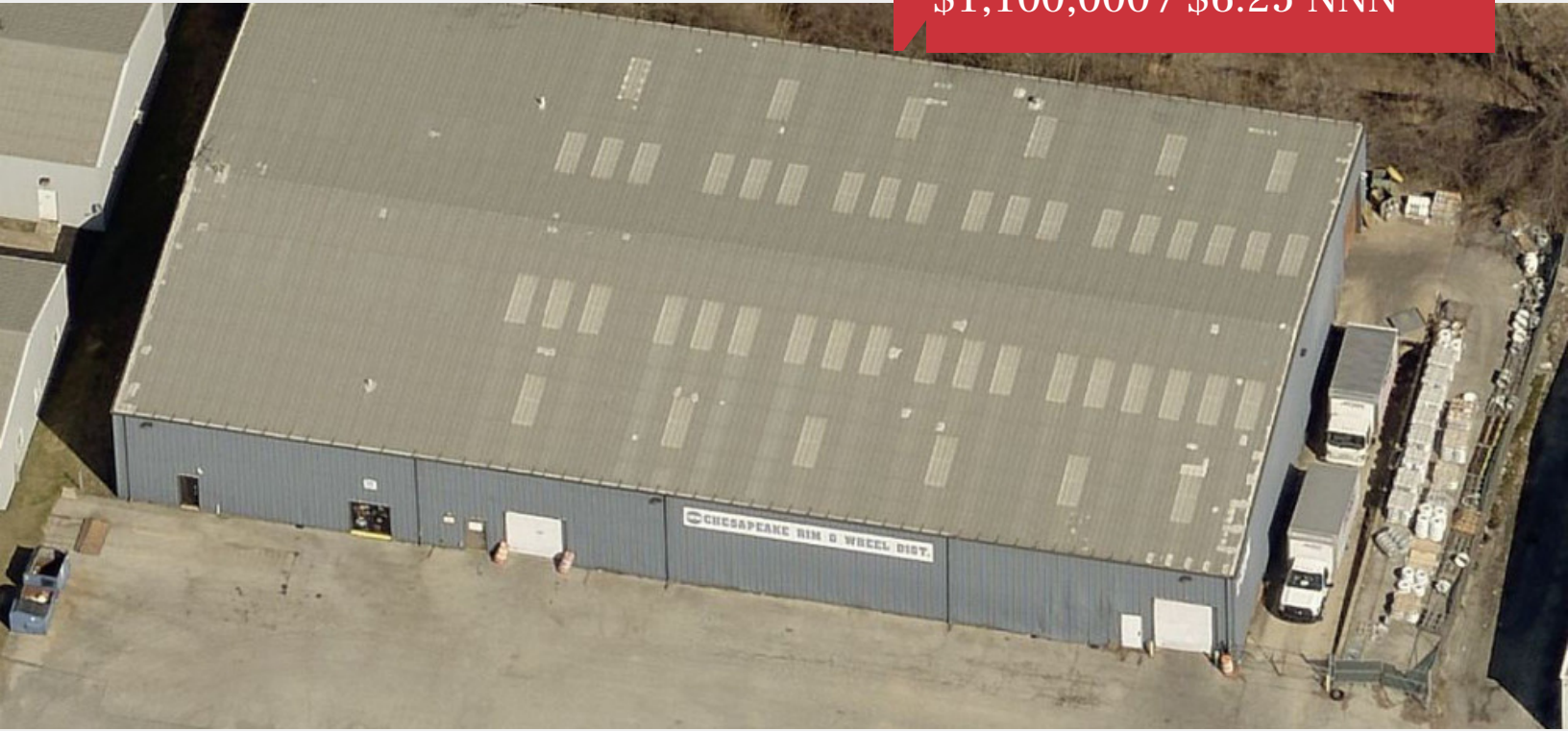




3 James Court

Wilmington, Delaware 19801

Property Features

- **Description:** +/- 23,000 SF stand-alone building located in a QOZ offering +/- 5,000sf of first floor showroom and +/- 5,000sf of mezzanine office / storage area.
- **Zoning:** City of Wilmington 26 – W4 Permits a broad range of uses including; light industrial, distribution, flex and office
- **Power:** 400 amp / 3-phase
- **Loading:** Drive-in & Dock
- **Features:** Upgraded warehouse lighting / Wet sprinkler / radiant gas heat
- **Clear Height:** 18' - 20'
- **Racking:** Available separately with sale of building or new lease
- **Exterior:** Fenced Yard Area
- **For Sale:** \$1.1M
- **For Lease:** \$6.25 NNN / SF



