



FOR **LEASE**

# WAREHOUSE/AUTO SERVICE FACILITY

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157

34,000 SF ± **AVAILABLE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 31,000 SF  $\pm$  of warehouse space and 3,000 SF  $\pm$  of mezzanine office space (currently built out as automotive/truck repair facility)
- New rubber membrane roof
- Wet sprinkler system
- Unique (water tank) signage opportunity facing busy Rt. 140/Baltimore Blvd: 43,000+ cars/day
- Abundant dedicated parking, with additional surface parking available

AVAILABLE:

34,000 SF  $\pm$  (UNIT C)

CLEAR HEIGHT:

22'  $\pm$  (WAREHOUSE)

LOADING:

2 DOCKS, 1 DRIVE-IN

PARKING:

250 SURFACE SPACES  $\pm$

ZONING:

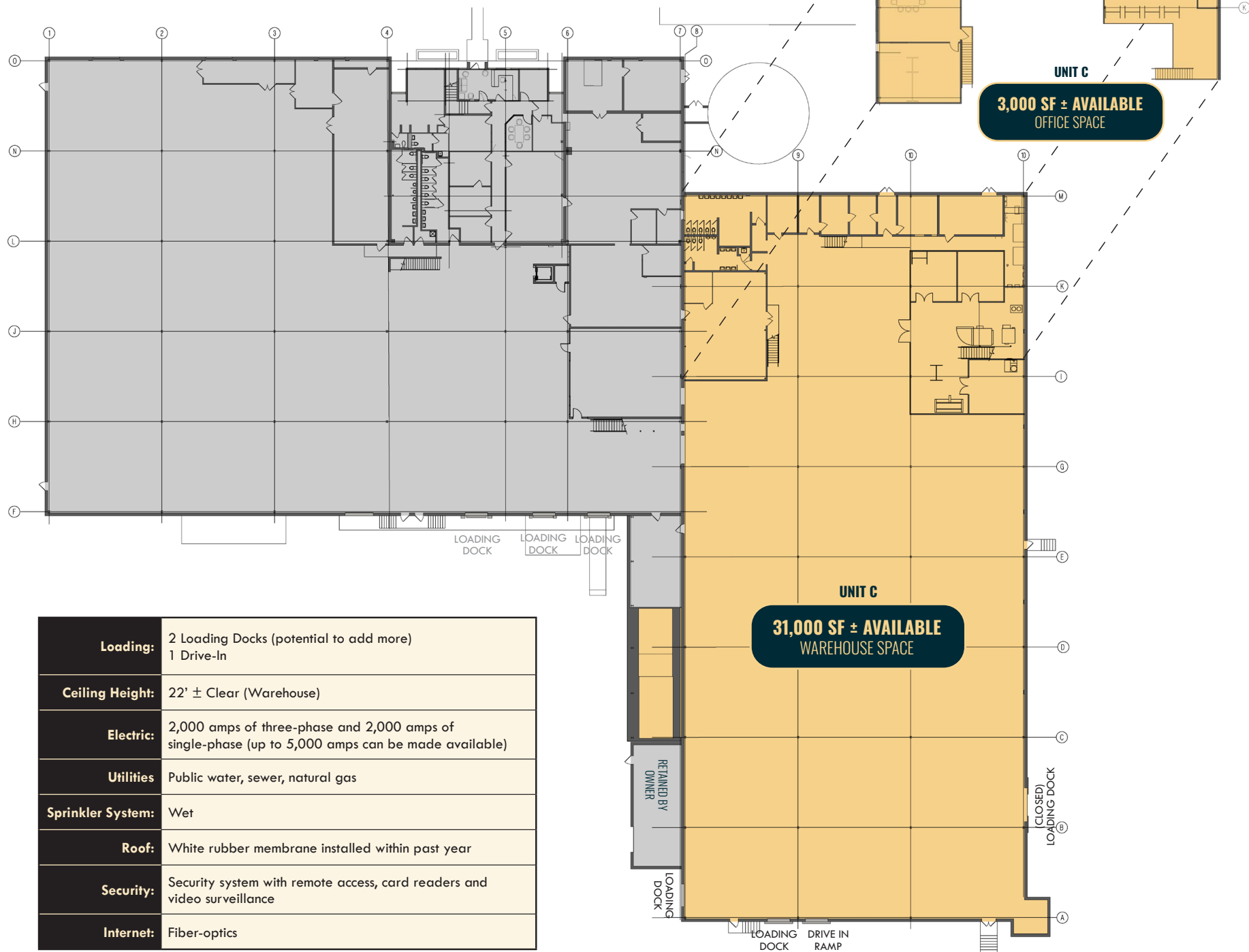
I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

