



SALE / LEASE

Industrial Space for sale or lease

213 NESBIT DRIVE

Seaford, DE 19973

PRESENTED BY:

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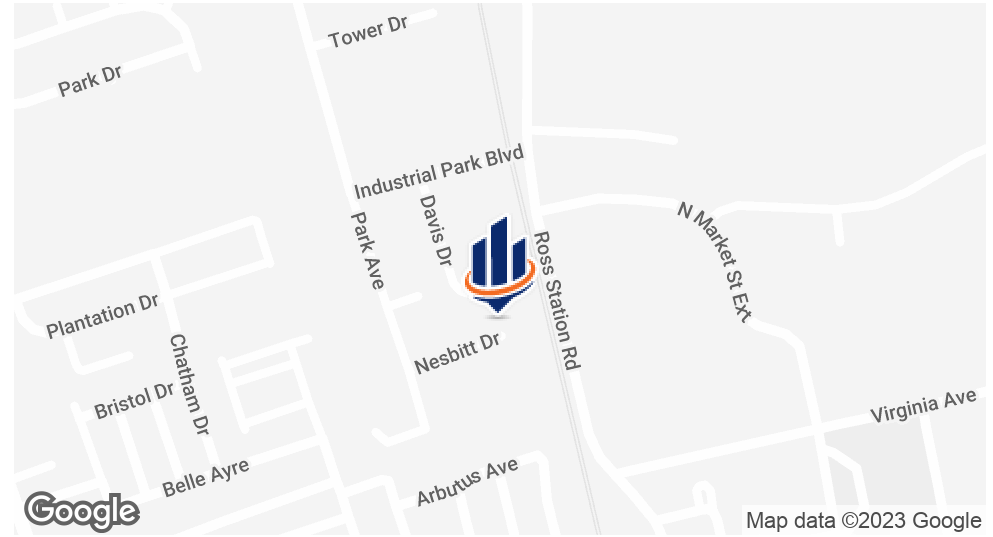
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WESLEY COX, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	30,000 - 42,500 SF
LOT SIZE:	5.11 Acres
PRICE / SF:	\$83.33
ZONING:	M-1 Lt Industrial

PROPERTY OVERVIEW

60,000 industrial manufacturing facility for sale or lease. Up to 22,500 SF of fully conditioned space available. (6,117 SF. is HEPA and 3,081 SF. is White Room). 30' ceilings. Additional 5,271 SF of very attractive office space offering private offices, conference rooms, bull pen area, administrative areas and kitchen. Additional 17,699 SF and 14,500 SF warehouse spaces. Large breakroom with lockers. Multiple restrooms. Heavy electrical power - 480/227V & 208 V. Public utilities. Great parking for employees and tractor trailers. 3,500 SF of open mezzanine space. Space is not available until 7/2023.

Located in the Seaford Industrial Park. Seaford, DE is business friendly with no inventory tax and no sales tax. Economic Incentives are offered through the City of Seaford.

PROPERTY HIGHLIGHTS

- 60,000 SF Total - Zoned Lt. Industrial
- Owner would like to lease back 25% of the facility
- Heavy electrical power 480/227V & 208V - Provider is the City of Seaford

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EXTERIOR PHOTOS



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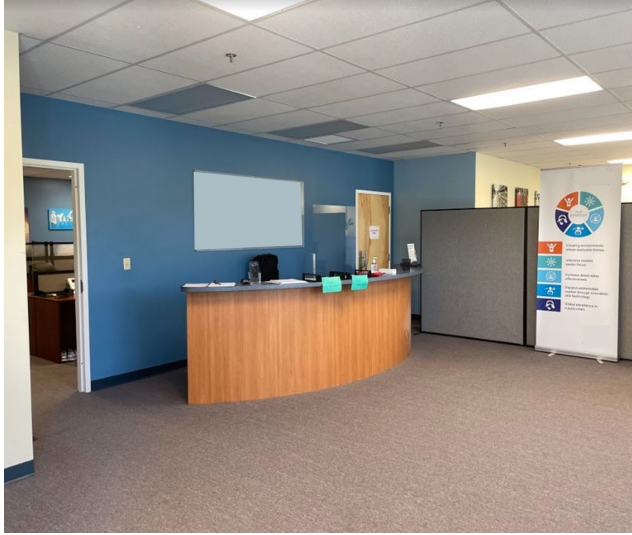
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LOBBY & OFFICE AREA



