



AVAILABLE

**AVAILABLE
16,000 S.F.
Flex/Office/
Warehouse Space**

200 Anchor Mill Road
Twin Spans Business Park
Route 9 New Castle, Delaware

built for **you**

INDUSTRIAL



PROFESSIONAL



RETAIL



LUXURY LIVING



AVAILABLE

200 Anchor Mill Road

Twin Spans Business Park • Route 9 New Castle, Delaware



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200 Anchor Mill Road Description

- **Size:** 16,000 SF
- **Office Space:** 4,000 SF
- **Land Area:** 3.9353 Acres
- **Construction:** Built in 2007
- **Ceiling Height:** 33'6"-36'
- **Lighting:** High Efficiency T-5 Lighting
- **Dock Doors:** 5 Total – (4) 18 x 14 Drive-In/ OH Doors & (1) 10 x 10 OH Door
- **Parking:** 60
- **Roof Type:** / Rubber, 2007
- **Floor Spec:** 6"
- **Sprinklers:** ESFR
- **Power:** 480v, 1600A
- **Water and Sewer:** Public - Supplied by City of New Castle
- **Zoning:** Industrial
- **Major Metro Distances:**
 - Philadelphia : 34 Miles
 - Baltimore: 70 Miles
 - Washington, D.C.: 107 Miles
 - New York City: 127 Miles

Office Space Detail:

- 5 Offices
- 1 Large Conference Room
- Copy / File Storage Center
- Kitchenette
- Customer Service Area

For more information call: Thomas J. Hanna (302) 323-9300 Ext. 12 thanna@harveyhanna.com / www.harveyhanna.com



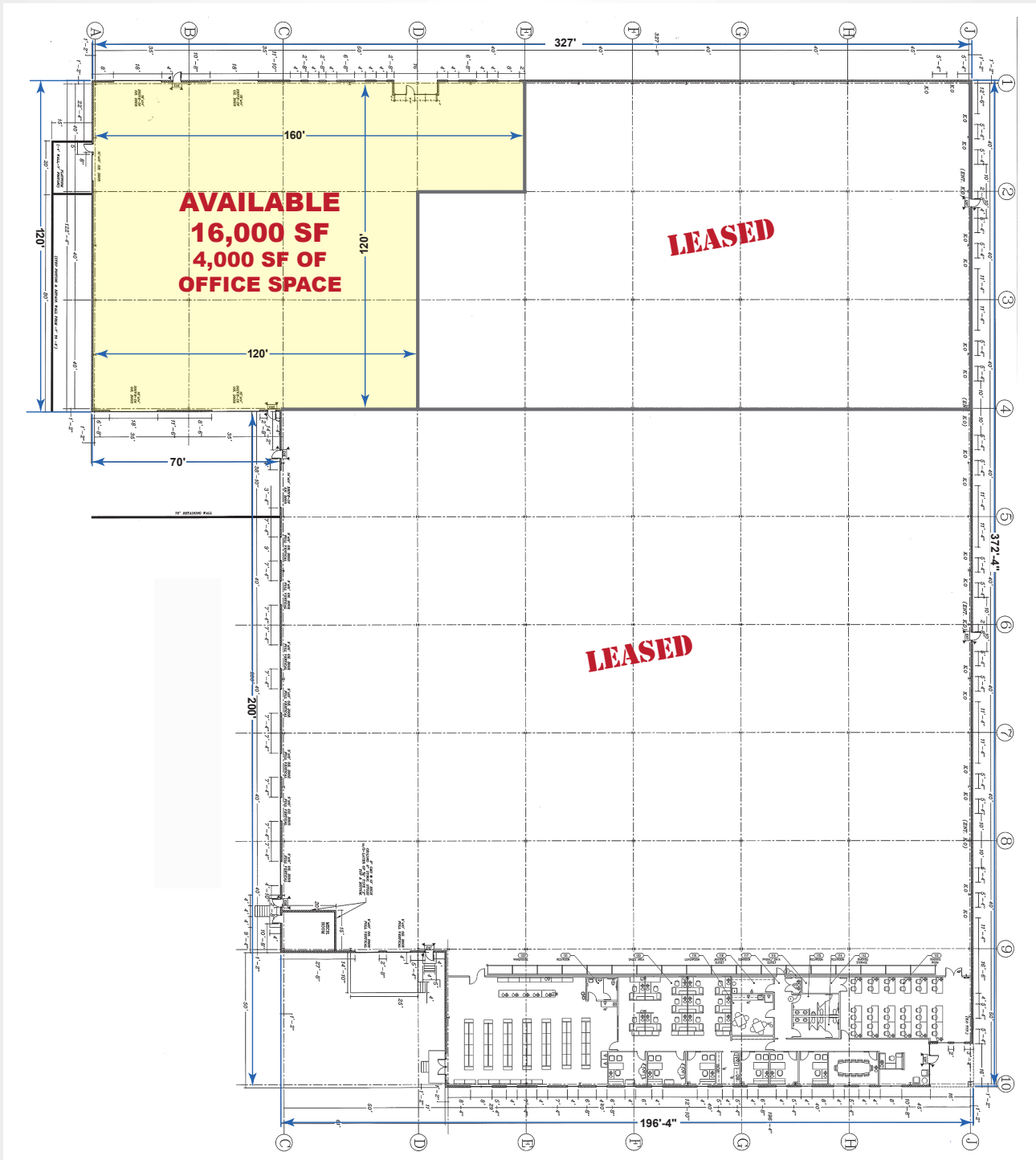
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 Available +/- 16,000 S. F.



