

ONE SPACE REMAINING!

NAI Emory Hill

Interchange Business Park

Newark, DE, 19711

Interchange Business Park in Newark, Delaware, is a well-located industrial and commercial park just 1.5 miles from I-95. The park features a mix of masonry and steel buildings with ample loading docks, high ceilings, and 3-phase power, making it ideal for distribution, logistics, and service-oriented businesses.

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Interchange Business Park
8,488 Available for Sublease

707-708 Interchange | 8,488 SF

📍 10 Corporate Circle, Ste 100, New Castle, DE 19720

☎ 302 322 9500

🌐 naiemoryhill.com

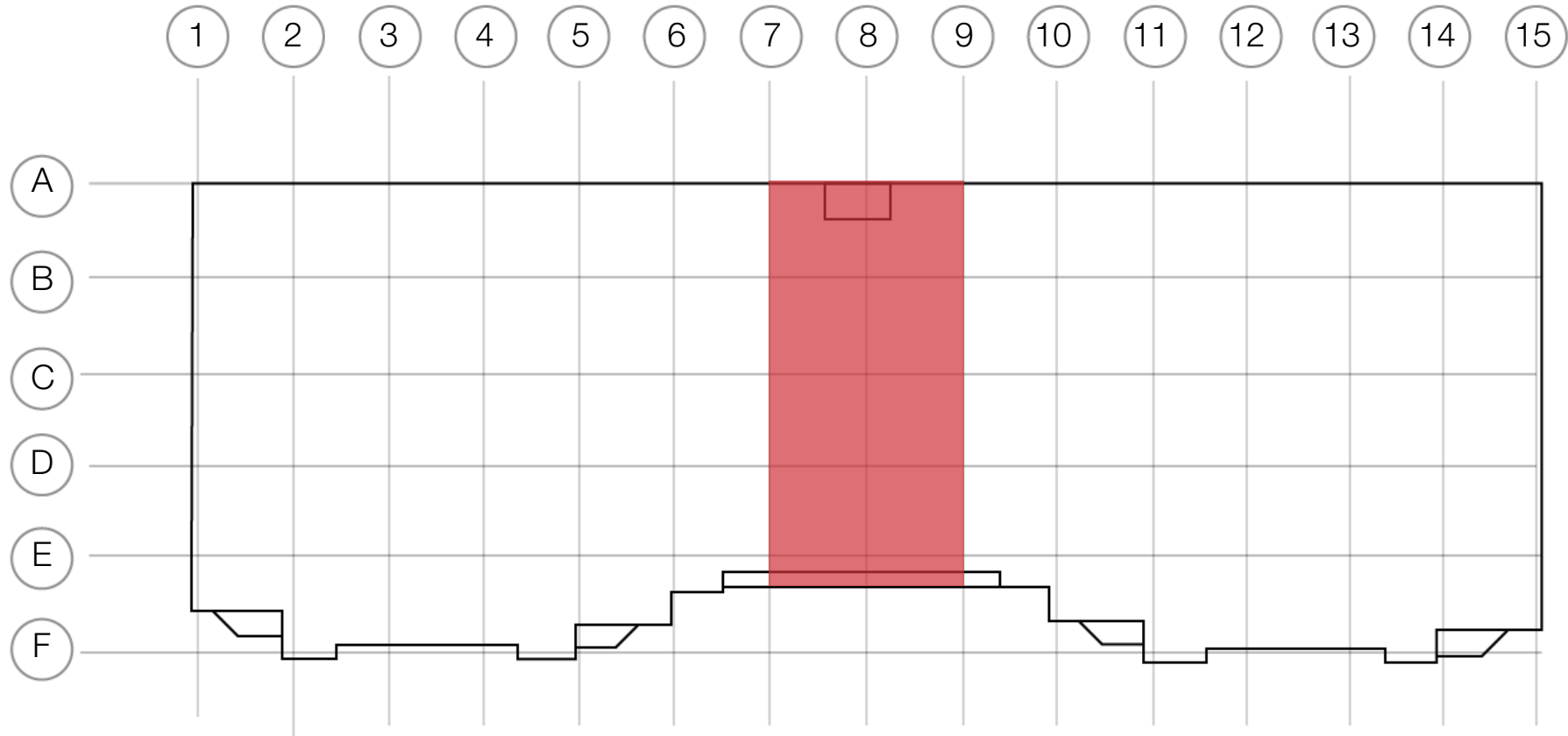
Interchange Business Park

Newark, DE



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700 Building



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707-708 Interchange

Available: 8,488 ± SF

Lease Rate: \$12/SF NNN

Availability: Immediate

Sublease Term: Through 10/31/2032.
Minimum 2 year term.

