

For Lease

## Built To Suit Industrial Development

+/- 200,000 SF | Negotiable Terms



# Build To Suit: Westwood Industrial Development

West Road / US Route 50/13 Bypass  
Salisbury, Maryland 21801

## Property Highlights

- Located on +/- 17.3 acres along the US Route 50/13 Salisbury Bypass
- Surrounded by multiple large scale, national tenants
- Maryland Enterprise Zone

## Property Description

+/- 200,000 SF of build to suit industrial (distribution, warehouse & flex) space available on +/- 17.3 acres located on West Road in Salisbury, Maryland. Units ranging in size from 5,000-200,000 SF. The proposed development has direct access to the full interchange at US Route 50 Salisbury Bypass and US Route 50 Business, is within 9 miles of Maryland's second largest airport and within 1.6 miles of Norfolk Sussex rail accessibility. Other national tenants within Westwood Industrial Park are CubeSmart, Sherwin Williams and Transteck, Inc. City water, sewer, natural gas, electric and high speed voice and data lines are available to the site. The site is also located within the Maryland Enterprise Zone - tax credits available.

## OFFERING SUMMARY

Available SF	+/- 200,000 SF
Lease Rate	Negotiable
Lot Size	17.3 Acres
Building Size	200,000 SF

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,232	\$48,008
3 Miles	26,690	\$56,909
5 Miles	65,754	\$59,496

