

NEW BUSINESS COMMUNITY

Over 139K SF of Flex/R&D Planned for Development



Westwood Commerce Park

US Route 50 at Naylor Mill Road
Salisbury, MD 21801



SJPI.COM/SOUTHERNMD | 301.970.0100

About Westwood Commerce Park

Westwood Commerce Park is a nearly 16-acre Wicomico County business community located along U.S. 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 139,700 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 Space

Building B	35,880 SF	FUTURE
Building C	35,880 SF	
Building D	35,080 SF	

Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,500 up to 35,800 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
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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



Westwood Commerce Park | Site Plan



WESTWOD DRIVE

NAYLOR MILL ROAD



OCEAN GATEWAY

RETAIL PAD A
3± ACRES

FUTURE FLEX BUILDING B
35,880 SF

FLEX BUILDING C
35,880 SF

FLEX BUILDING D
35,080 SF



WICOMICO COUNTY
PUBLIC SAFETY BUILDING
78,000 SF

FUTURE
COMMERCIAL
GROWTH AREA





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:

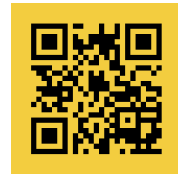
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About St. John Properties

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.

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