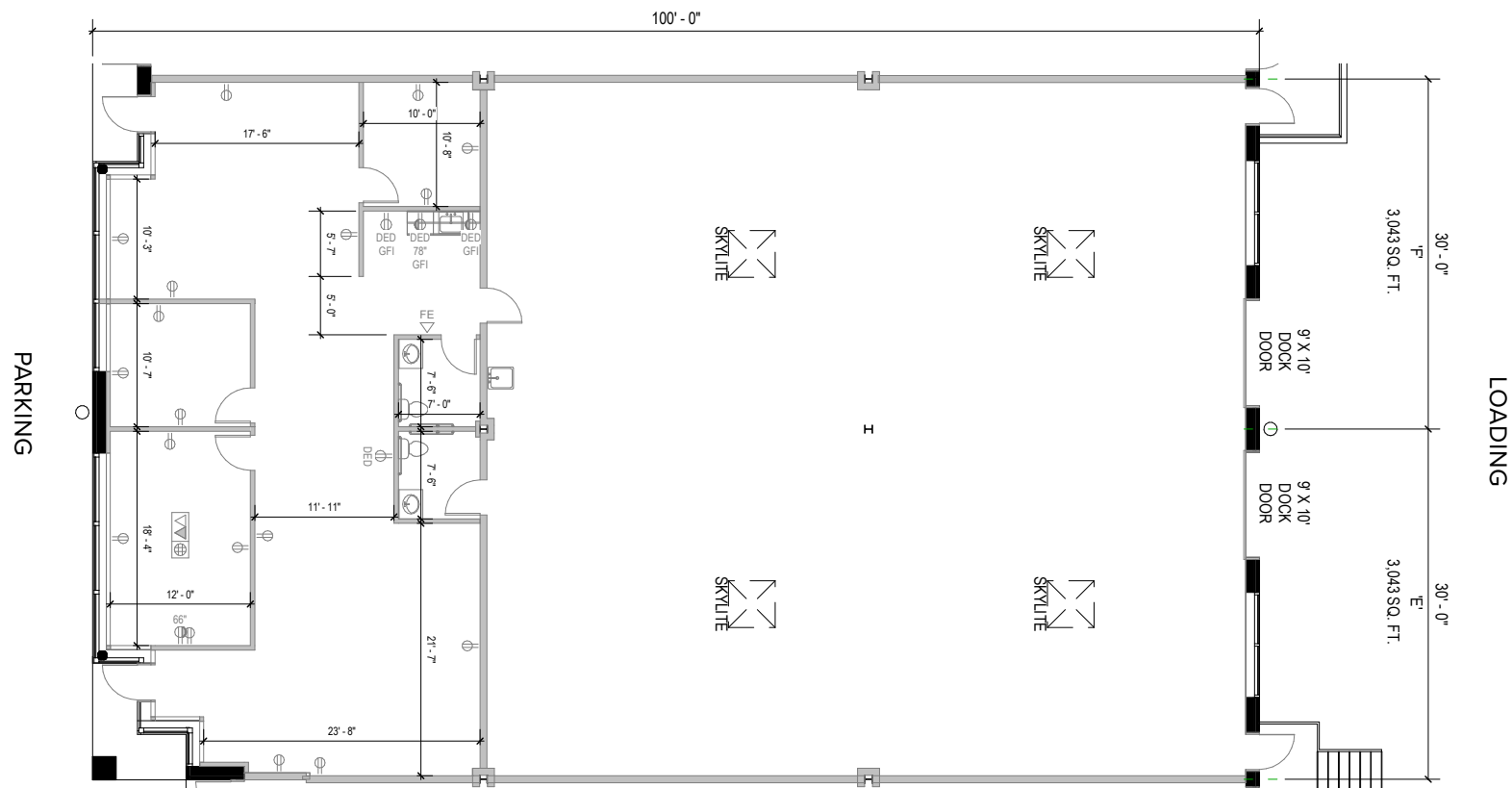
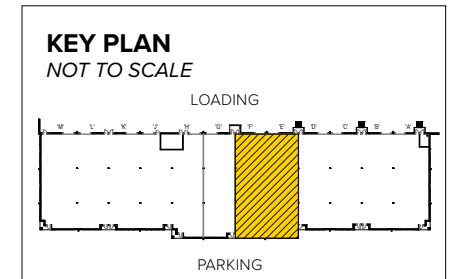


*New flex/R&D in Salisbury with Route 50 visibility and access;
1,842 sq. ft. office, 4,244 sq. ft. warehouse with 18 ft. clear
heights and 9'x10' rear dock loading doors (2)*



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	LEED CERTIFIED
1630 Westwood Drive	35,640 SF	LEED CERTIFIED
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 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

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

FLEX/R&D LEASING:

Michael Tait

Leasing Representative

MTait@sjpi.com

443.464.1315

RETAIL LEASING:

Eric Llewellyn

Director, Retail Leasing

ELlewellyn@sjpi.com

443.464.1308

Southern Maryland Regional Office:

16901 Melford Boulevard | Suite 300
Bowie, MD 20715

301.970.0100 | SJPI.COM/SOUTHERNMMD



Scan with your mobile device to take a virtual tour, download floor plans and more!

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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/26