For more information

**Chris Davis**

O: 410 543 5115  
chris@naicoastal.com

**Michael Roden**

O: 410-244-3125  
michael.roden@cbre.com

**Tori Brown**

O: 410 543 5115  
tori@naicoastal.com

**NAI**Coastal

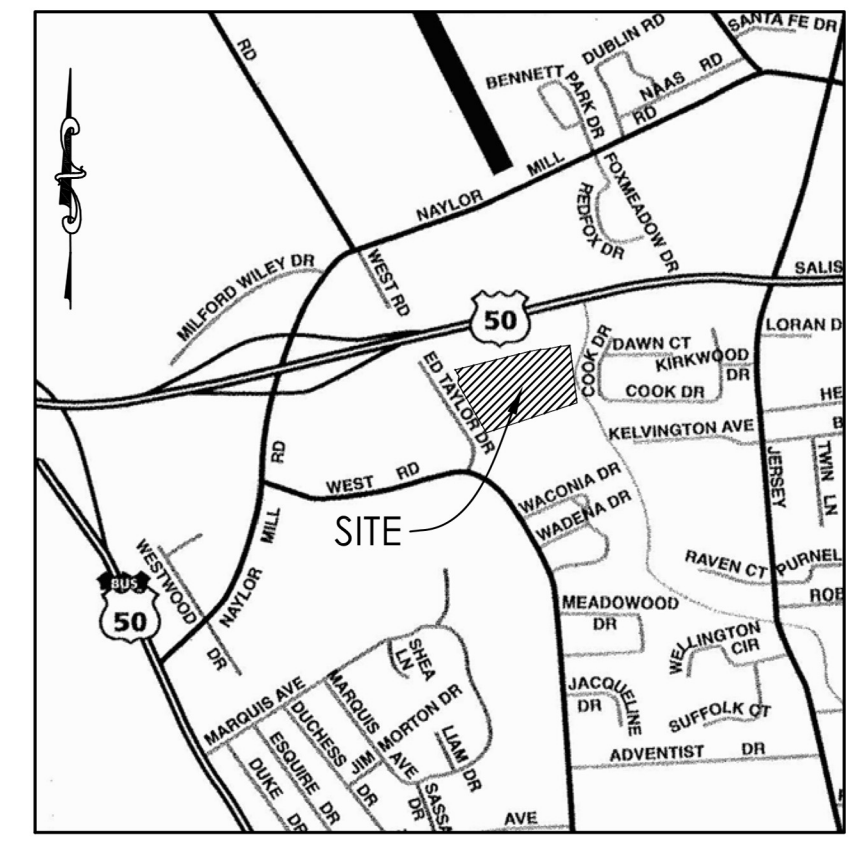
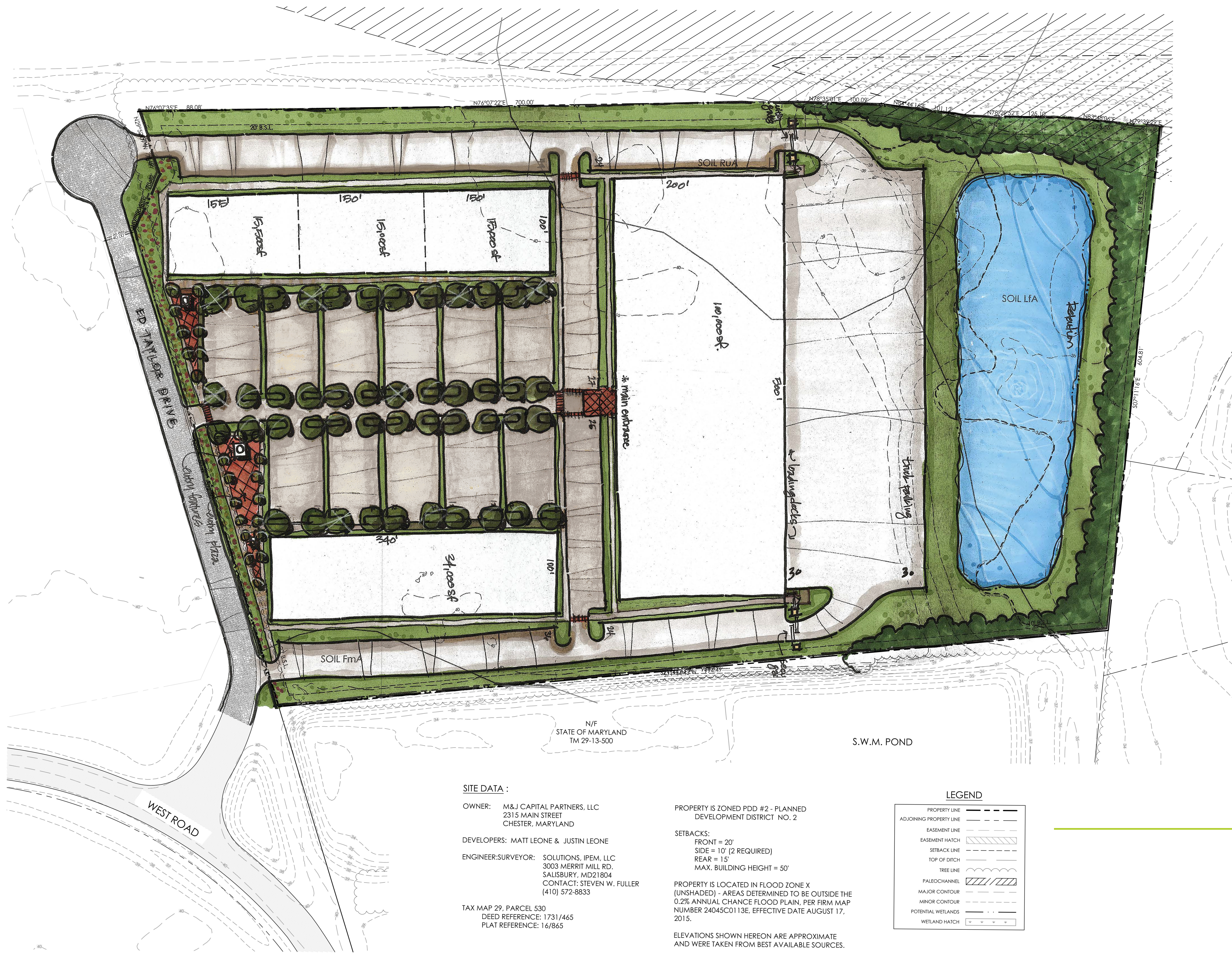
**CBRE**

108 Pine Bluff Road  
Salisbury, MD 21801  
410 543 5115 tel  
[naicoastal.com](http://naicoastal.com)

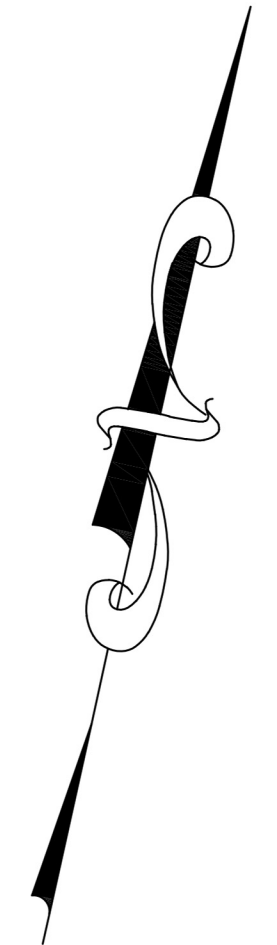
For Lease

Built To Suit Industrial Development Property  
+/- 200,000 SF | Negotiable Terms