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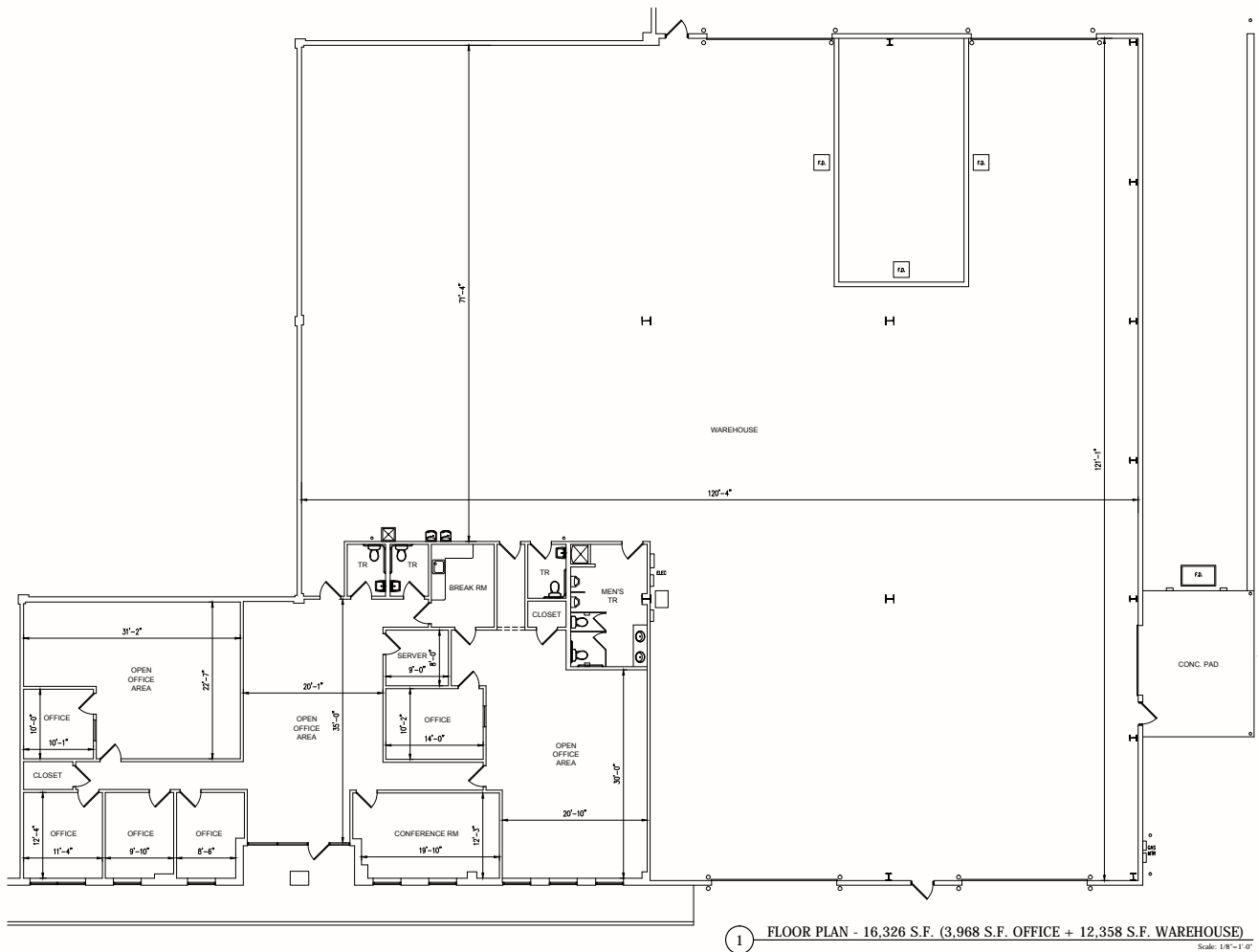


