



PROPERTY DESCRIPTION

Rarely available warehouse space available for Lease in Newark! 17,150 sf +/- building features a mix of high bay, clear span warehouse space in addition to recently renovated office space. The warehouse space consists of 15,525 sf +/- and features two (2) 10'x12' drive-in doors, one (1) loading dock, 25' ceilings, two (2) gas-fired Reznor heaters, and four (4) bathrooms. The 1,625 sf +/- conditioned office space features a lobby, three (3) bathrooms, and four (4) perimeter offices delivered in vanilla shell condition. Space can be demised to accommodate multiple tenants. The building is located in Delaware Industrial Park and is situated in close proximity to all major transportation routes including Route 72, Route 896, and I-95.

PROPERTY DETAILS

- **Available:** 17,150 SF +/-
- **Lease Rate:** \$12.00/SF/NNN
- **Ceiling Height:** 25'
- **Zoning:** I (Industrial)
- **Lot Size:** 1.0 acre

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,852	77,954	173,794
Total Households	2,566	29,722	66,244
Average HH Income	\$74,840	\$79,184	\$84,752
Median Age	34.1	35.1	36.5



For More Information, Contact:

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Newark, DE 19713

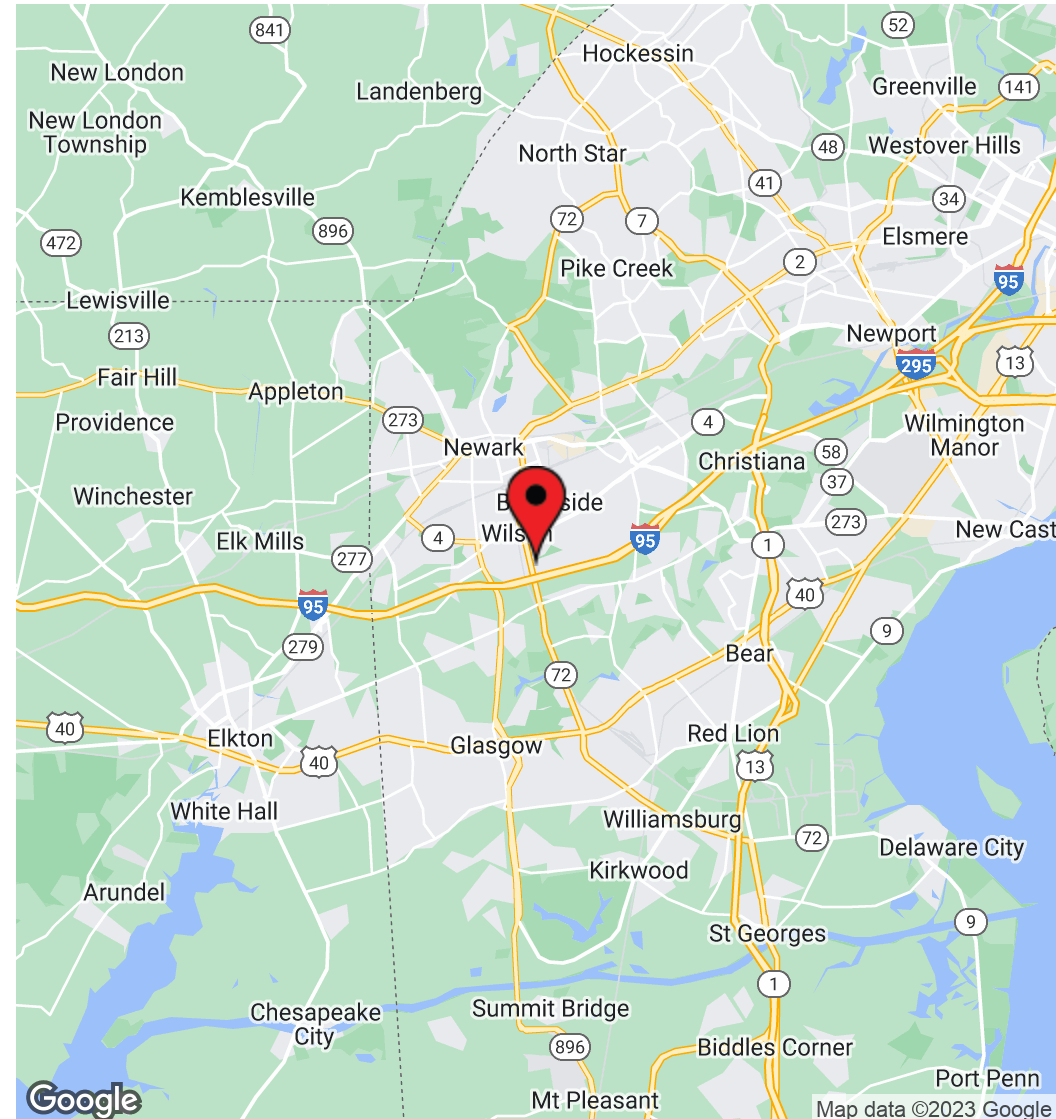
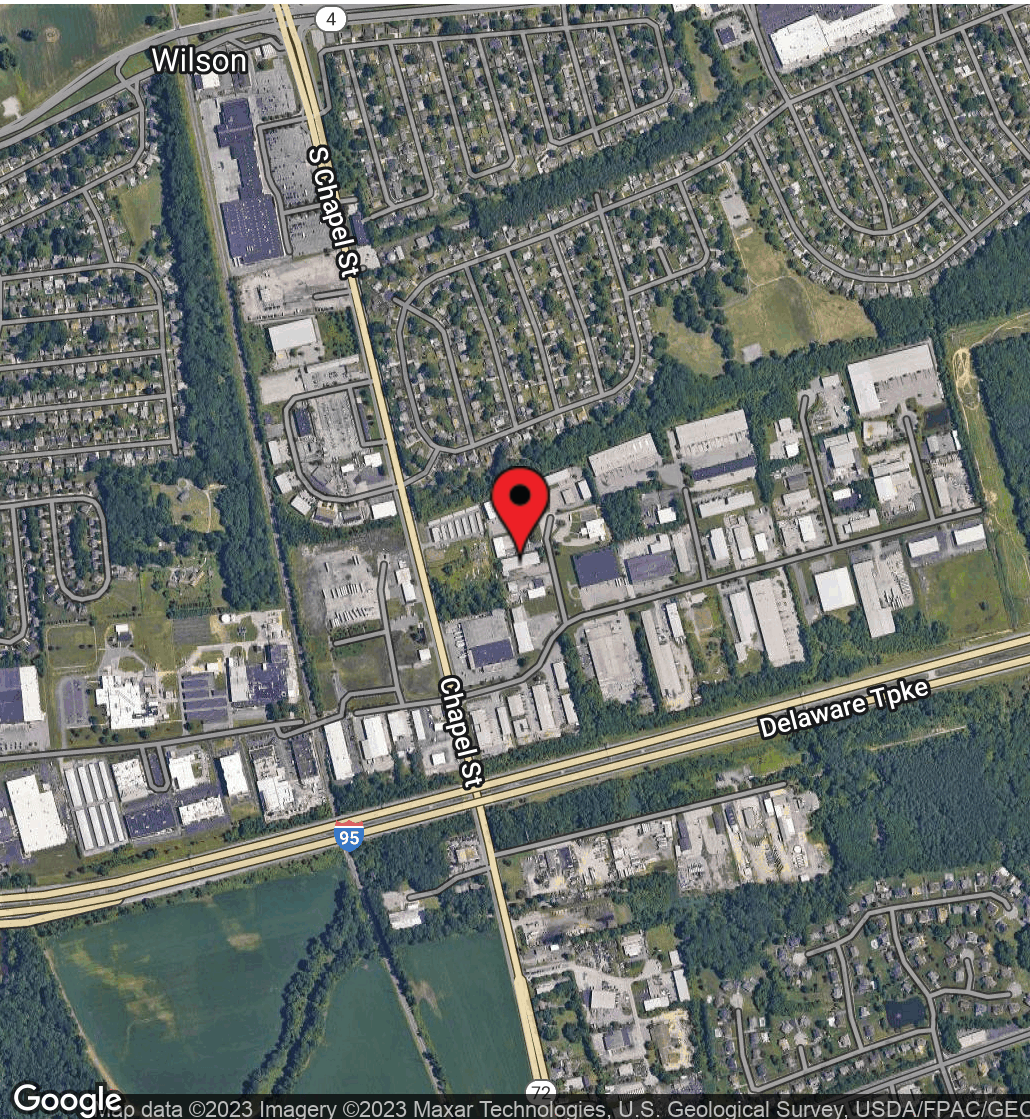
WAREHOUSE SPACE FOR LEASE



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