

FOR LEASE

 Carroll County, Maryland

TURN-KEY INDUSTRIAL MANUFACTURING SPACE

861 BALTIMORE BLVD | WESTMINSTER, MD 21157

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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Carroll County, Maryland

INDUSTRIAL MANUFACTURING SPACE

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157

AVAILABLE

55,000 ± (2 levels)

- ▶ 35,000 sf ± of production/manufacturing space
- ▶ 20,000 sf ± of office space (elevator served)
- ▶ 3,000 sf ± detached metal butler building (100' x 30' ±)

ZONING

I-1 (Light Industrial District)

LOADING

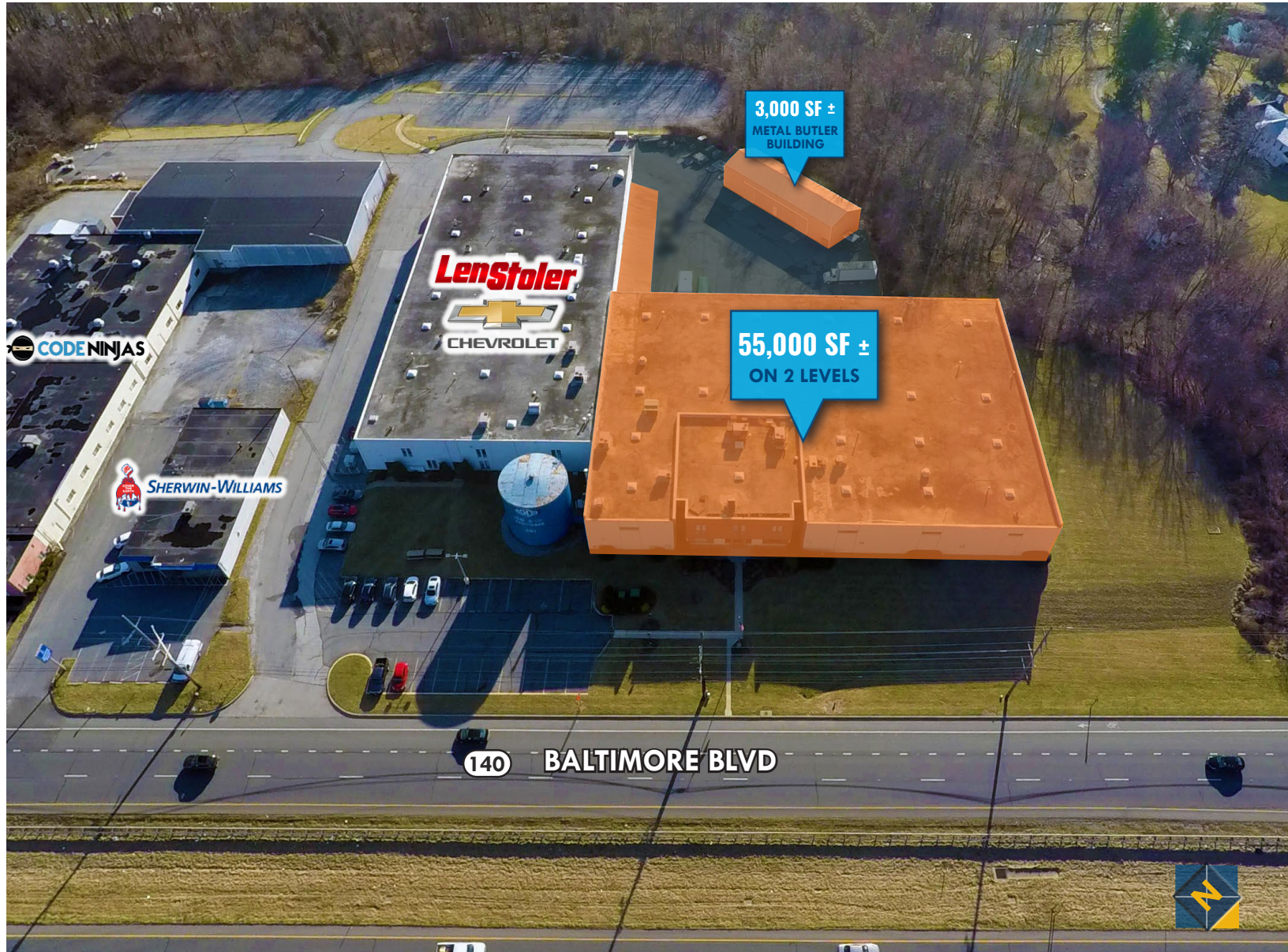
3 Loading Docks
(potential to add 1-2 more)

