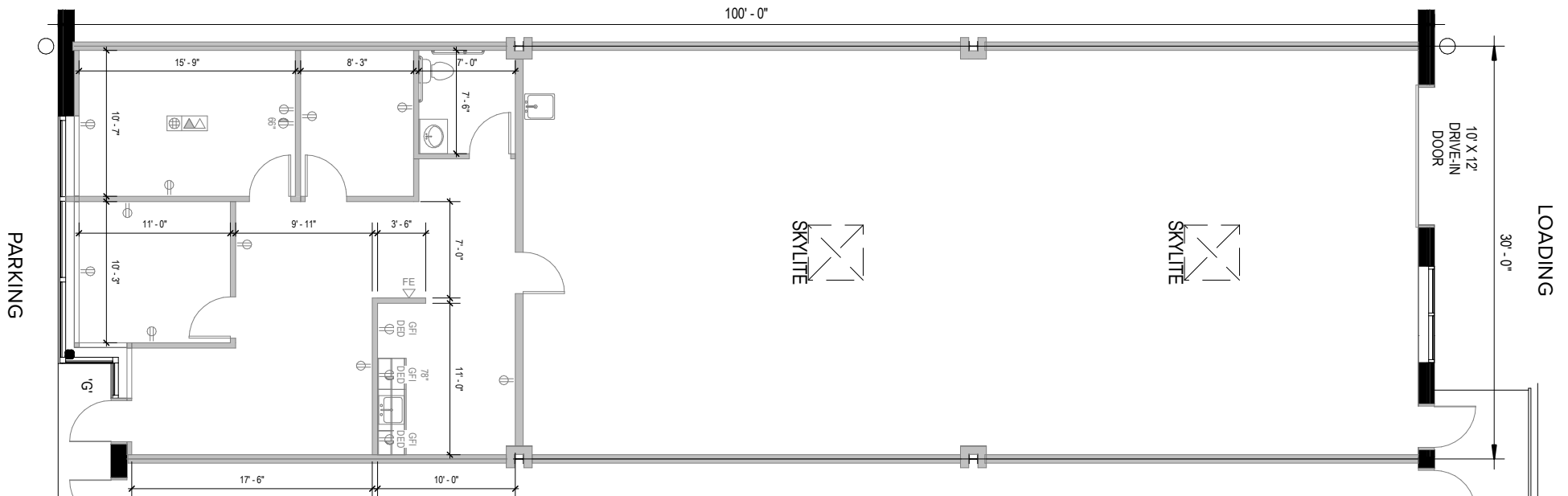
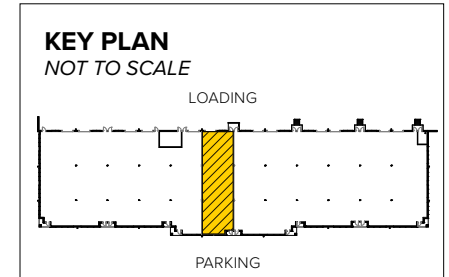




Total SF Available:
3,043 SF

*New flex/R&D in Salisbury with Route 50 visibility and access;
928 sq. ft. office, 2,115 sq. ft. warehouse with 18 ft. clear
heights and 10'x12' rear drive-in loading door (1)*



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
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Traffic Count (MDOT)

US 50 Business at Naylor Mill Road: 17,055 vehicles/day

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



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

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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 multifamily space nationwide.

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