

9,800 ± SF Divisible to 4,900 ± SF



SOUTHGATE INDUSTRIAL CENTER

SUITE 4 | \$13/SF NNN

4,900 ± SF Total
1,600 ± SF Office
Drive-in
Four restrooms
Three large offices & reception
Move-in ready for recreation

SUITE 7 | \$12.25/SF NNN

4,900 ± SF total
2,000 ± SF office (demo possible)
One dock & one drive-in
Potential for two docks
Available 1/1/2027

SUITE 8 | \$12.25/SF NNN

4,900 ± SF total
3,000 ± SF office (demo possible)
One dock
Available 1/1/2027

CAN BE LEASED TOGETHER FOR 9,800 ± SF WITH 5,000 ± SF OF OFFICE

FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING INFORMATION:

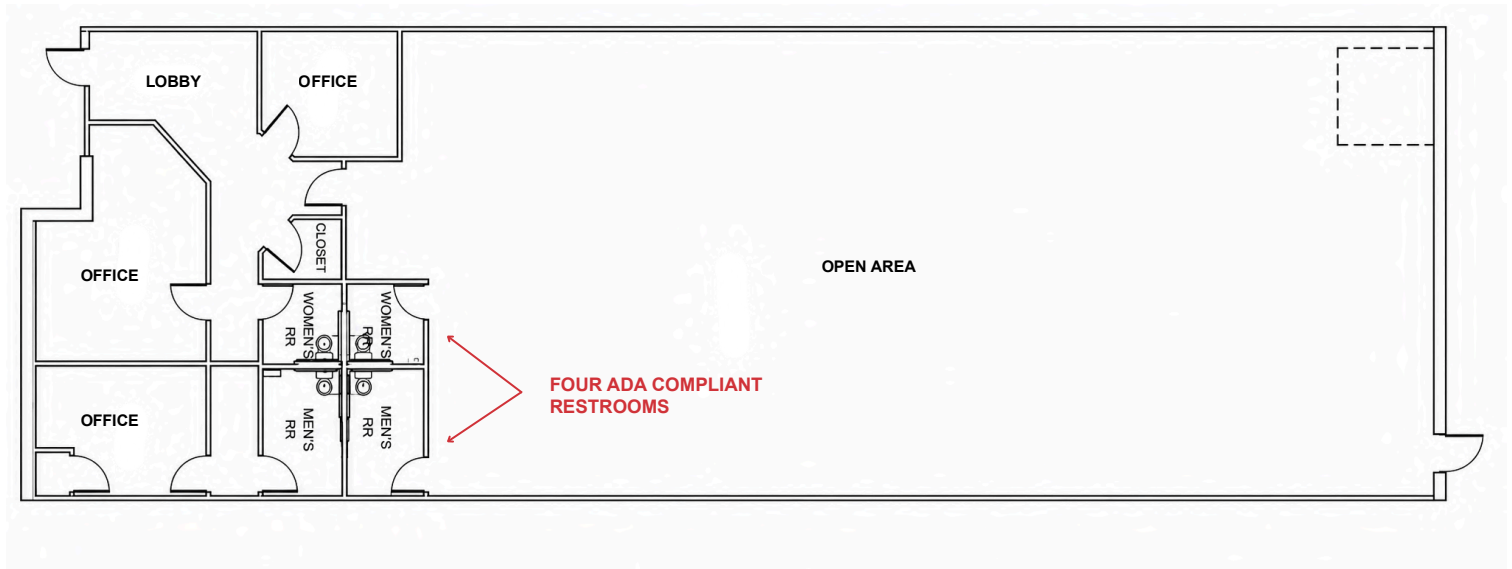
Construction: Masonry	Truck Court: 98'
Clear Height: 21'	Water/Sewer: Public
Zoning: Industrial	Power: 200 amps

