

OFFICE BUILDING FOR LEASE

FIRST STATE INDUSTRIAL PARK, SUITE B

1100 First State Blvd, Wilmington, DE 19804



PROPERTY DESCRIPTION

Office/Flex space located in First State Industrial Park. Great location with easy access to I-95, Rt. 141 and all areas of New Castle County. Well-laid-out corner space consisting of 5 offices, a conference room, a lunchroom, bathrooms, and great natural light.

PROPERTY HIGHLIGHTS

- 3,379 +/- TOTAL Square Footage: 2,828 +/- SF Office \$15.00 SF/yr (MG) and 551 +/- SF Warehouse with Loading Dock \$12.00 SF/yr (MG). Price/Negotiable.
- Two Separate Bathrooms (Men and Ladies) and Professional Security System
- Direct Access from the Street
- Perfect Location and Square Footage For: Accounting, Marketing, Legal, Contractors, Small Distribution Center and more!

MITCH BERKOWITZ

Sales & Leasing

Office: 302.414.1000 | Cell: 302.740.7070

mitchb@LMTCRE.com

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr Office (Modified Gross)
	\$12.00 SF yr Warehouse (Modified Gross)
Available SF:	3,379 +/- SF
Building Size:	15,402 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,156	24,443	88,526
Total Population	4,877	60,027	212,209
Average HH Income	\$66,385	\$77,405	\$78,839



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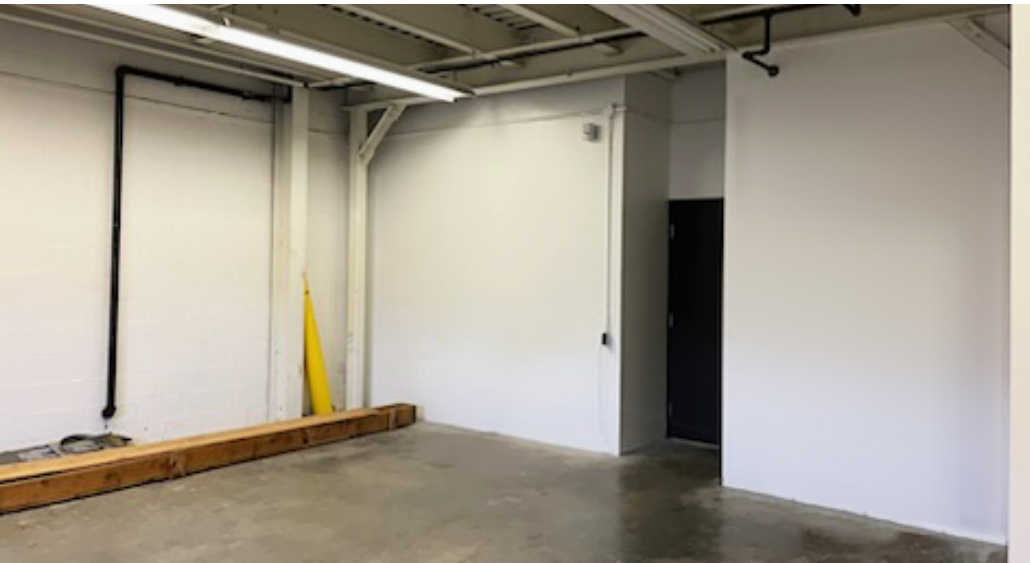
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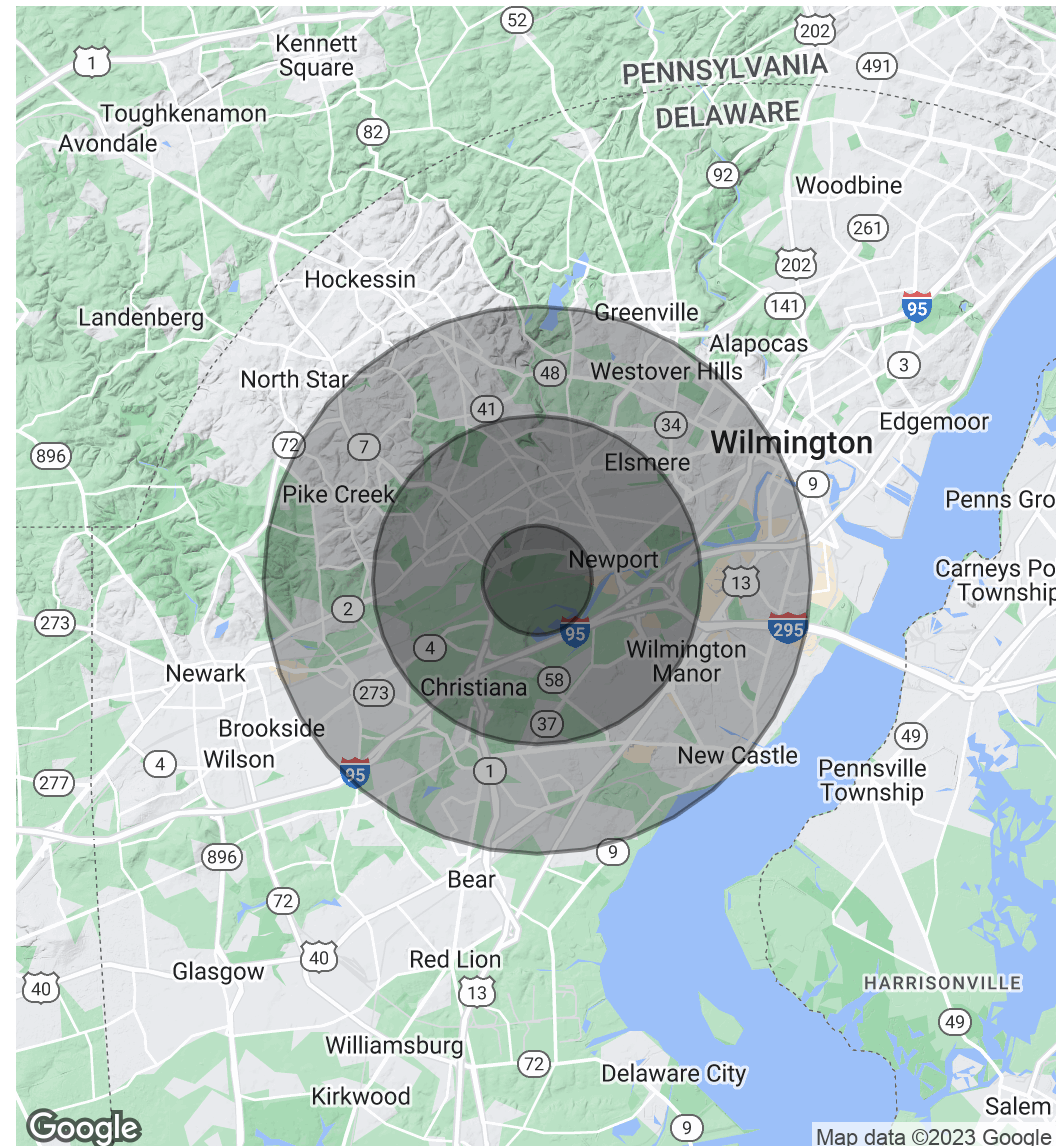
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,877	60,027	212,209
Average Age	40.1	40.0	39.5
Average Age (Male)	38.6	39.3	38.1
Average Age (Female)	42.3	41.1	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	24,443	88,526
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$66,385	\$77,405	\$78,839
Average House Value	\$206,633	\$222,684	\$233,782

* Demographic data derived from 2020 ACS - US Census



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