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Dock with Concrete Pad and Overhead Door

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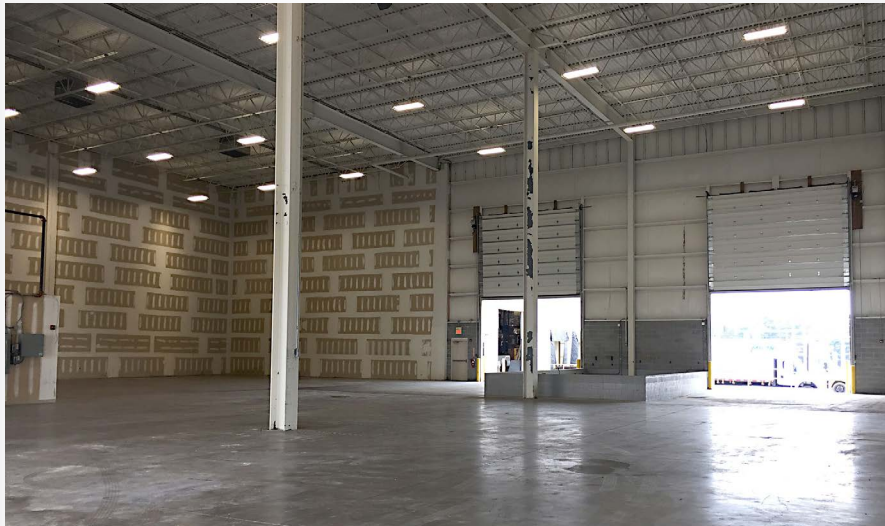


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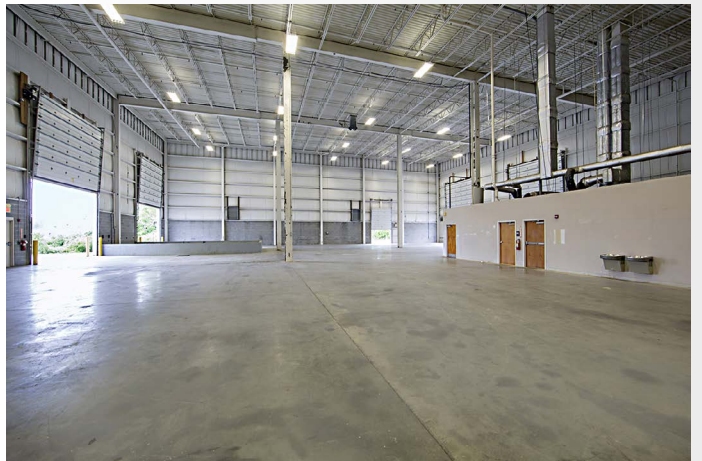
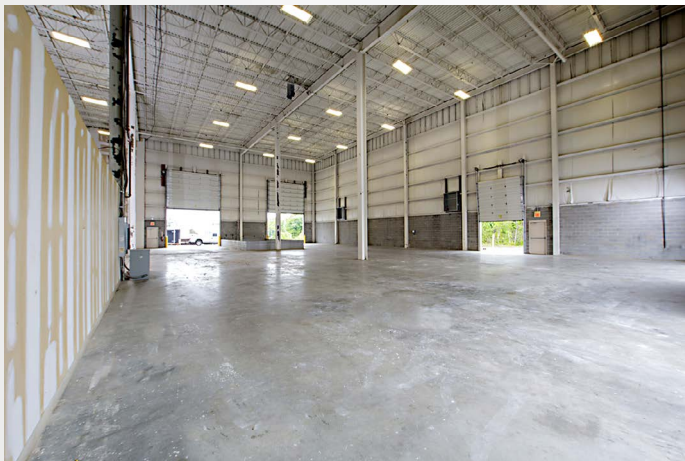