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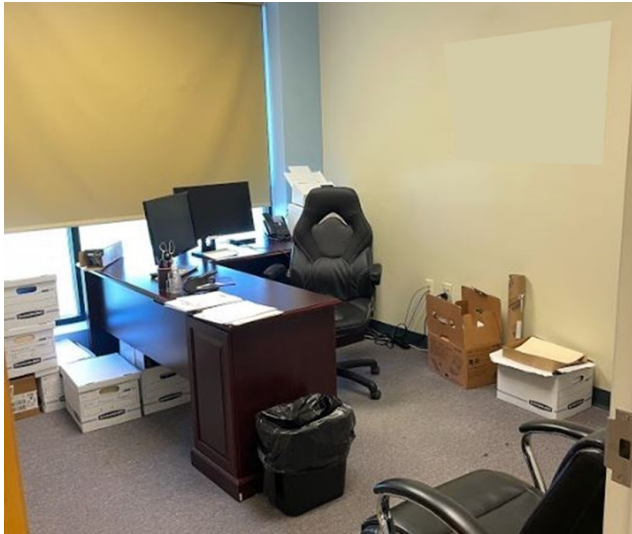
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PRIVATE OFFICES



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CLEAN & HEPA ROOMS



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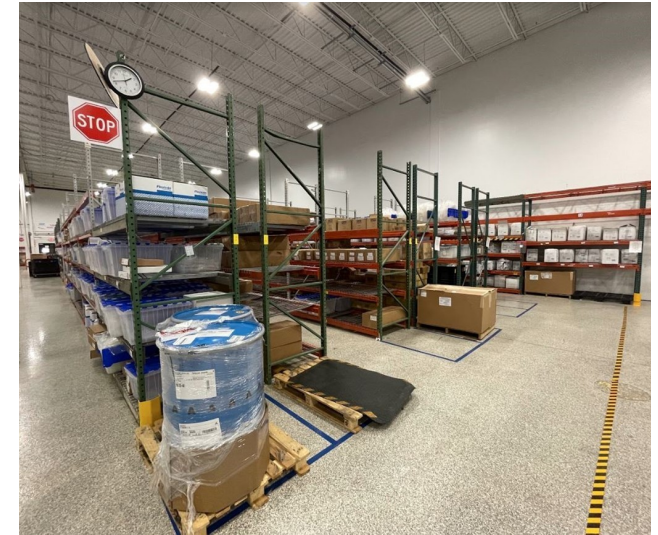
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WAREHOUSE PHOTOS



