



Property Profile:

Unit:	Suite 2
Address / City:	1221 Independence Way, Westminster, MD 21157
Municipality / County:	City of Westminster / Carroll County
Tax Map & Parcel #:	Map #113, Block #17, Parcel #4858
Zoning:	Industrial
Total Building Square Footage:	80,000 Square Feet
Available Square Footage:	60,000 Square Feet
Delivery Condition:	Negotiable
Roof Type / Condition:	Rubber roof on steel decking / brand new condition
HVAC:	Roof-top Cambridge Units
Sprinkler:	Wet type fire protection system
Land Size:	Approx. 9.529 Acres
Parking Spaces:	78 Car spaces 26 Trailer spaces
Utilities:	All utilities paid by tenant
Sewer (public / private):	Public – City of Westminster (Included in CAM)
Water (public / private):	Public – City of Westminster (Included in CAM)
Gas (provider):	BGE
Electric (provider):	BGE
Trash (non-hazardous):	(included in CAM)
Possible Uses:	Storage / Manufacturing / Product Fulfillment
Availability:	Immediately Available
Type of Transaction:	Lease
Lease Term:	5 Year or as negotiated
Security Deposit:	One month's base rent
Base Rate:	\$6.95/sf annually (\$34,750.00 per month)
Operating Expenses:	
Common Area Maintenance	\$0.45/sf annually (2020 Actual)
Real Estate Taxes	\$1.15/sf annually (2020 Actual)
Building Insurance	\$0.08/sf annually (2020 Actual)
Operating Expense Totals	\$1.68/sf annually (\$11,200.00 per month)
Contact:	Allen Smith, President Conewago Contractors, Inc.



Conewago Contractors, Inc.

Real Estate Development

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