\$11.00 PSF, NNN

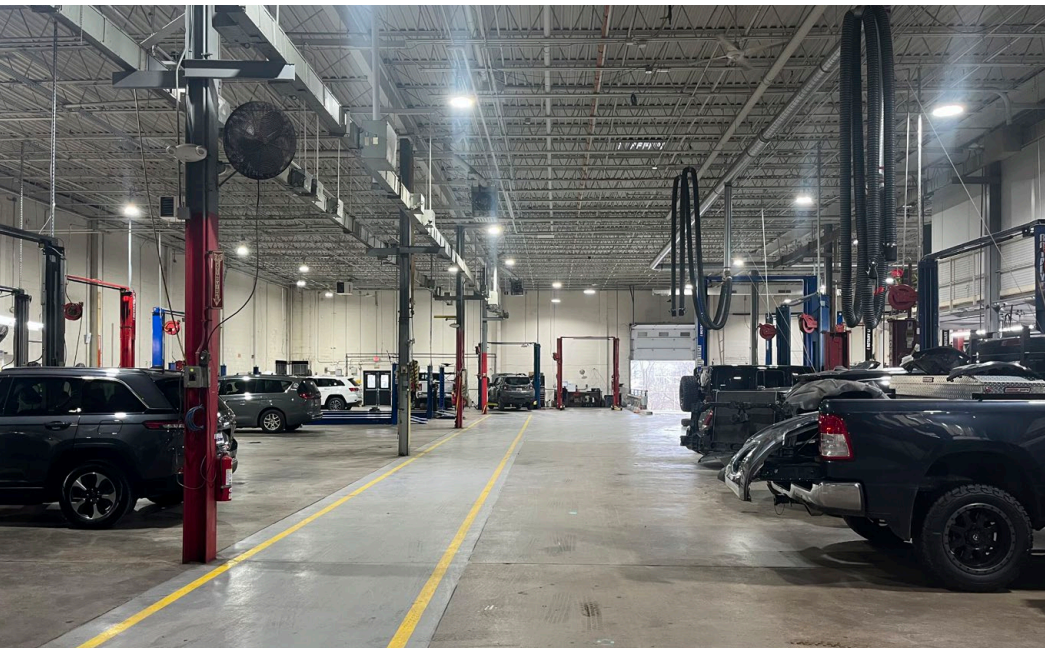
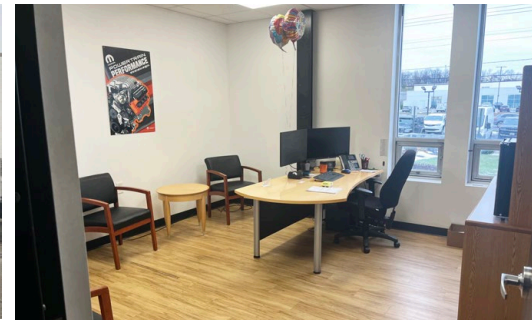
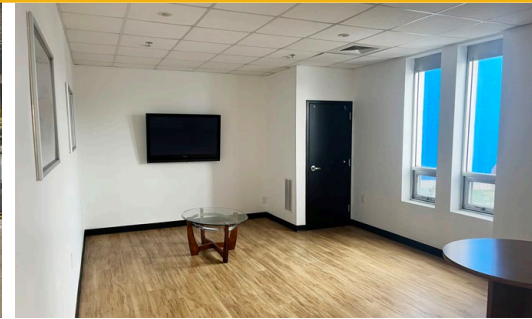
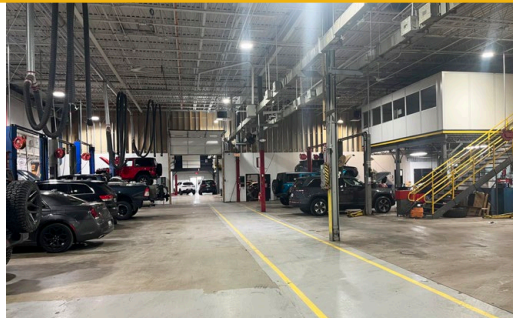