VICINITY MAP  
SCALE: 1" = 2000±



**SITE DATA :**

OWNER: M&J CAPITAL PARTNERS, LLC  
2315 MAIN STREET  
CHESTER, MARYLAND

DEVELOPERS: MATT LEONE & JUSTIN LEONE

ENGINEER/SURVEYOR: SOLUTIONS, IP/EM, LLC  
3003 MERRIT MILL RD.  
SALISBURY, MD21804  
CONTACT: STEVEN W. FULLER  
(410) 572-8833

TAX MAP 29, PARCEL 530  
DEED REFERENCE: 1731/465  
PLAT REFERENCE: 16/865

PROPERTY IS ZONED PDD #2 - PLANNED  
DEVELOPMENT DISTRICT NO. 2

SETBACKS:  
FRONT = 20'  
SIDE = 10' (2 REQUIRED)  
REAR = 15'  
MAX. BUILDING HEIGHT = 50'

PROPERTY IS LOCATED IN FLOOD ZONE X  
(UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOOD PLAIN, PER FIRM MAP  
NUMBER 24045C0113E, EFFECTIVE DATE AUGUST 17,  
2015.

ELEVATIONS SHOWN HEREON ARE APPROXIMATE  
AND WERE TAKEN FROM BEST AVAILABLE SOURCES.

**LEGEND**

PROPERTY LINE	---
ADJOINING PROPERTY LINE	- - - -
EASEMENT LINE	----
EASEMENT HATCH	////
SETBACK LINE	----
TOP OF DITCH	----
TREE LINE	~~~~
PALEOCHANNEL	////
MAJOR CONTOUR	----
MINOR CONTOUR	----
POTENTIAL WETLANDS	----
WETLAND HATCH	----

**solutions**  
Integrated Planning  
Engineering & Management, LLC

303 North Bedford Street  
Georgetown, DE 19947

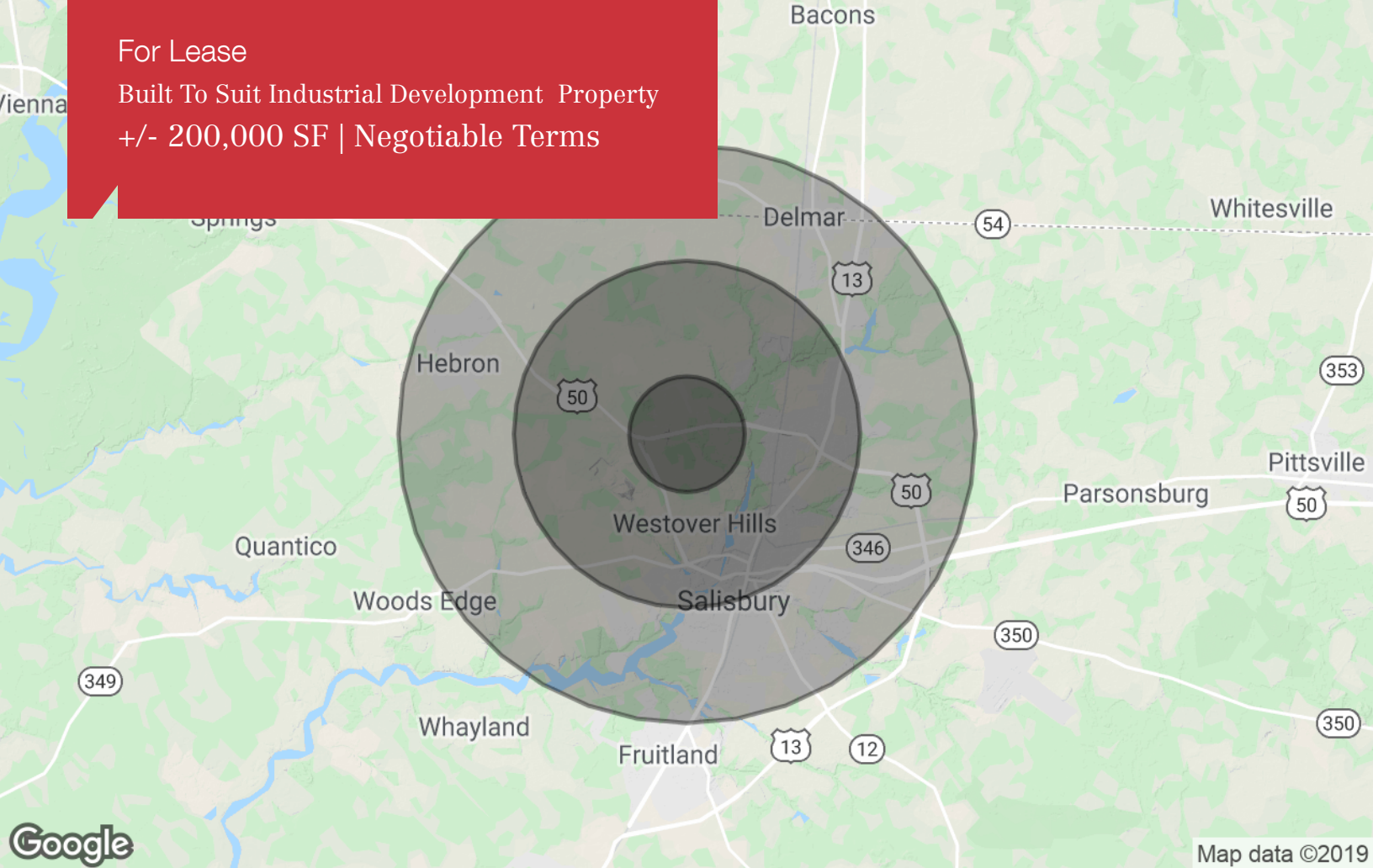
Tel: 302.297.9215  
www.solutionsipem.com

