

PENCADER CORPORATE CENTER

113 Pencader Drive
Newark, DE 19702

**PREMIUM OFFICE SPACE
FOR LEASE**

PROPERTY & AREA OVERVIEW

Single story office opportunity in the well-established Pencader Corporate Center. Pencader Corporate Center is a multi-use, 350-acre business park in Newark, DE on Route 896, adjacent to I-95, which offers direct access to all major highway routes throughout the Mid-Atlantic region. Pencader features a development plan with large, open spaces, wide boulevards, underground utilities, professional landscaping and well-lit parking areas. The park's excellent location has attracted major corporations including: E.I. DuPont, Sardo & Sons, Fisher Scientific, Ametek, J.C. Penny, Reynolds Aluminum and many more!

PROPERTY DETAILS

- Available:
 - Building 111: 28,653 SF/100% Leased
 - Building 113: 28,750 SF
 - +/-17,000 SF available
- Land Area: 4.68 AC
- Zoning: BP
- Parking Ratio: 4:1
- Lease Rate: Negotiable

DEMOGRAPHICS AT A GLANCE

Demographics ₂₀₁₈	1 Mile	3 Mile	5 Mile
Population	4,841	46,623	143,225
Average Household Income	\$85,678	\$88,863	\$82,745
Households	1,808	17,350	50,456
Median Age	35.5	36.5	33.3



FOR MORE INFORMATION, CONTACT:

Dan Wham
dwham@dsmre.com
302-283-1800 (office)
302-249-9744 (cell)

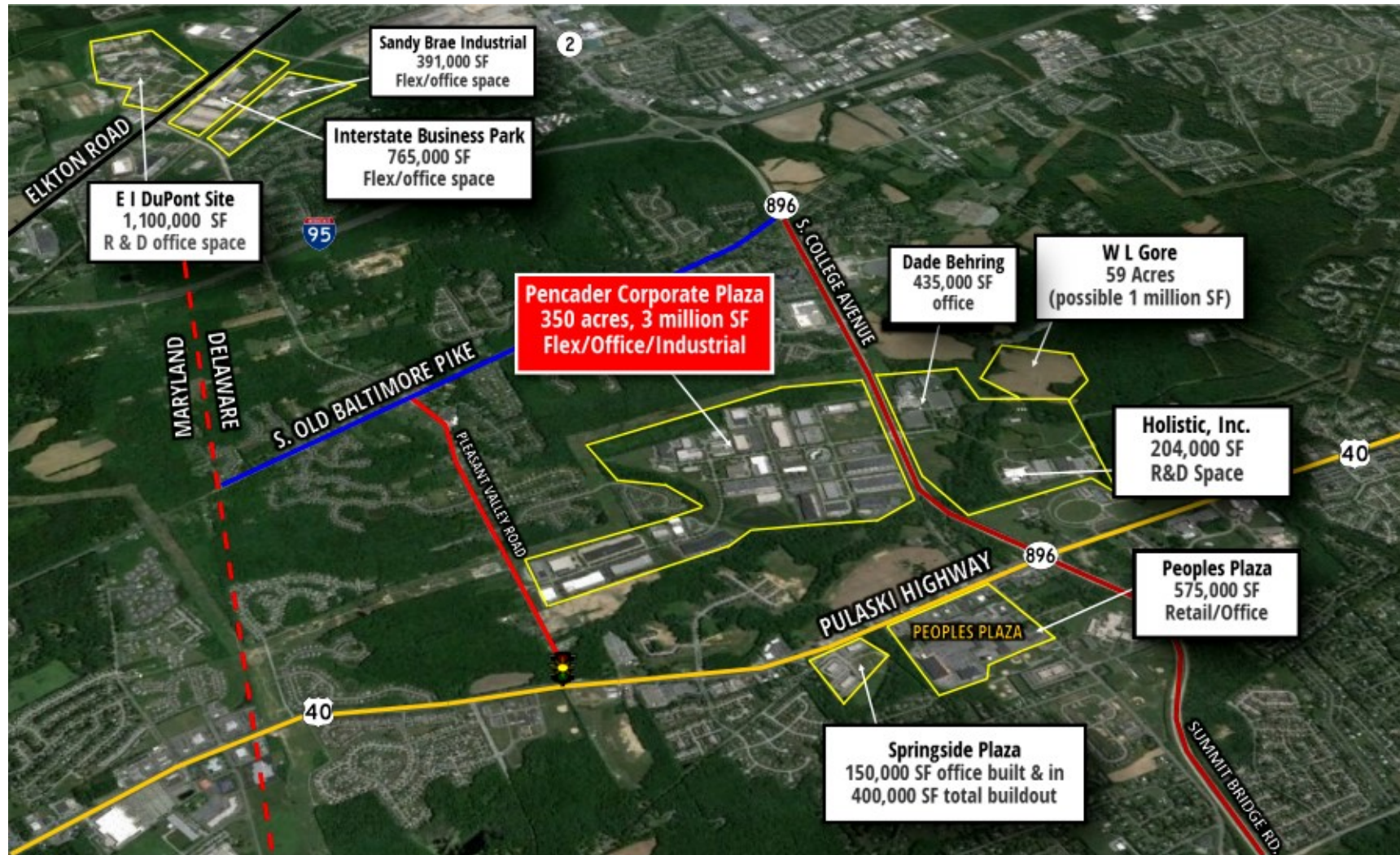
WWW.DSMRE.COM

**DSM Commercial
Real Estate Services**
910 S. Chapel Street
Suite 100
Newark, DE 19713

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AERIAL MAP



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PROPERTY GALLERY



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