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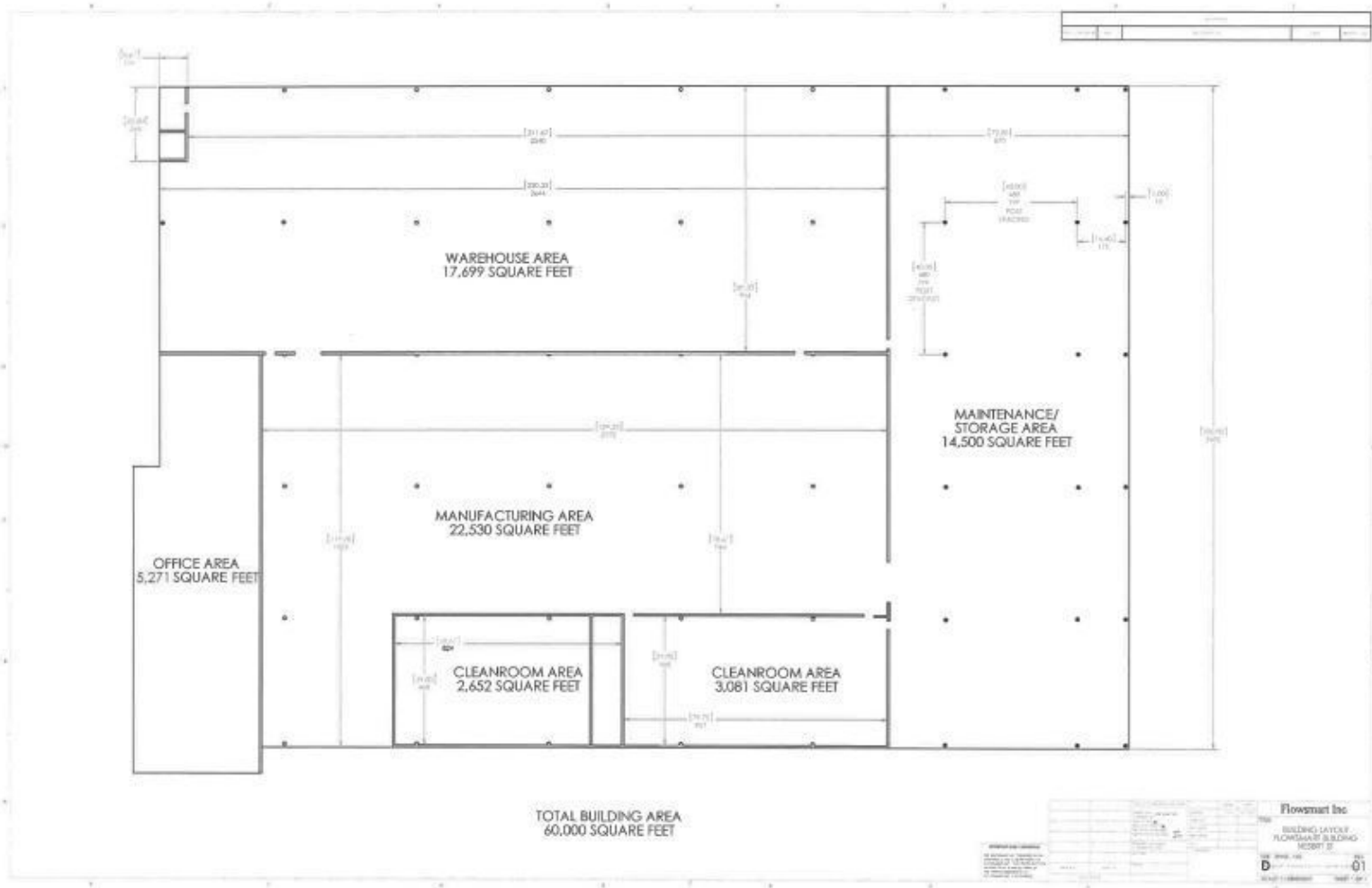
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FLOOR PLANS



