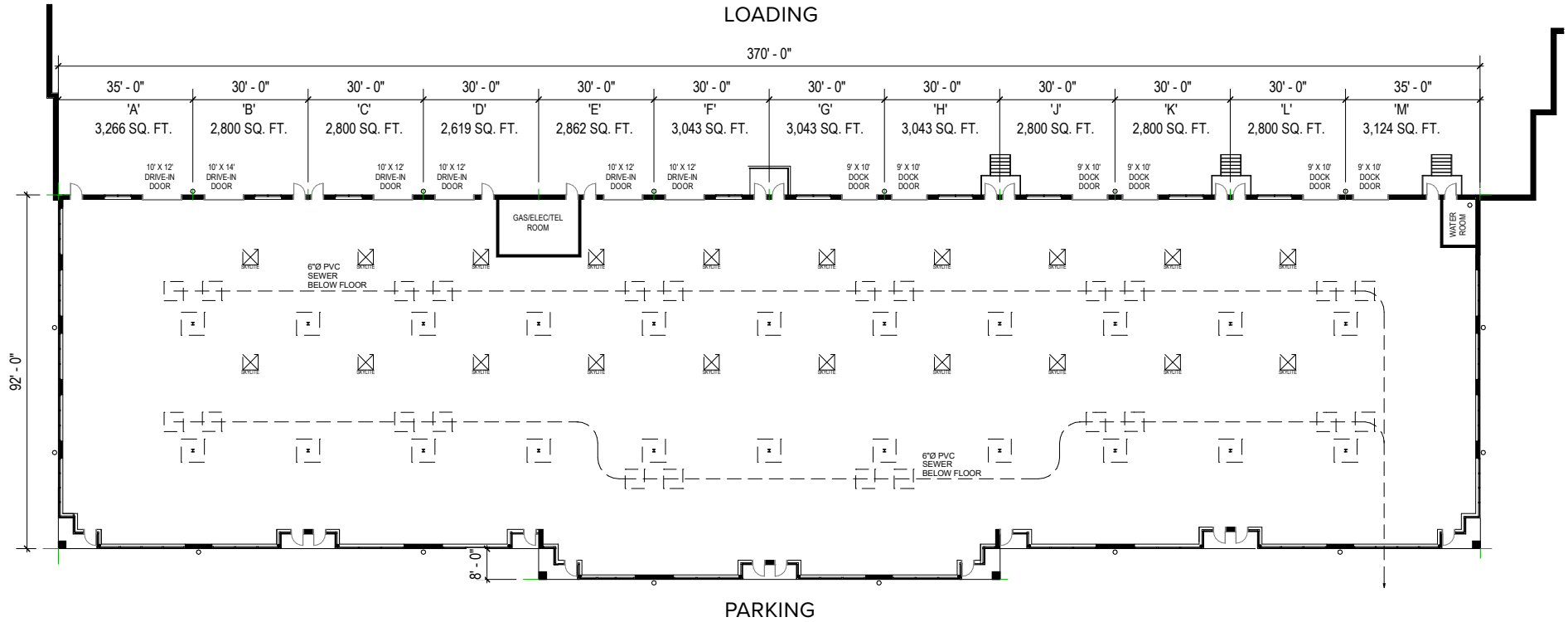


Total SF Available:
2,619 - 35,000 SF

**CLICK TO VIEW
VIRTUAL TOUR**



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Westwood Commerce Park

Westwood Commerce Park is a nearly 16-acre Wicomico County business community located along US Route 50 (Ocean Gateway) and Naylor Mill Road in Salisbury.

- ▶ Flexible suite sizes ranging from 2,500 square feet up to 35,880 square-feet with full-building opportunities for a variety of office, flex/R&D, and warehouse uses
- ▶ Excellent visibility and access off US Route 50
- ▶ Development plans include more than 106,500 square feet of flex/R&D and a retail pad site



*Above: Flex/R&D interior office build-out
Below: Flex/R&D Warehouse/lab build-out*



Flex/R&D Buildings

| | | |
|---------------------|-----------|--------|
| 1610 Westwood Drive | 35,000 SF | |
| 1630 Westwood Drive | 35,640 SF | |
| Building B | 35,880 SF | FUTURE |

Flex/R&D Specifications

| | |
|----------------|-------------------------|
| LEED | Designed |
| Suite Sizes | 2,500 up to 35,880 SF |
| Ceiling Height | 18 ft. clear height |
| Parking | 4 spaces per 1,000 SF |
| Roof | TPO |
| Construction | Brick on block |
| Loading | Drive-in & dock loading |
| Zoning | LB-1 |

Pad Site

Retail Pad A 3± Acres Ideal for gas or c-store

Traffic Count (MDOT)

US 50 at Salisbury Bypass: 21,582 vehicles/day

US 50 at Jersey Road: 17,212 vehicles/day

Demographics

| | 3 Miles | 5 Miles | 7 Miles |
|-----------------------|----------|----------|----------|
| Population | 28,142 | 74,413 | 91,876 |
| Number of Households | 10,683 | 28,653 | 35,393 |
| Avg. Household Income | \$73,507 | \$83,202 | \$85,140 |



For more information on Westwood Commerce Park, visit: sjpi.com/westwood



Distances to:

- Salisbury (Downtown) 3 miles
- Salisbury University 4 miles
- Delaware State Line 8 miles
- Berlin, MD 26 miles
- Millsboro, Delaware 26 miles
- Virginia State Line 35 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

FLEX/R&D LEASING:

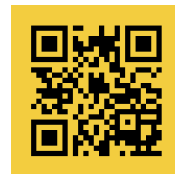
Mike White
Leasing Representative
mwhite@sjpi.com
410.369.1295

RETAIL LEASING:

Eric Llewellyn
Senior Retail Leasing Representative
ellewellyn@sjpi.com
443.464.1308

Southern Maryland Regional Office:
16901 Melford Boulevard | Suite 300
Bowie, MD 20715

301.970.0100 | SJPI.COM/SOUTHERNMMD



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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



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