# 1ST FLOOR PLAN





# ADDITIONAL PHOTOS





# AERIAL OVERVIEW



BATTERY  
WAREHOUSE

LenStoler  
CHEVROLET

140

BALTIMORE BLVD

43,061 AADT

SHERWIN-WILLIAMS

GOODYEAR

LenStoler  
CHRYSLER  
DODGE  
Jeep RAM

ExpressCare  
URGENT CARE CENTERS

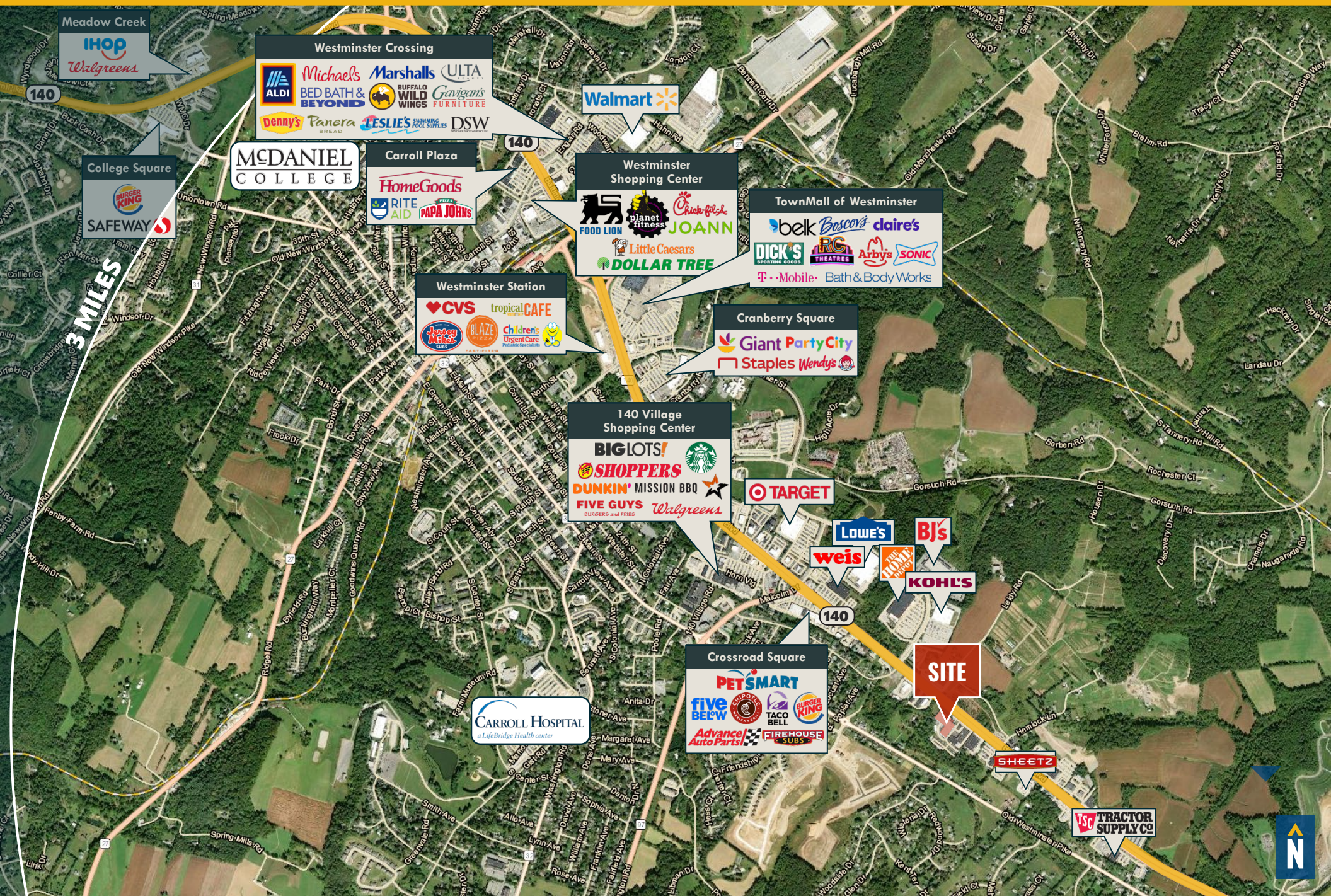
RE/MAX  
ADVANTAGE REALTY

SHEETZ





# WESTMINSTER TRADE AREA





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



3,027

26,922

52,031

## DAYTIME POPULATION



5,100

34,998

54,032

## AVERAGE HOUSEHOLD INCOME



\$136,545