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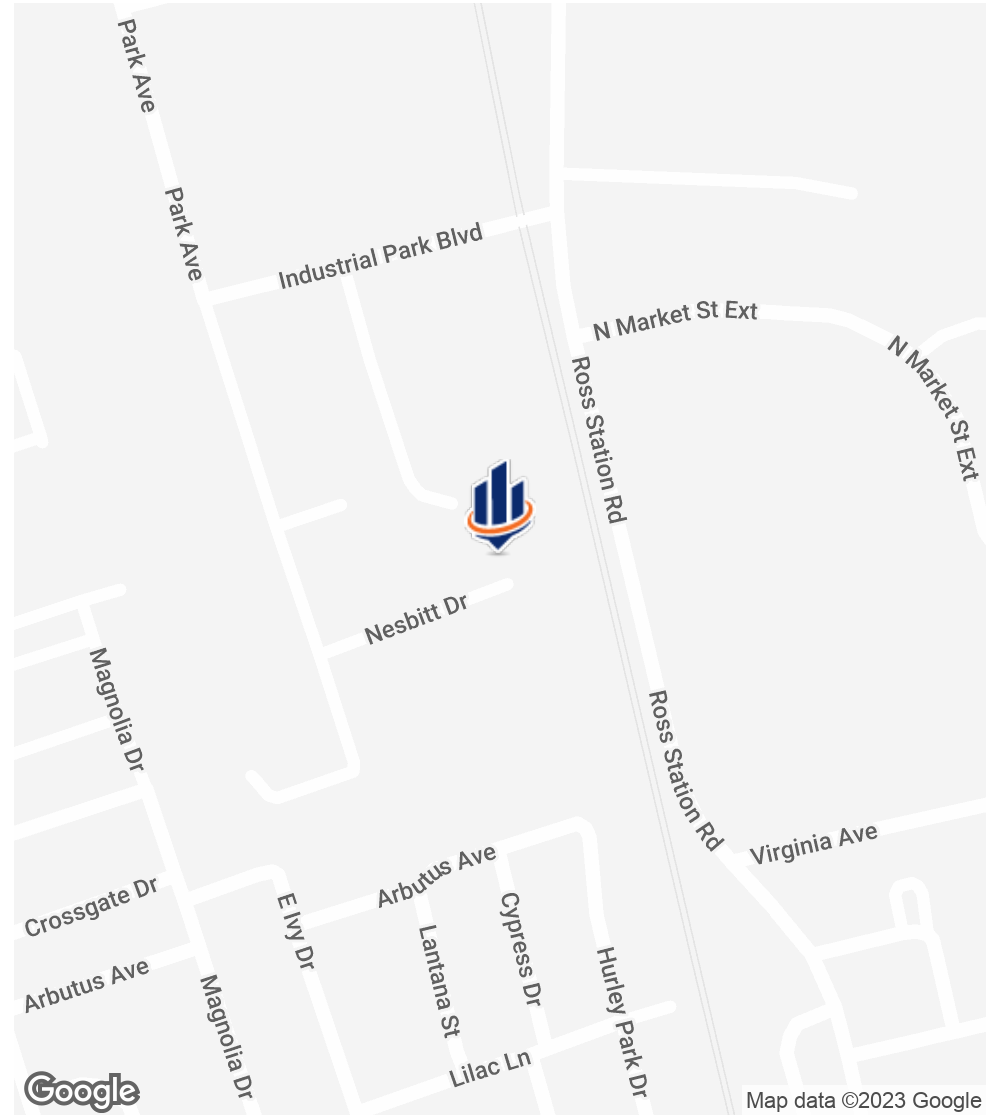