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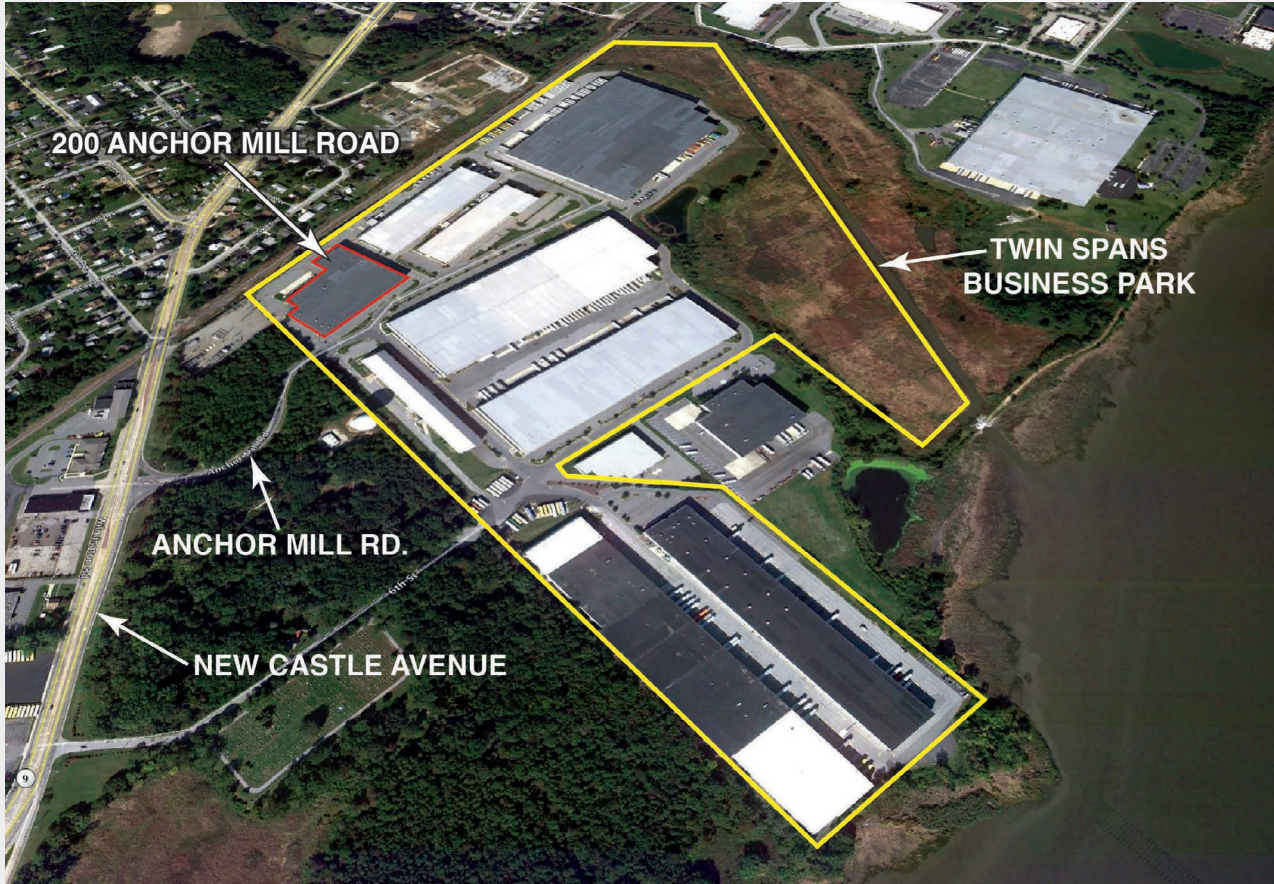