DEMOGRAPHICS

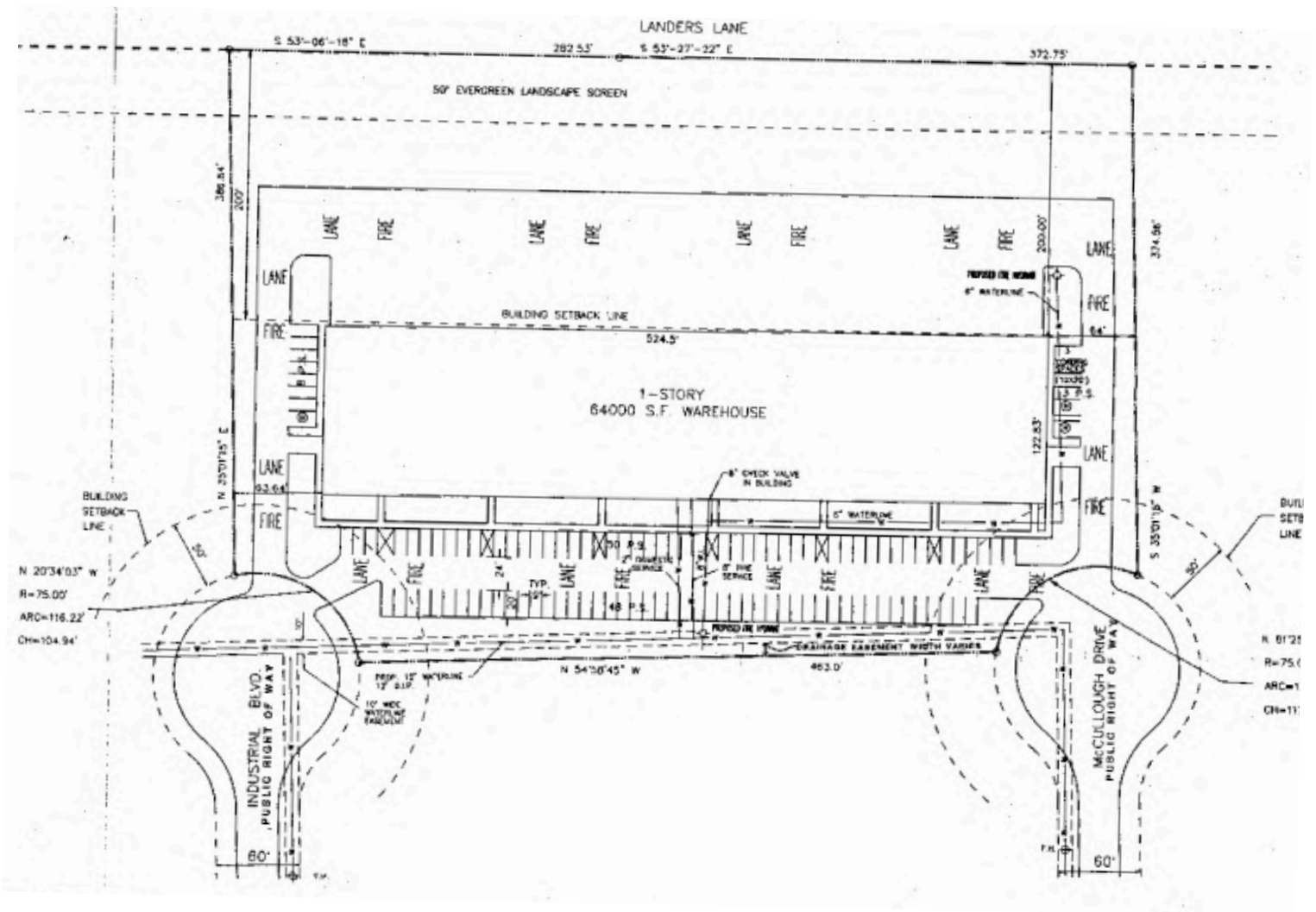
- 118,503 individuals employed within a 5-mile radius, with 12,015 local businesses in the surrounding area.

	1 Mile	3 Miles	5 Miles
Population	12,146	49,636	176,763
Local Businesses	404	2,870	12,015
Daytime Labor	3,841	29,760	118,503

SUITE 4 | FLOOR PLAN



SITE PLAN





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

☎ 302 322 9500

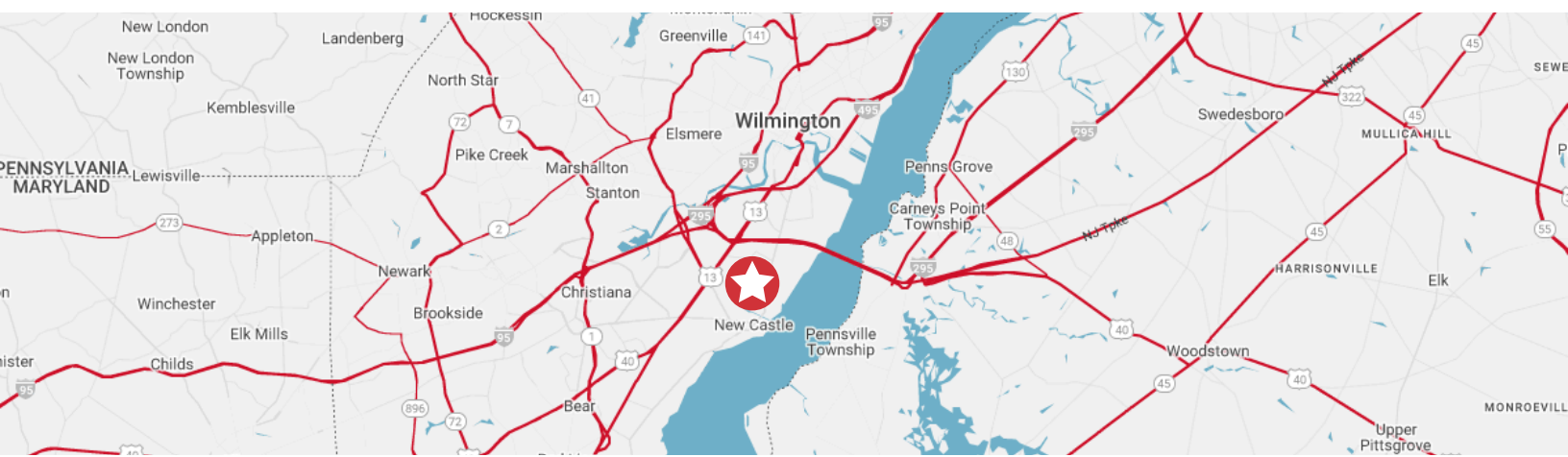
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