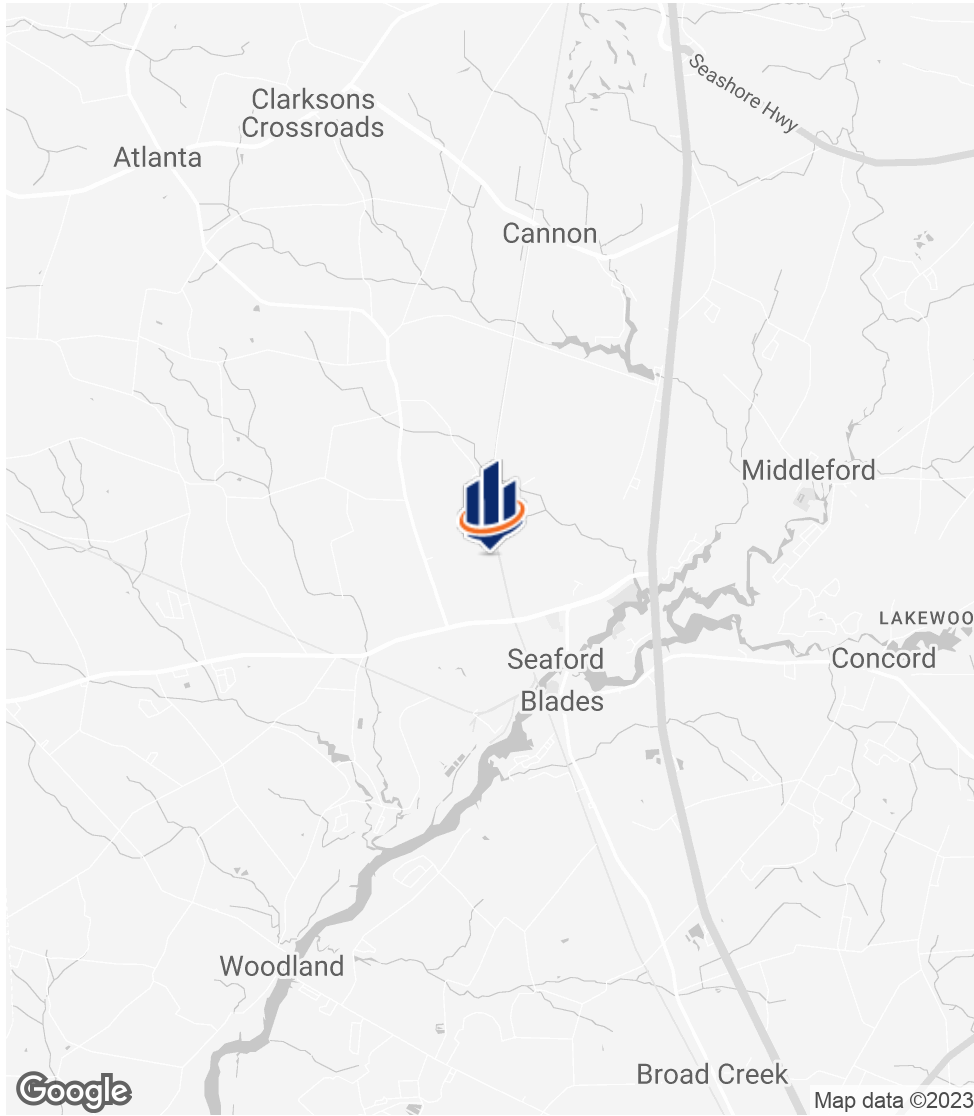
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