For Lease  
Built To Suit Industrial Development Property  
+/- 200,000 SF | Negotiable Terms



For Lease

Built To Suit Industrial Development Property  
+/- 200,000 SF | Negotiable Terms



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	3,232	26,690	65,754
MEDIAN AGE	30.8	33.1	33.1
MEDIAN AGE (MALE)	25.3	31.4	31.8
MEDIAN AGE (FEMALE)	34.3	34.6	33.8
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1,203	9,867	24,112
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$48,008	\$56,909	\$59,496
AVERAGE HOUSE VALUE	\$151,060	\$169,786	\$188,341
<b>Race</b>			
% WHITE	14.2%	47.9%	61.2%
% BLACK	82.3%	46.4%	33.0%
% ASIAN	0.0%	2.2%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.6%	0.7%
% OTHER	3.4%	2.8%	2.3%
<b>Ethnicity</b>			
% HISPANIC	10.4%	7.4%	5.5%

\* Demographic data derived from 2010 US Census

For Lease

Built To Suit Industrial Development Property  
+/- 200,000 SF | Negotiable Terms



## Chris Davis

Principal

410.543.5115 tel  
443.523.4539 cell  
chris@naicoastal.com

### Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

### Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

For Lease

Built To Suit Industrial Development Property  
+/- 200,000 SF | Negotiable Terms



## Tori Brown

Operations Manager | Advisor

410.543.5115 tel  
240.205.4490 cell  
tori@naicoastal.com

### Education

Brown is a graduate of West Virginia University with a degree in Strategic Communications and Marketing.

### Professional Background

Tori Brown is the Operations Manager of NAI Coastal and also works as a Licensed Commercial Real Estate Advisor alongside Principal, Chris Davis.

Tori utilizes her background in marketing and strategic communications to help guide the company towards growth. Since her start in the commercial real estate industry in 2015, she has consistently assisted Davis in sale and lease transactions while also gaining experience in client relations and deal flow management. Throughout the course of her career, Brown has served on multiple committees pertaining to event planning, community involvement and strategic marketing. Her role within NAI Coastal encompasses everything from transaction coordination and organizational growth to public relations and marketing outreach.

For Lease

Built To Suit Industrial Development Property

+/- 200,000 SF | Negotiable Terms



## Michael Roden

Senior Vice President

410.244.3125 tel

michael.rodén@cbre.com

### Professional Background

Michael Roden joined CBRE, Inc. in 2004 and specializes in the sale and leasing of commercial and industrial properties throughout the Mid-Atlantic region.

Since joining CBRE, Mr. Roden has become a vital part of the Baltimore Industrial Properties team and concentrates on the sale and leasing of industrial and office/warehouse facilities in the Baltimore/Washington market.

Prior to joining CBRE, Mr. Roden worked with Legg Mason, Inc. for five years as an institutional sales associate. During his time at Legg Mason, Mr. Roden represented both institutional and Fortune 500 companies.