For more information:

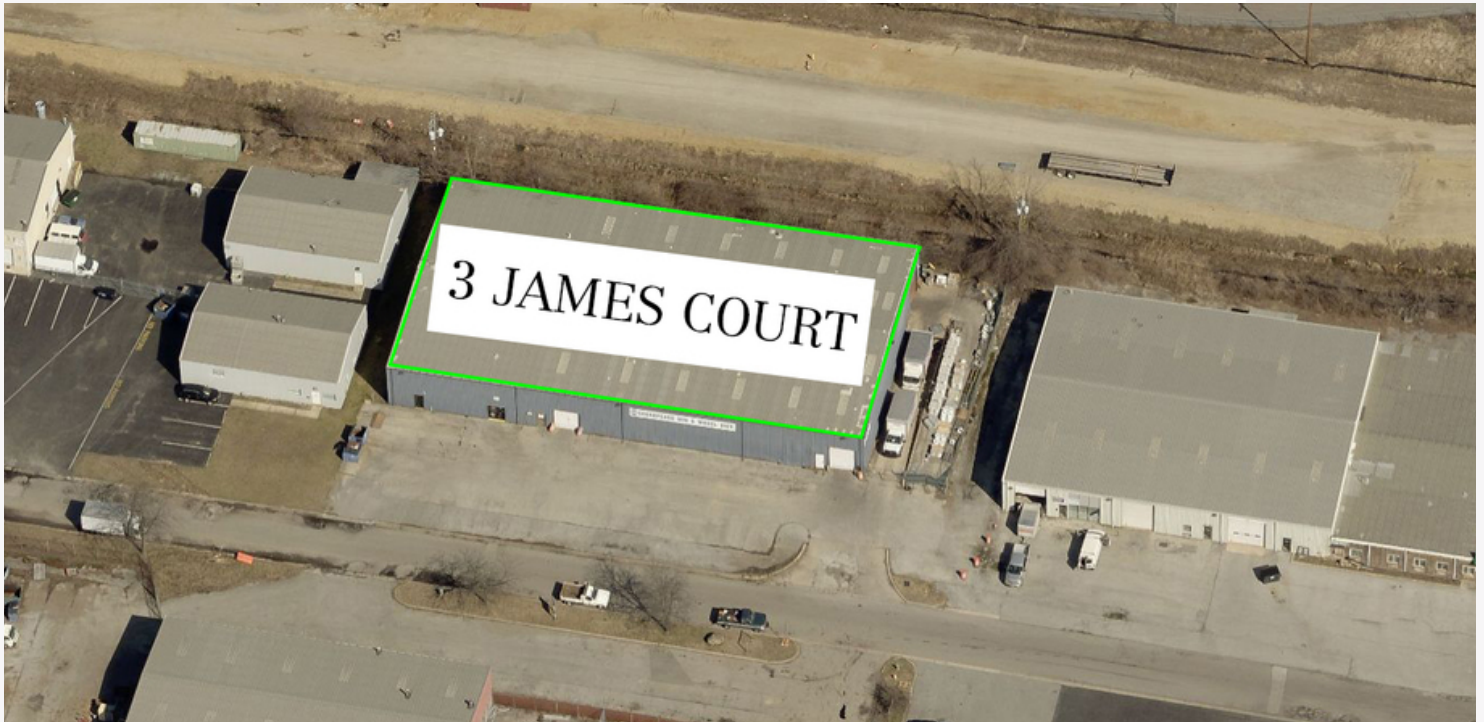
Neil Kilian SIOR, CCIM

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For Sale or Lease Wilmington Industrial



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$6.25 SF/yr (NNN)
Building Size:	18,000 SF

PROPERTY OVERVIEW

Located in City of Wilmington just off of south market street, between the new Christina River bridge and the 76ers field house.

Pre-engineered metal building with a total of 23,000sf with dock and over head doors for loading. The building includes +/-18,000 sf of ground floor area and +/- 5000 sf of mezzanine office and +/-12,500 sf of warehouse space having 18-25 ft. of ceiling height.

Easily accessible from area's major highways including Route 13, Interstates 295, 495 and 95. Appropriately sized for many businesses to become owner-occupants. The building offers both drive in and loading dock options and is on public water and sewer.

For Sale or Lease
Wilmington Industrial