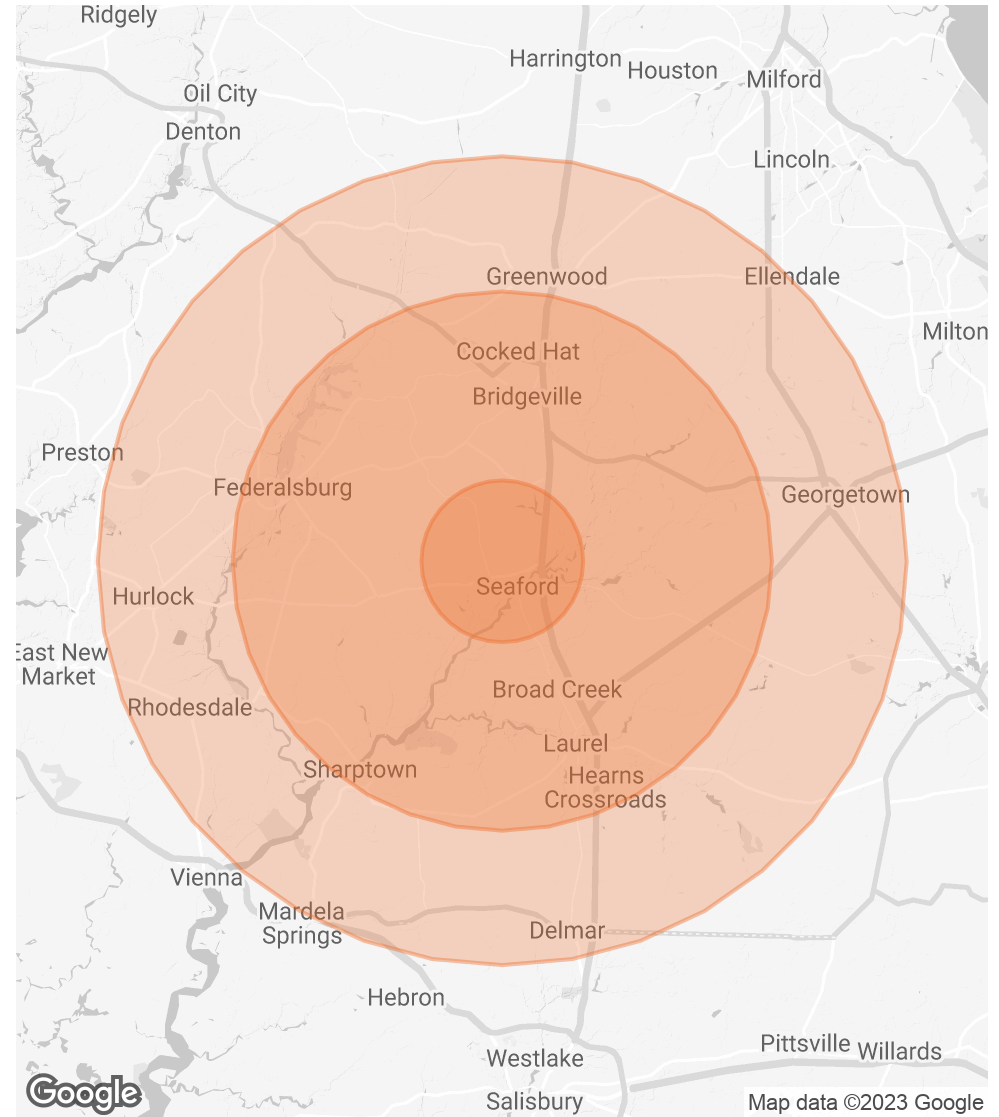
3 MILES 10 MILES 15 MILES

	3 MILES	10 MILES	15 MILES
TOTAL POPULATION	14,429	54,316	87,954
AVERAGE AGE	42.5	40.4	41.0
AVERAGE AGE (MALE)	41.8	40.1	39.7
AVERAGE AGE (FEMALE)	42.1	40.8	41.6

HOUSEHOLDS & INCOME 3 MILES 10 MILES 15 MILES

	3 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	5,951	21,974	36,108
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$66,607	\$63,971	\$63,504
AVERAGE HOUSE VALUE	\$226,634	\$226,945	\$249,911

