ST. JOHN PROPERTIES

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Westwood Commerce Park

1610 Westwood Drive | Salisbury, MD 21801

Suite G

WHAT IS FLEX?

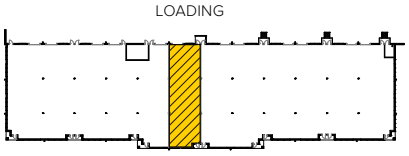
Total SF Available:

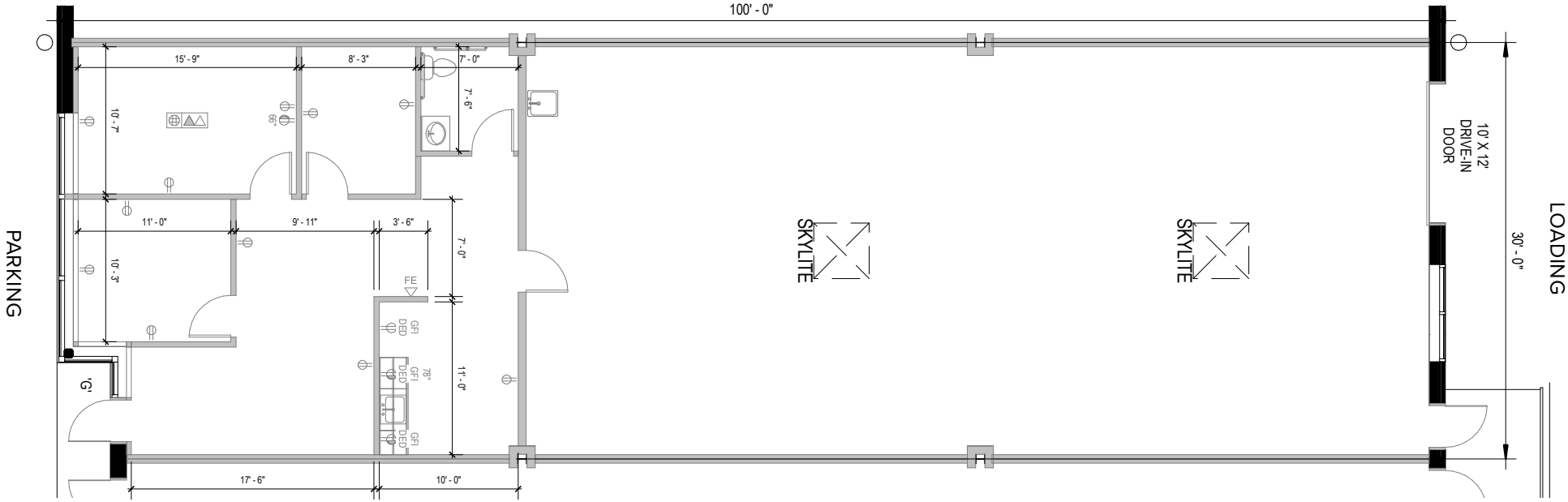
3,043 SF

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)

KEY PLAN

NOT TO SCALE





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

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

Contact Us

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

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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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