



## 27,000-93,304 ± SF CLASS A SPACE

### PROPERTY SUMMARY

Newly constructed Class A warehouse space for sublease proximate to the I-95 corridor in Newark, DE. Location is within an hour drive of 3 ports (Wilmington, Philadelphia, and Baltimore).

**Available:** 27,000 - 93,304 ± SF

**Lease Rate:** Call for Pricing

**Date Available:** Immediate

**Term:** Minimum 1 year-December 31, 2029

### FOR MORE INFORMATION, PLEASE CONTACT:

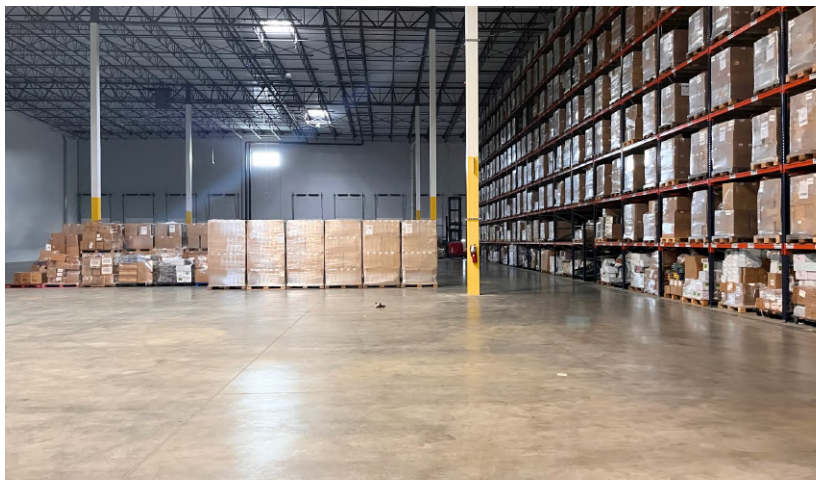
**Tim Plemmons**

302 221 7255 Direct  
610 675 5591 Cell  
timplemmons@emoryhill.com

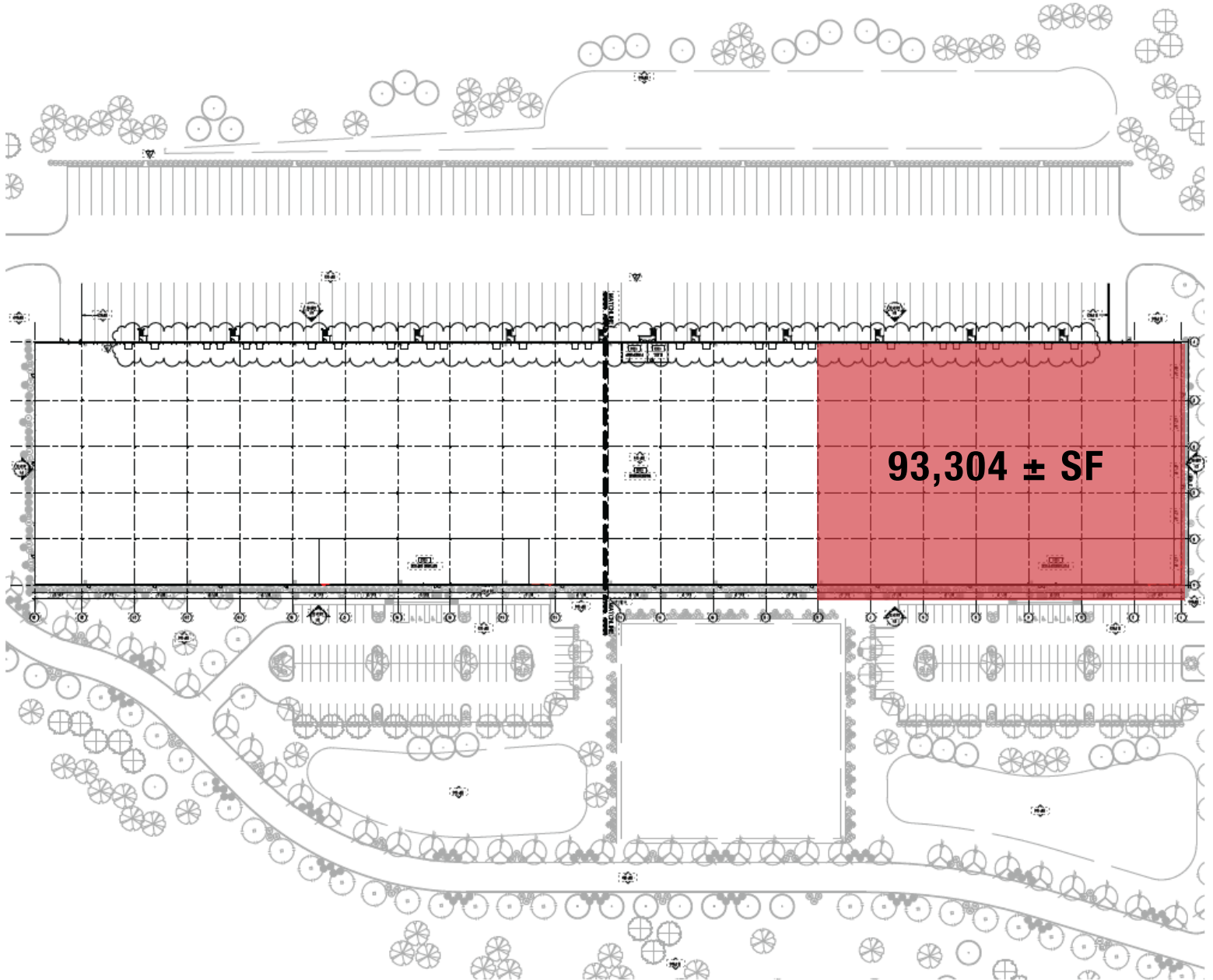
### SPECIFICATIONS

- Clear Height: 40'