* Demographic data derived from 2020 ACS - US Census



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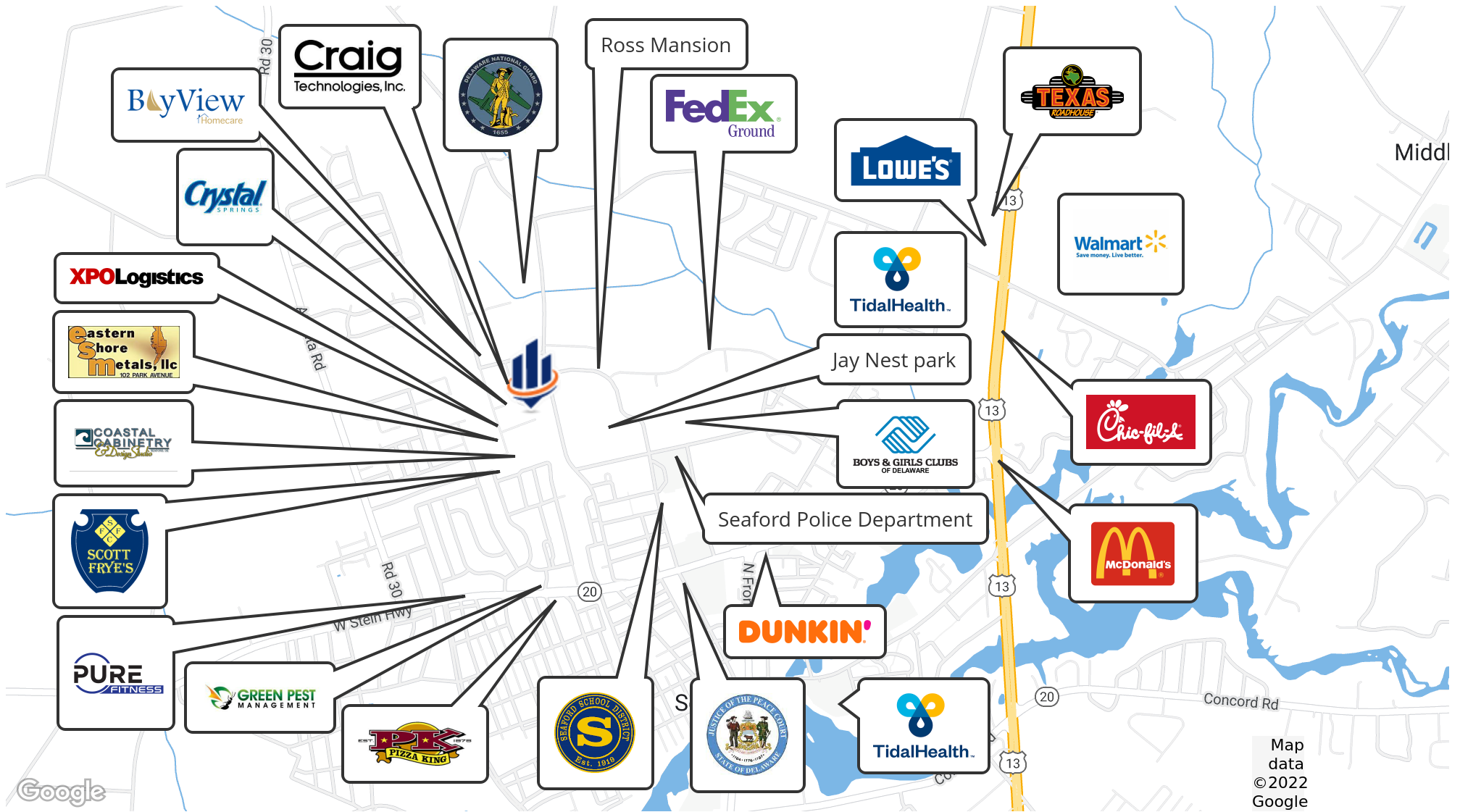
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RETAILER MAP



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ADVISOR BIO 1



HENRY HANNA, CCIM, SIOR

Council Chair of Industrial Properties

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PROFESSIONAL BACKGROUND

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

Hanna currently serves as director for WIRA (Wallops Island Regional Alliance) supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. (UAV).

He served as past chair for the Salisbury University (SU) Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

Notable career highlights for Hanna include representing industrial companies such as Solo Cup, Helvoet Pharma, Trinity Sterile, Bavliner Marine, Silverton Marine, Kraft

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ADVISOR BIO 2



FLO BROTZMAN

Senior Advisor

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MD #597618

PROFESSIONAL BACKGROUND

Flo Brotzman serves as an Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland's Eastern Shore and Lower Delaware.

Flo works directly with senior advisor, Henry Hanna, CCIM, SIOR, an industry veteran with more than 35 years of brokerage experience and more than 1,000 career transactions. Hanna has been consistently in the top 20 for SVN advisors. Flo has more than 20 years of real estate experience with the last ten years focusing completely on commercial real estate.

Prior to joining SVN-Miller Commercial, Flo served as the administrative office manager for Long & Foster Real Estate in Salisbury, Maryland. With 20 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from listing, research, marketing, and advertising.

Flo is active in her church and youth ministry and enjoys working with the Chesapeake Housing Mission, a non-profit organization that provides vital home repair to low-income families in the Chesapeake Region of Maryland.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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