\$116,465

\$129,797

## NUMBER OF HOUSEHOLDS



1,039

10,213

19,538

## MEDIAN AGE

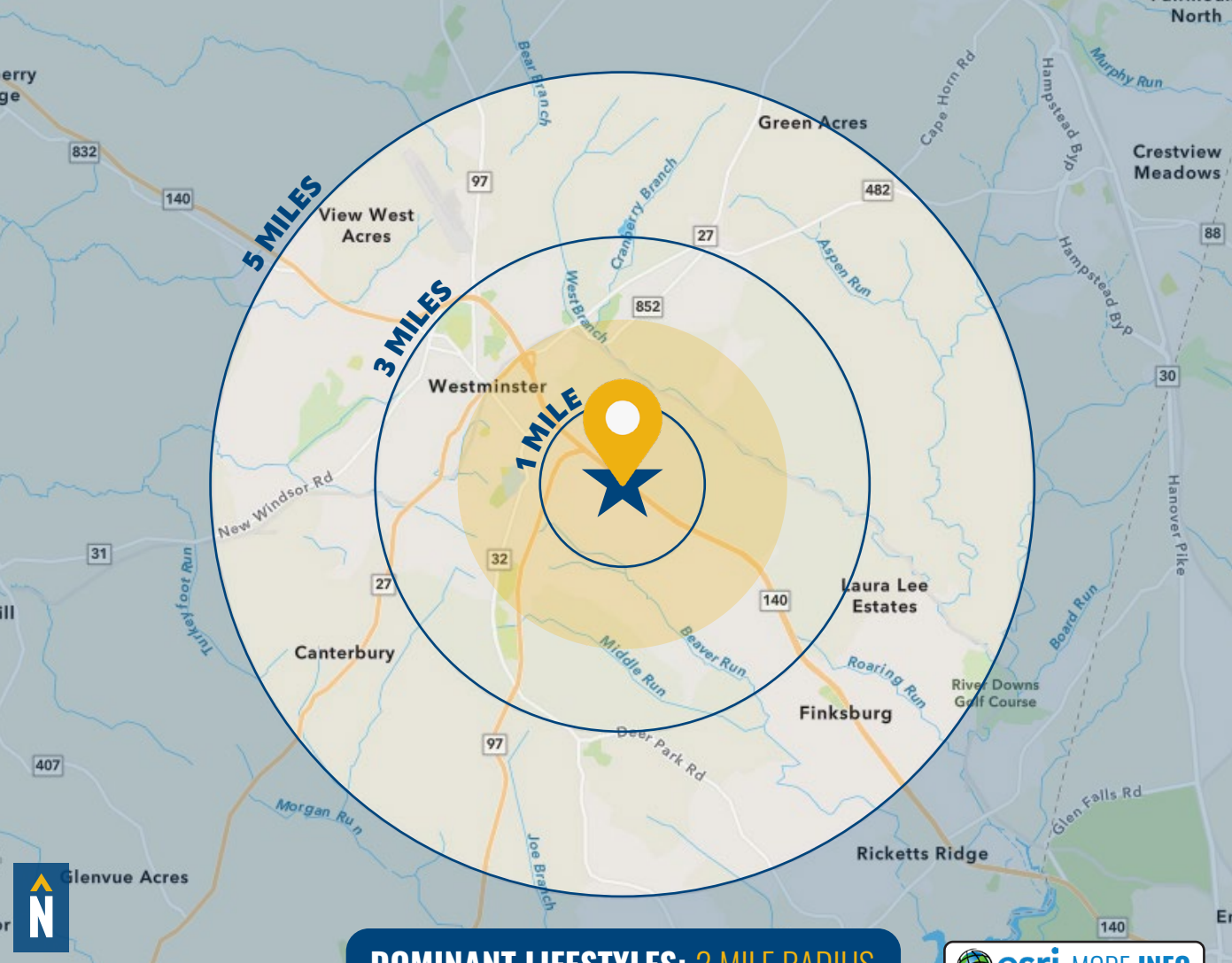


45.0

40.5

41.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

35%

SAVVY  
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

14%

SINGLE THRIFTIES

MEDIAN

AGE: 37.0

HH INCOME: \$47,084



These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

14%

RETIREMENT  
COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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