Space Highlights

- 1,000 ± SF of office
- 7,488 ± SF of warehouse
- One loading dock and one drive-in
- Power: 400 Amps, 240v and 3-phase
- Warehouse ceiling height: 18' clear



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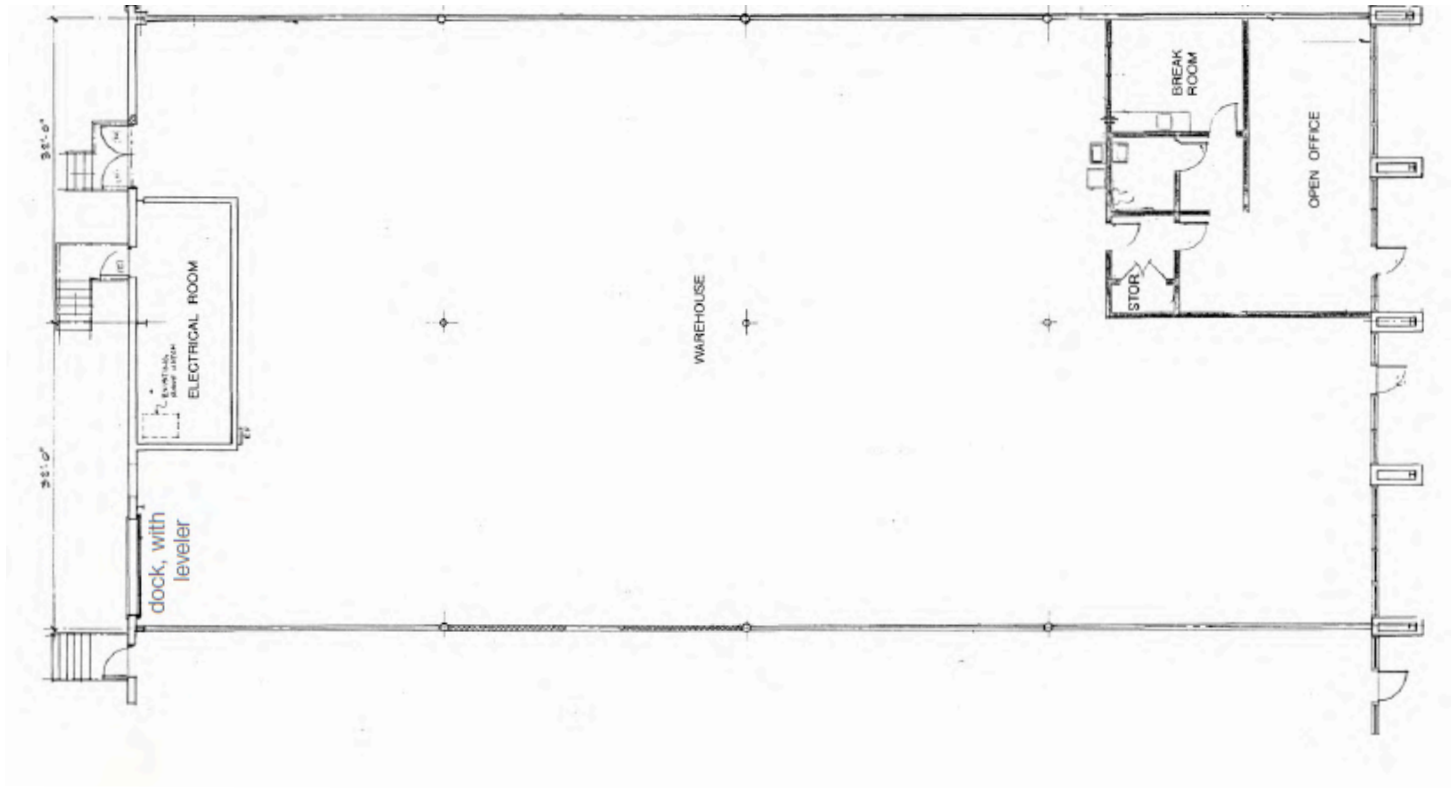
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Location Advantages

