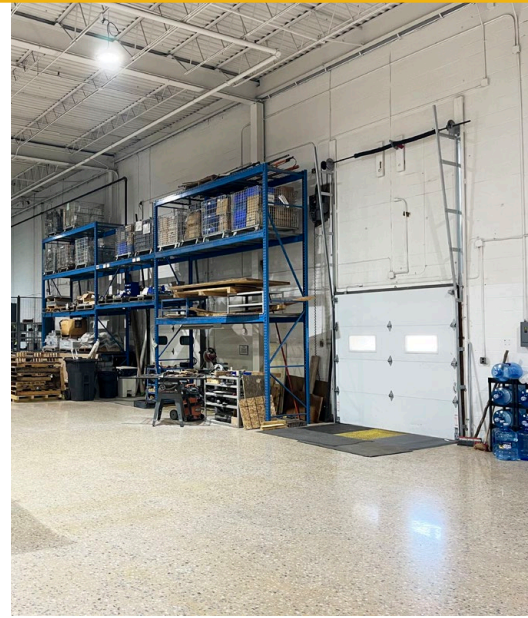
# 1ST FLOOR PLAN



<b>Loading:</b>	5 Loading Docks (potential to add a 6th) 1 Drive In
<b>Ceiling Height:</b>	22' ± Clear (Warehouse)
<b>Electric:</b>	2,000 amps of three-phase and 1,600 amps of single-phase (up to 5,000 amps can be made available)
<b>Utilities</b>	Public water, sewer, natural gas
<b>Sprinkler System:</b>	Wet
<b>Roof:</b>	White rubber membrane installed within past year
<b>Security:</b>	Security system with remote access, card readers and video surveillance
<b>Internet:</b>	Fiber-optics