CEILING HEIGHT

22 ft. clear in warehouse

HIGHLIGHTS

- ▶ Turn-key potential for aerospace, defense and other commercial contractors
- ▶ New rubber membrane roof
- ▶ 1,000 sf ± high-voltage isolated test room
- ▶ Wet sprinkler system
- ▶ Industrial compactor



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AERIAL OVERVIEW

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OVERALL FLOOR PLAN

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LOADING

3 Loading Docks

CEILING HEIGHT

22 ft. clear in warehouse

ELECTRIC

2,000 amps of three-phase and 1,600 amps of single-phase (up to 5,000 amps can be made available)

UTILITIES

Public water, sewer, natural gas

SPRINKLER SYSTEM

Wet

ROOF

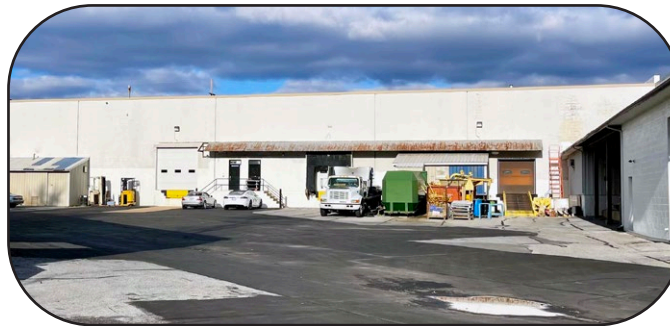
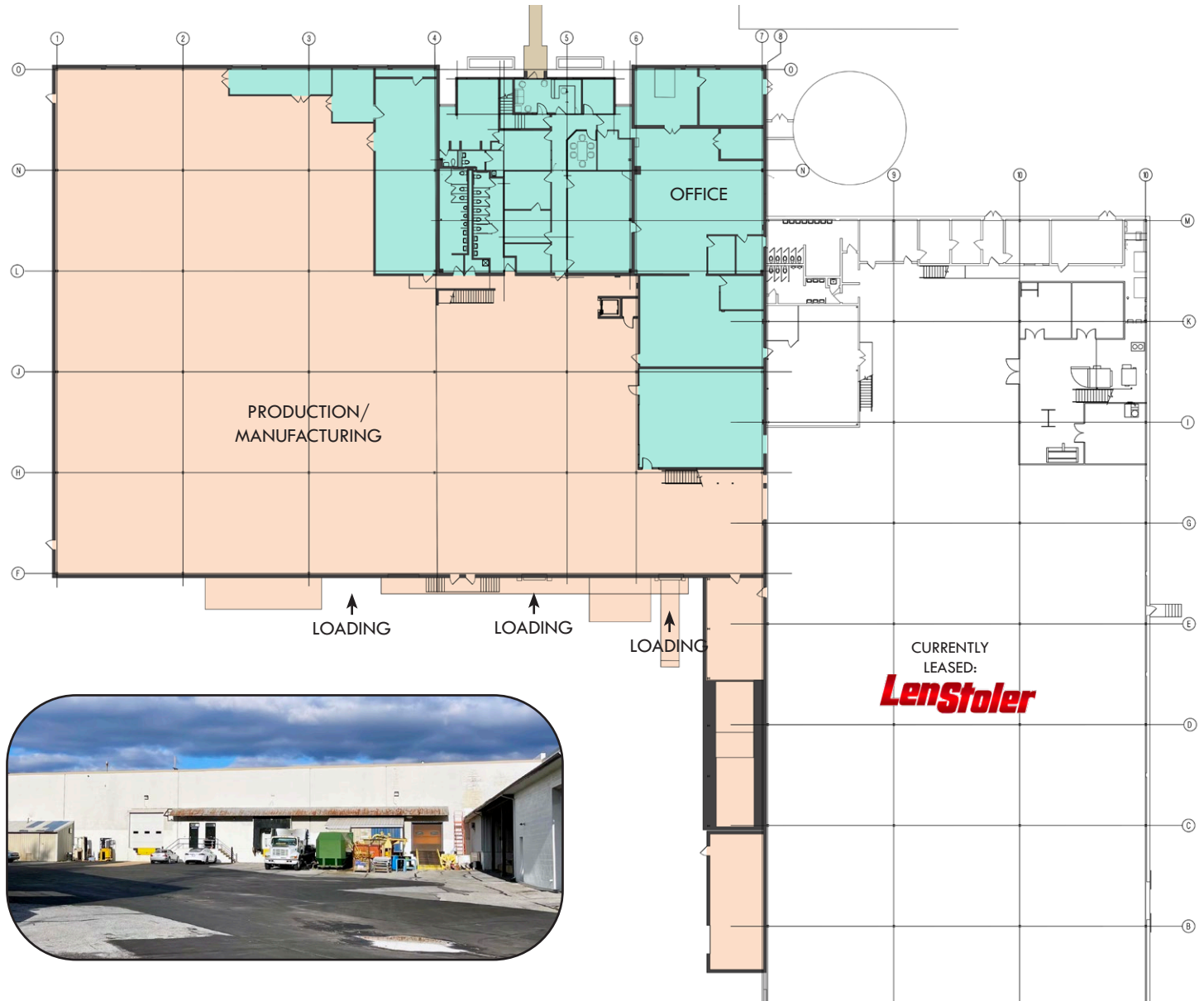
White rubber membrane installed within past year