- Space Dimensions: 205' x 108'
- Column Spacing: 54' x 48'
- Speed Bay: 60'
- Floor: 8" slab
- Sprinkler: ESFR
- Power: 600 AMPS, Phase 3 - 4-wire, 480V/277V
- Loading: 28 dock doors (14 with levelers), 1 drive-in (13'x11')
- Trailer Parking: 40 or more
- Vehicle Parking: Ample
- 2,600 ± SF Office
- 38' Racking (available separately)
- Raymond turret swing reach truck (available separately)
- 9,000 total pallet positions approved with 4,500 in place
- 4 ADA bathrooms, break room, conference room, open work area, and two private offices

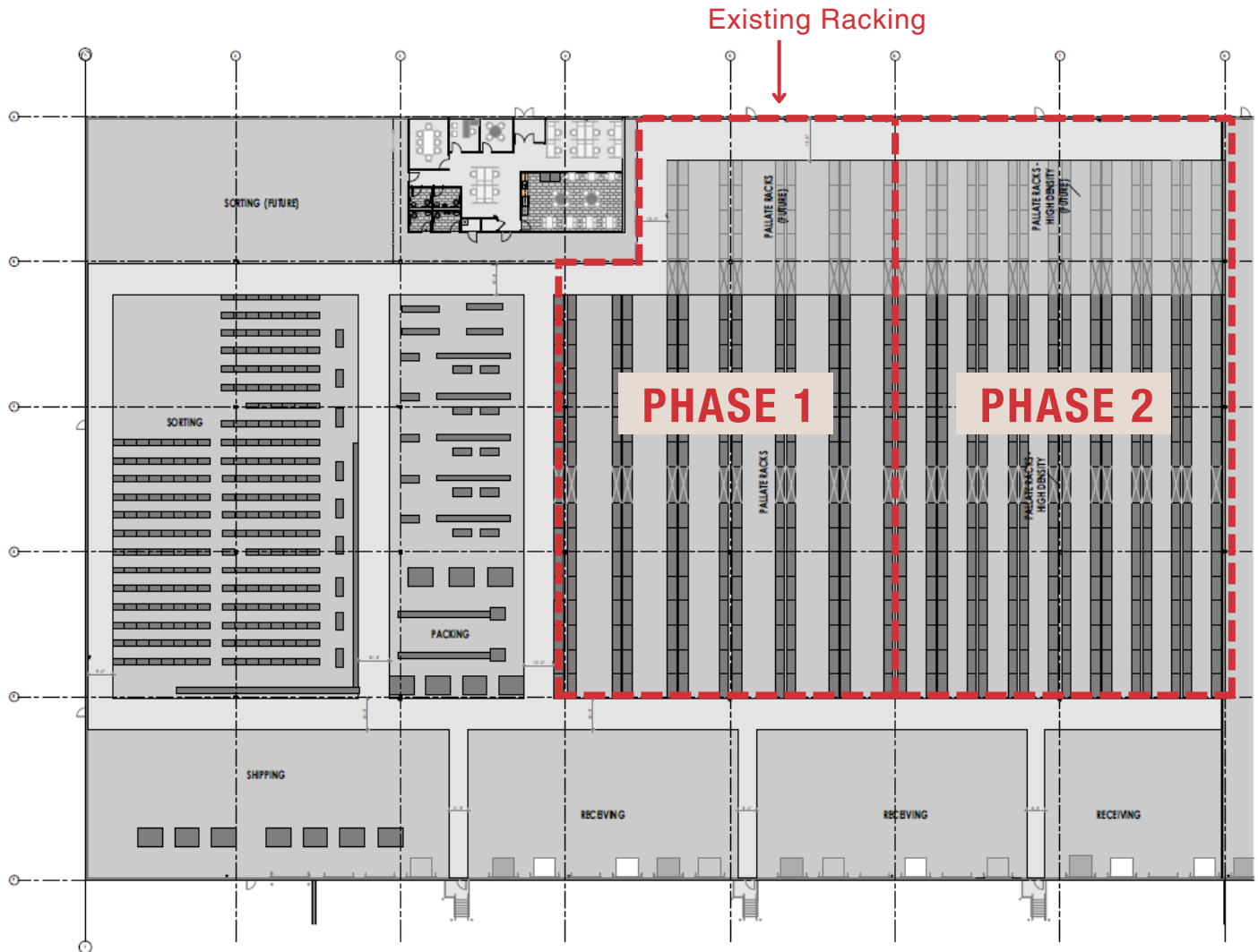








## WAREHOUSE FITOUT



## OFFICE FLOOR PLAN