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The Premier Distribution Campus in The Mid-Atlantic featuring 1.85 million square feet of Class A Commercial warehouse space spread across 135 acres of land along the Delaware River.

Park offers immediate access to I-95, I-295, I-495 and the Delaware Memorial Bridge.

Twin Spans has a presence of strong, nationally recognized companies (Five Below, Tire Rack, Zenith Products, Speakman Company) mixed with well known regional entities.

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Why Do Business in Delaware?

The State of Delaware is known as the "Corporate Capital of the World," due to its incorporation of more than sixty percent of the Fortune 500 companies. There are many reasons Delaware is the perfect state to do business, such as its reputation as a 'pro-business' state, proximity to viable markets and accessibility to a highly educated work force.

The state has taken a wide variety of measures to help established small businesses and entrepreneurs take their business from the idea phase to start-up to expansion, making Delaware an excellent choice to start a business.

The Delaware Economic Development Office (DEDO) aids entrepreneurs building a business through various state programs designed to help these start-up businesses develop successfully. DEDO has enabled the success of many small Top Reasons to do Business in Delaware through easy access to incentives, grants and the SSBCI program where businesses receive low interest loans.

Top Reasons to do Business in Delaware

- 1. Delaware # 1 in Economic Output Per Job** – According to the U.S. Chamber of Commerce's 2014 [Enterprising States study](#), Delaware ranked first in the Economic Output Per Job study and fifth in the New Startup Rate study.
- 2. Delaware # 1 in Business Friendliness**– [CNBC's 2014 America's Top States for Business](#) ranked Delaware as the most business friendly state.
- 3. Delaware #2 in Business Incubation** –The Beacon Hill Institute's 13th annual State Competitiveness Report ranked Delaware second for business incubation in 2013, thanks to programs such as the [Emerging Enterprise Center \(EEC\)](#) of New Castle County Chamber of Commerce (NCCCC) which creates a nurturing environment to help early stage businesses grow, develop and succeed.
- 4. The Kauffman FastTrac program** ~ A combined effort between DEDO and Delaware Technical Community College, the [Kauffman FastTrac program](#) has trained over 300,000 entrepreneurs nationwide by helping them to develop business plans and guides small-business owners who want to take their enterprise to the next level.
- 5. State Small Business Credit Initiative (SSBCI)** – [The program](#) is designed to enhance access to capital and lower interest rates provided to small business. The plan dedicates \$12.1 million to create a new participation program between DEDO, lending institutions and their small business clients and dedicates \$1 million to the Delaware Capital Access Program.
- 6. Delaware has the Fastest Internet Speeds in the U.S.** - Delaware has the fastest Internet Speeds (16.2 mbps) in the nation which gives Delaware business an edge, making them more competitive than those businesses based in neighboring states. Not only does a faster internet speed make e-commerce sites more competitive, it makes businesses of all industries more productive, giving them faster access to shared project files allowing for more efficient collaboration.

Meanwhile, there are numerous other reasons to do business in Delaware, such as the [DEMEP](#) (Delaware Manufacturing Extension Partnership) that helps 'forward thinking manufacturers' to remain competitive, the [DWIB](#) (Delaware Workforce Investment Board) that offers 'Employee Training Grants' or the [Brownfield Assistance Program](#) which provides matching grants to owners and developers in order to encourage the redevelopment within the state.

- 7. Interested in Lower Taxes?** Move to Delaware! Lowest property taxes on average – Delaware ranks #2 (Fool.com) behind #1 - Alaska.