SECURITY

Security system with remote access, card readers and video surveillance

INTERNET

Fiber-optics



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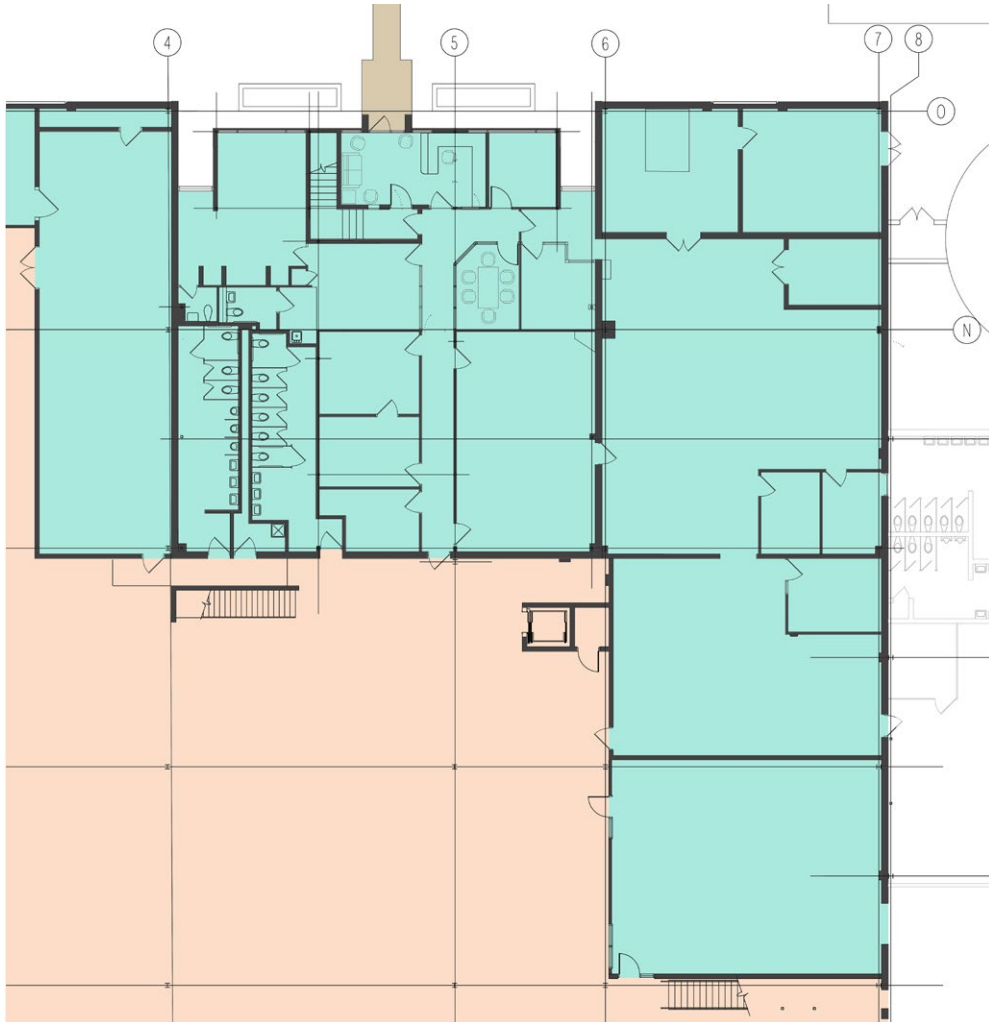
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1ST & 2ND FLOOR OFFICES

