

For Lease

Build to Suit Warehouse

64,000 SF



Warehouse and Distribution Center

Salisbury, Maryland

Property Highlights

- Direct access via Route 50 and Route 13
- Build to Suit options starting at \$11 PSF
- Negotiable Minimum Divisibility
- Multi Use PDD zoning
- +/- 14 acres of surrounding property

Property Description

This +/- 64,000 SF build-to-suit, flex warehouse space will be available within the Westwood Commerce Park, accessible from both the Route 13 bypass and Route 50. The +/- 14 acre property can accommodate large industrial, manufacturing, and flex warehouse use. The site is located within the Wicomico County Enterprise Zone. Site amenities include Natural Gas, water and sewer, as well as high-speed voice and data lines by Verizon, and Maryland broadband lines.

OFFERING SUMMARY

Available SF	64,000 SF
Lease Rate	\$11.00 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	71,800	\$67,020
15 Miles	133,052	\$64,902
30 Miles	341,632	\$55,045

For more information

Chelsye Phillips-Hutton

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For Lease

Warehouse Property

64,000 SF | \$11.00 SF/yr



For Lease

Warehouse Property

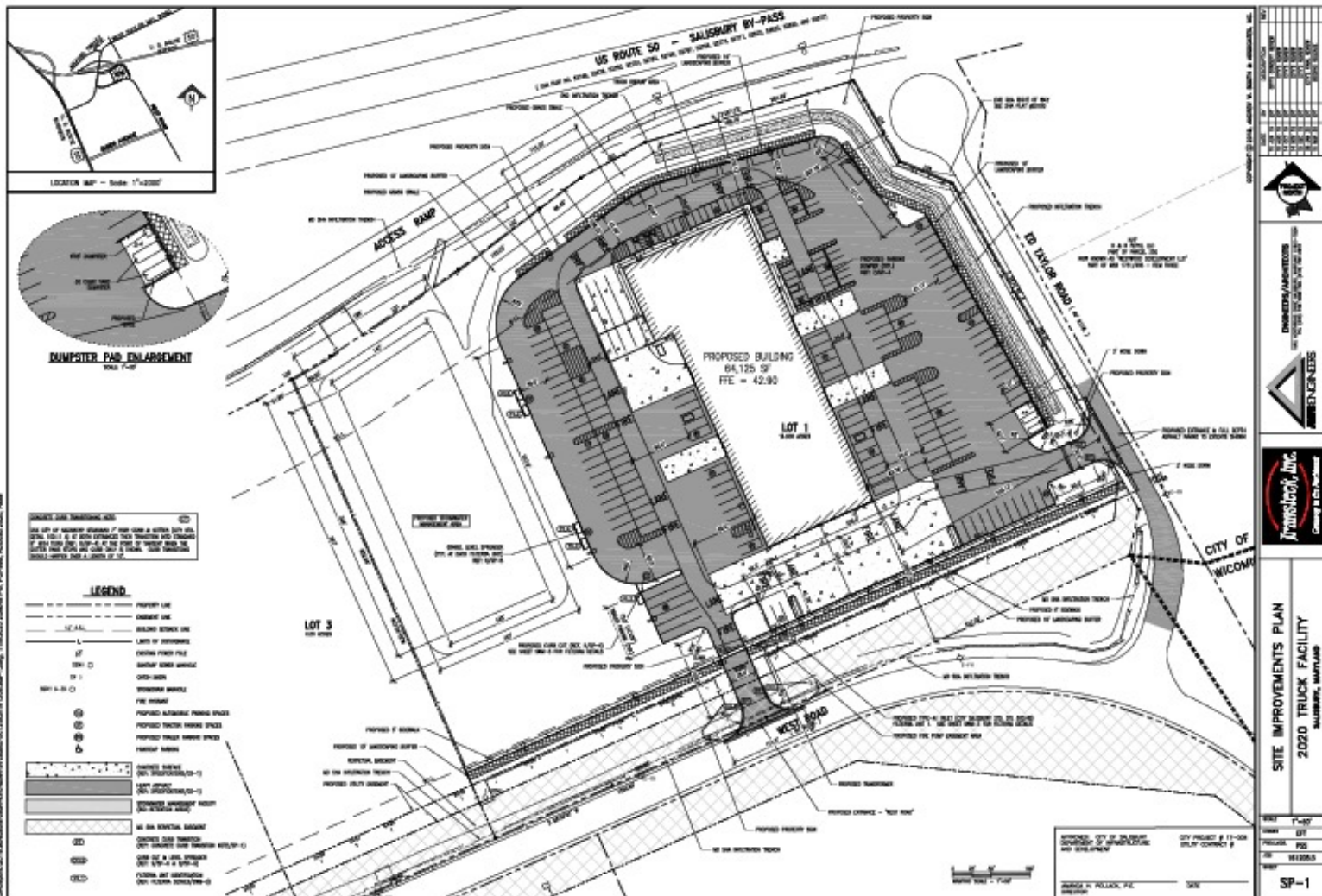
64,000 SF | \$11.00 SF/yr



For Lease

Industrial Property

64,000 SF | \$11.00 SF/yr



For Lease

Industrial Property

64,000 SF | \$11.00 SF/yr



Chelsye Phillips-Hutton

Associate Advisor

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Education

Phillips-Hutton is a graduate of the University of Maryland and holds Master of Administration degree and is a Lean Six Sigma Black Belt.

Professional Background

Chelsye Phillips-Hutton is a Licensed Real Estate Advisor with NAI Coastal. Backed by more than 15-years of professional experience, Chelsye specializes in business and process development, strategic leadership, and project management in relation to the medical industry. As a commercial real estate advisor, Chelsye leverages her expertise to assist users, whether they be buyers or tenants.

Prior to entering the commercial real estate arena, Chelsye worked for several notable specialty and primary healthcare providers, including TidalHealth. In her past positions, Chelsye gained experience in organizational leadership and spearheaded several practice expansion efforts throughout Maryland and Delaware. Her thorough understanding of the Delmarva Peninsula's medical network presents clients with unique insight into a niche sector of the real estate market. This knowledge is supplemented by general management and accounting experience that extends beyond the medical field, into a variety of other industries.

Chelsye's role within the NAI Coastal team allows her to go above and beyond the call of duty of a traditional real estate advisor; she is able to identify and show properties on the market in their current state, while also having the knowledge and resources to show their future potential. These abilities enable Chelsye to assist potential clients in realizing their goals and aligning them with opportunities best suited to their needs.