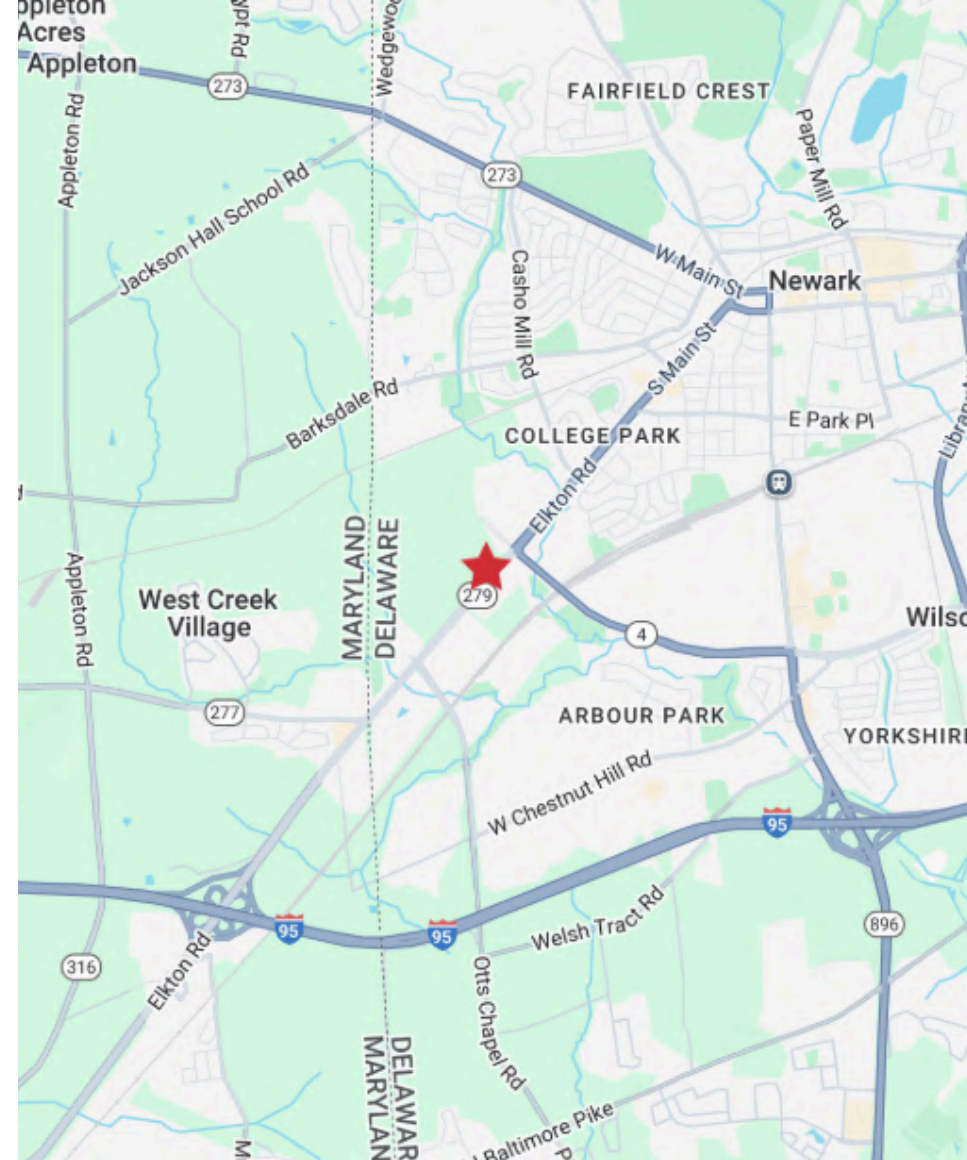
Interchange Business Park occupies a strategic position just off Elkton Road in Newark, Delaware, providing immediate access to I-95 (about 1.5 miles away) and strong regional connectivity. The park's mix of masonry and steel buildings, high ceiling heights, generous loading capabilities, and available outside storage space make it well suited for logistics, distribution, and light industrial uses. Its proximity to the University of Delaware, major highways, and the Maryland/Delaware border further enhances its appeal for businesses seeking both regional reach and local workforce access.

Driving Distances

Wilmington CBD	~12 miles
Philadelphia	~45 miles
Baltimore	~70 miles

Demographics

	1 mile	3 miles	5 miles
Population	6,362	53,581	113,965
Workforce Population	6,115	59,682	119,517



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