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157



1ST FLOOR: OFFICES



2ND FLOOR: OFFICES

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WAREHOUSE PHOTOS

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OFFICE PHOTOS

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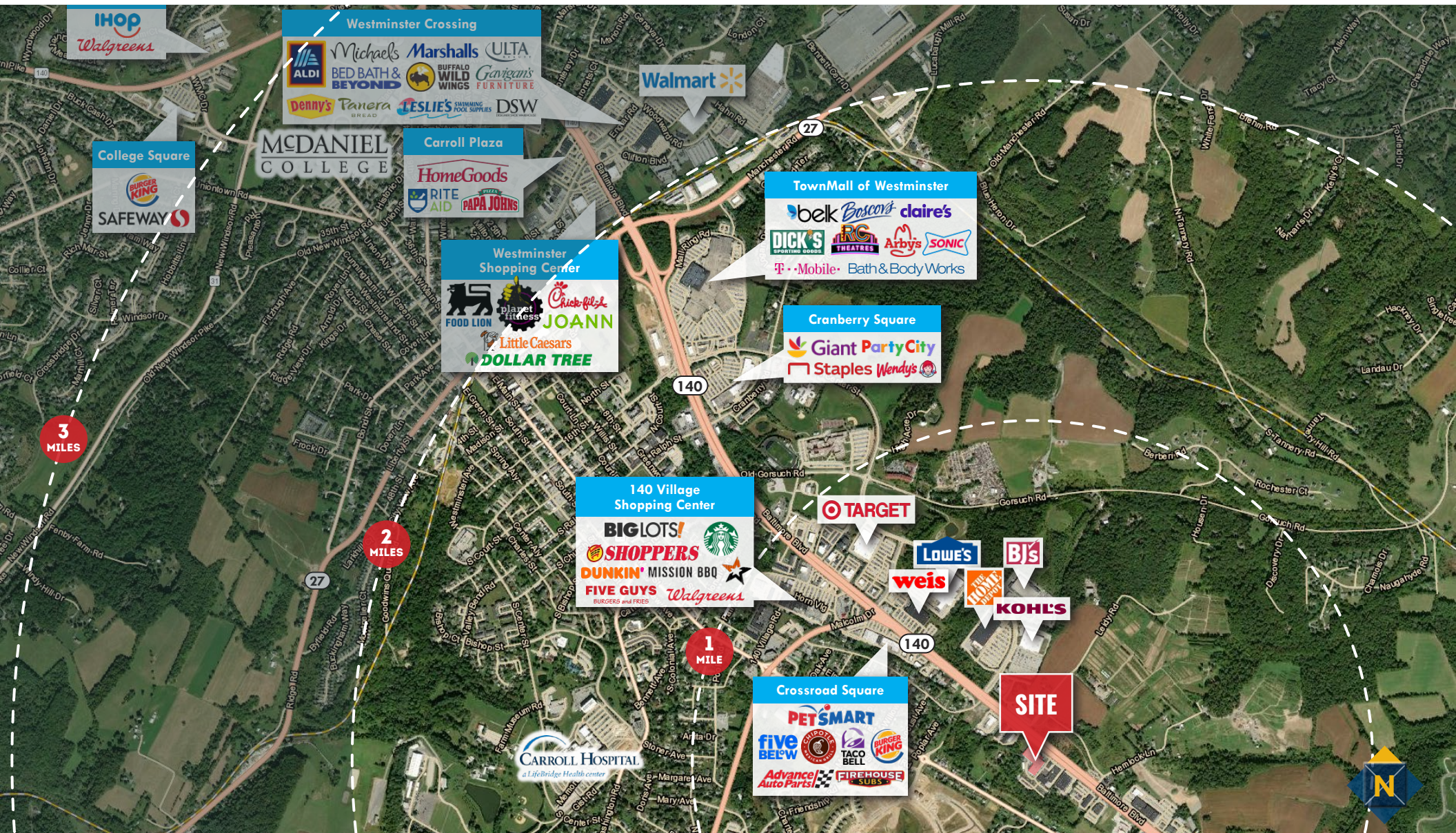
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WESTMINSTER TRADE AREA

