

2.6 Commercial and Industrial

As of January 2015, the Maryland Department of Planning (MDP) estimated that there were 21,400 part-time and full-time jobs in Garrett County. However, the County typically relies on data on full-time jobs from the Maryland Department of Labor, Licensing, and Regulation, which reported 15,486 jobs in Garrett County as of January 2015.

Of these jobs, business-generated reports indicate that 970 were in the County's major industrial sites, i.e., the Central Garrett Industrial Park, Northern Garrett Industrial Park, Keyser's Ridge Business Park, Southern Garrett Business and Technology Park, and Southern Garrett Industrial Park.

The Central, Northern, and Southern Garrett Industrial Parks are at capacity. There remain 4.2 acres of land in the Southern Garrett Business and Technology Park, 135.83 acres in the McHenry Business Park, and 255.37 acres in the Keyser's Ridge Business Park.

Major employers in the County include First United Corporation, Garrett County Memorial Hospital, Beitzel Corporation, Pillar Innovations, Garrett Container Systems, Phenix Technologies, and the Wisp Resort.

According to MDP's projected job growth rates (approximately 17% job growth through 2040) to DLLR's job data shows that the County would gain approximately 2,632 jobs.

As of January 2016, the Maryland State Department of Assessment and Taxation estimated that commercial and industrial building square footage (enclosed area above ground) was approximately 6,242,050 million square feet. Garrett County estimates that will increase to _____ million square feet by 2040.

Table 2.4: Non-Residential Development, Existing and Projected

	Existing	2040	Change
Total Jobs in Garrett County	15,486	18,118	2,632 (17%)
Total Square Footage	6,242,050		
Commercial	5,824,186		
Industrial	417,864		
Jobs in Business/Industrial Parks	970		
Square Footage in Business/Industrial Parks	925,847		
Commercial	808,669		
Industrial	117,178		

Notes: Existing jobs data are from November 2016, while square footage data (enclosed area above grade only) is from July 2016. Both are the most recent data available.

Sources: DLLR, SDAT, and Garrett County Economic Development

Here is some additional information:

Table ____: Number of Assessable Real Property Accounts

	Commercial	Industrial	Change
July 2016	1,097	21	(0.17%)
July 2015	1,100	20	(0.97%)
July 2014	1,111	20	0.08%
July 2013	1,110	20	(0.70%)
July 2012	1,118	20	0.00%
July 2011	1,118	20	----

Source: SDAT

Table ____: Real Property Taxable Assessable Base

	Commercial	Industrial	Change
July 2016	\$ 407,163,390	\$ 12,819,500	2.49%
July 2015	\$ 395,509,758	\$ 14,245,800	0.77%
July 2014	\$ 392,047,906	\$ 14,572,400	(0.69%)
July 2013	\$ 394,877,967	\$ 14,592,100	0.26%
July 2012	\$ 393,782,690	\$ 14,616,600	(2.42%)
July 2011	\$ 403,288,291	\$ 15,249,900	----

Source: SDAT