# WAREHOUSE PHOTOS





# OFFICE PHOTOS



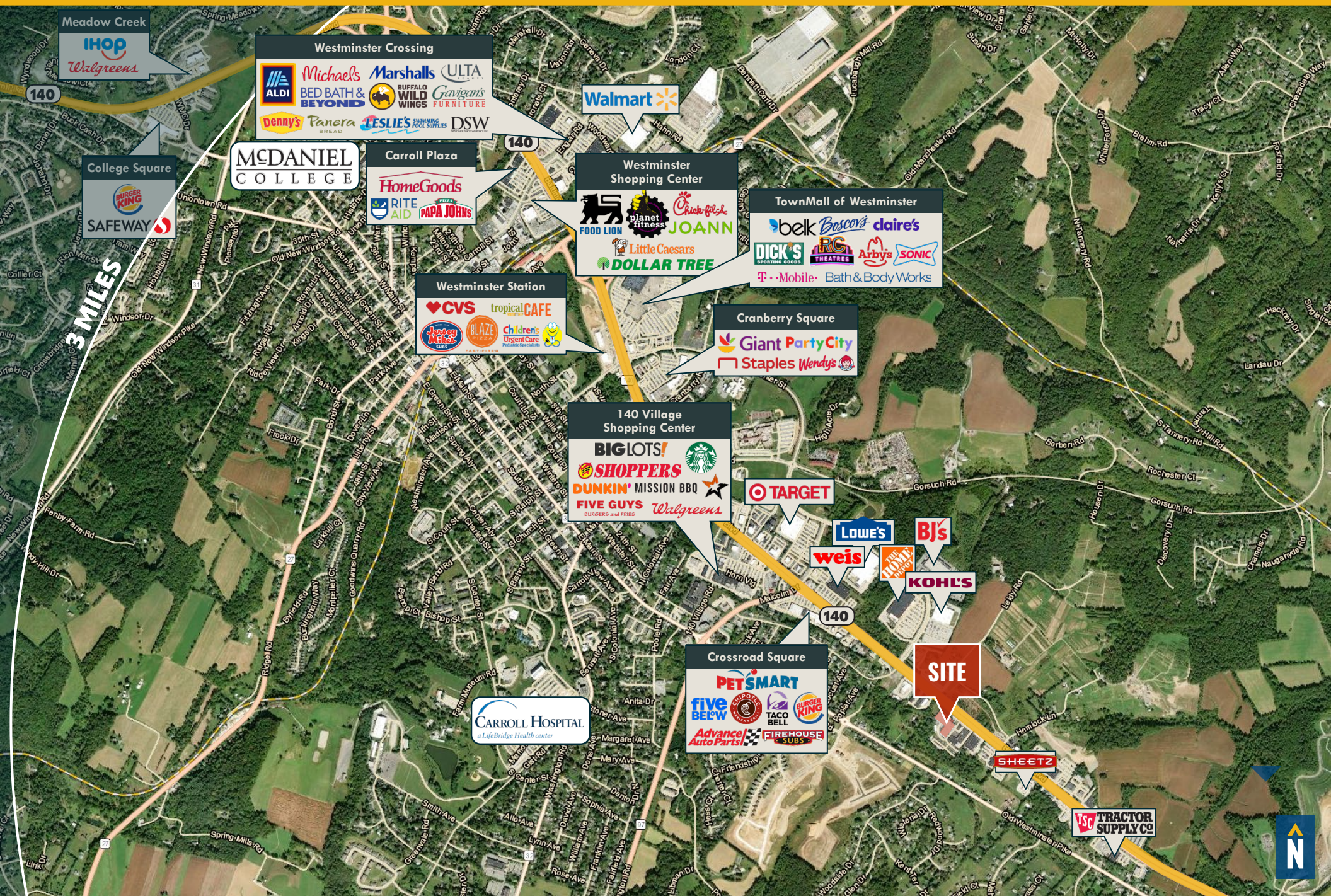


# AERIAL OVERVIEW





# WESTMINSTER TRADE AREA





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,527

26,632

51,283

## DAYTIME POPULATION



4,621

34,958

53,441

## AVERAGE HOUSEHOLD INCOME



\$128,733

\$111,343

\$125,970

## NUMBER OF HOUSEHOLDS



870

10,111

19,207

## MEDIAN AGE

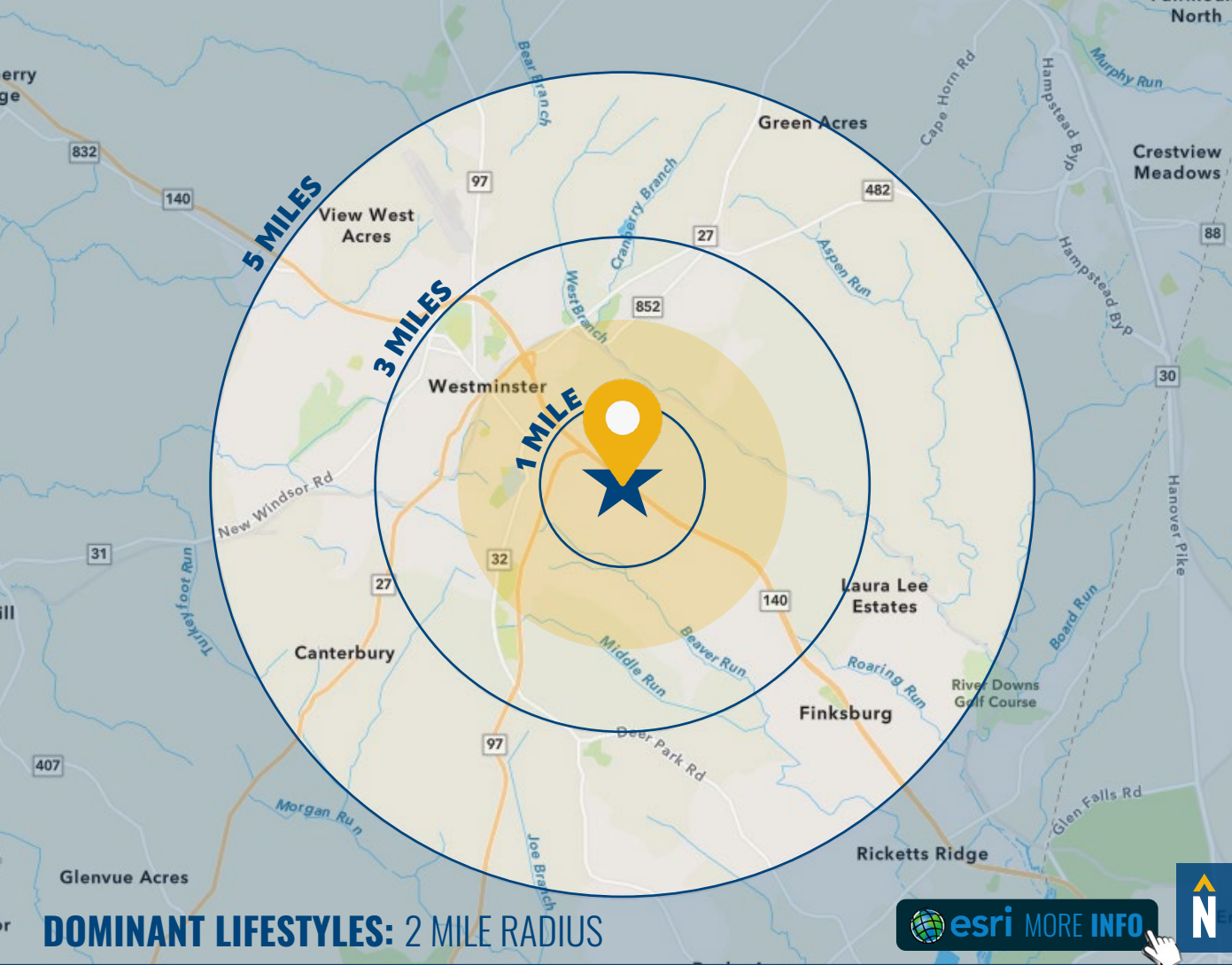


47.2

41.1

42.2

FULL DEMOS REPORT



esri MORE INFO

**29%**  
SAVVY  
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**  
Median Household Income: **\$108,700**

**24%**  
SOCIAL  
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**  
Median Household Income: **\$17,900**

**17%**  
FRONT  
PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**  
Median Household Income: **\$43,700**



# FOR MORE INFO **CONTACT:**



## **DENNIS BOYLE**

SENIOR VICE PRESIDENT

**443.798.9339**

**DBOYLE@mackenziecommercial.com**



## **TIM HARRINGTON**

VICE PRESIDENT

**410.494.4855**

**TIMHARRINGTON@mackenziecommercial.com**



## **GRAHAM SEVY**

REAL ESTATE ADVISOR

**410.830.1399**

**GSEVY@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093

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