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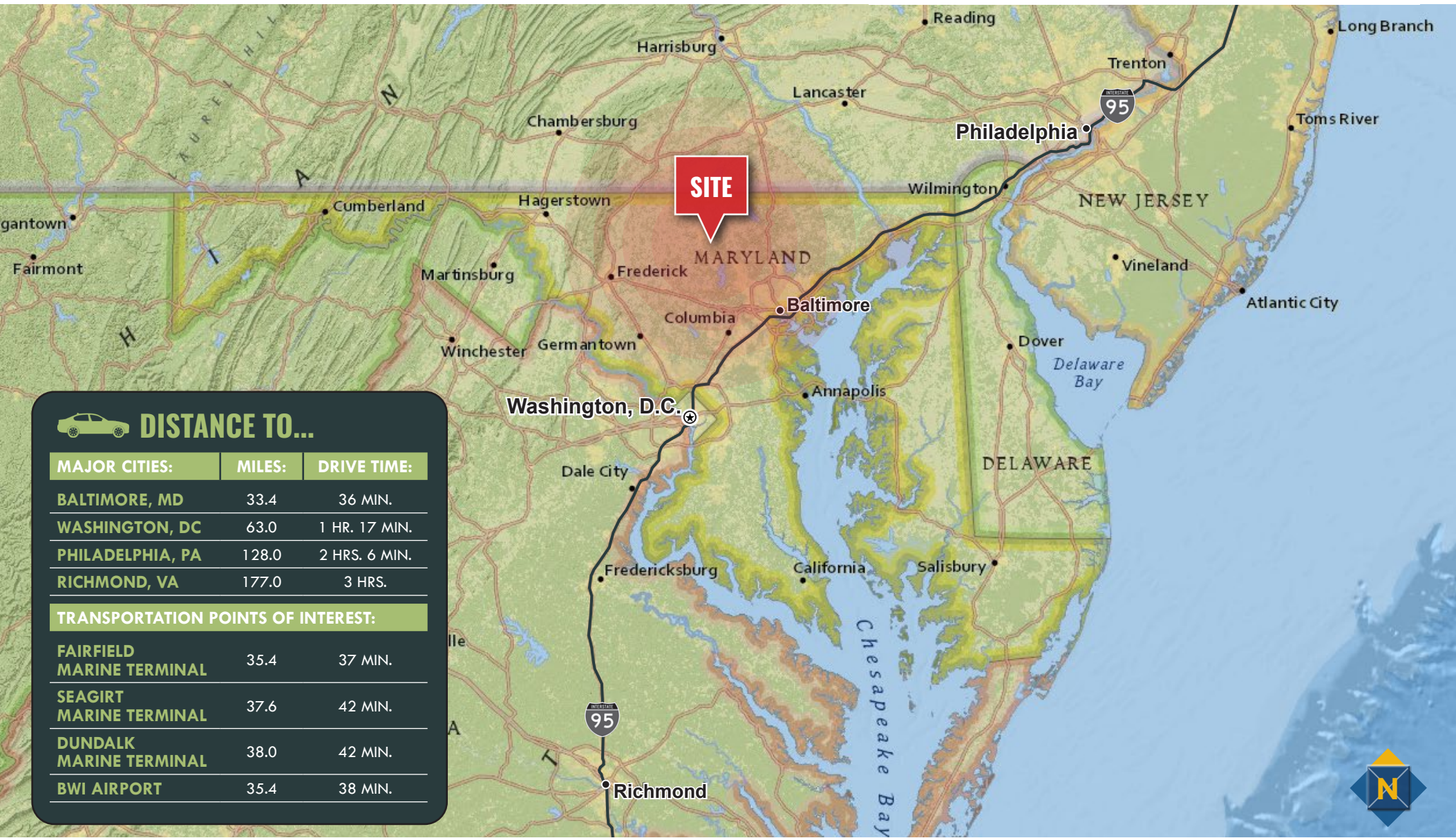


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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	33.4	36 MIN.
WASHINGTON, DC	63.0	1 HR. 17 MIN.
PHILADELPHIA, PA	128.0	2 HRS. 6 MIN.
RICHMOND, VA	177.0	3 HRS.
TRANSPORTATION POINTS OF INTEREST:		
FAIRFIELD MARINE TERMINAL	35.4	37 MIN.
SEAGIRT MARINE TERMINAL	37.6	42 MIN.
DUNDALK MARINE TERMINAL	38.0	42 MIN.
BWI AIRPORT	35.4	38 MIN.





DENNIS BOYLE

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