



PROPERTY DESCRIPTION

Brand new flex space strategically positioned for maximum convenience. Located in close proximity to Route 40 and the DE/MD state line, as well as easy access to I-95 and other major roadways, this space is a prime choice for distribution and light manufacturing companies. Take advantage of its ideal location ensuring your business thrives in this strategically placed hub.

PROPERTY DETAILS

- **Available:**
 - > Suite 2452-2454: 3,000 SF
- **Lease Rate:** Negotiable
- **Drive-in Door:** Two 12'x14' overhead drive-in doors
- **Ceiling Height:** 25' sloping down to 20' in the rear of the building

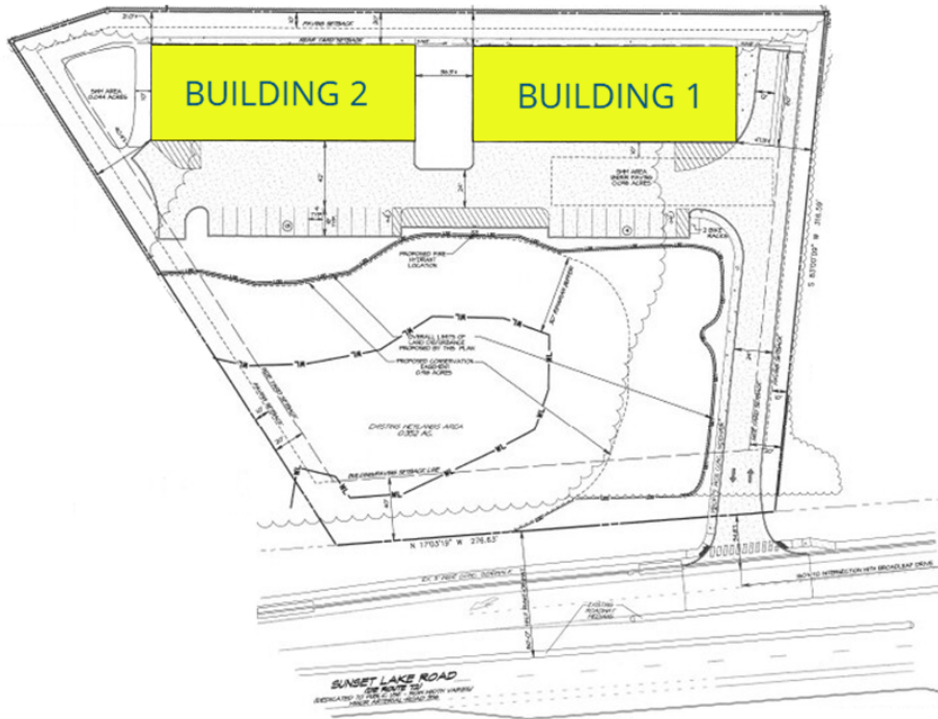
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,670	54,931	138,853
Total Households	3,047	20,446	52,751
Average HH Income	\$89,120	\$96,527	\$91,070
Median Age	40.9	38.1	38.2



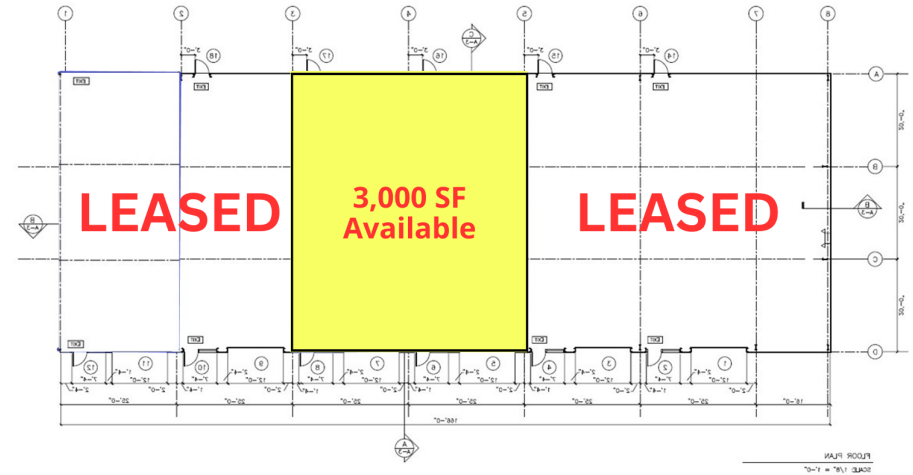
For More Information, Contact:

Alicia Fox
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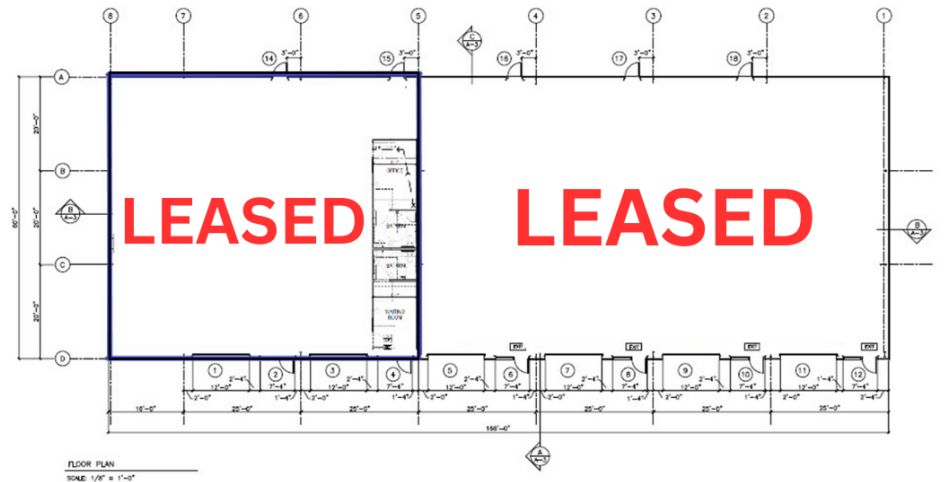
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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BUILDING 1



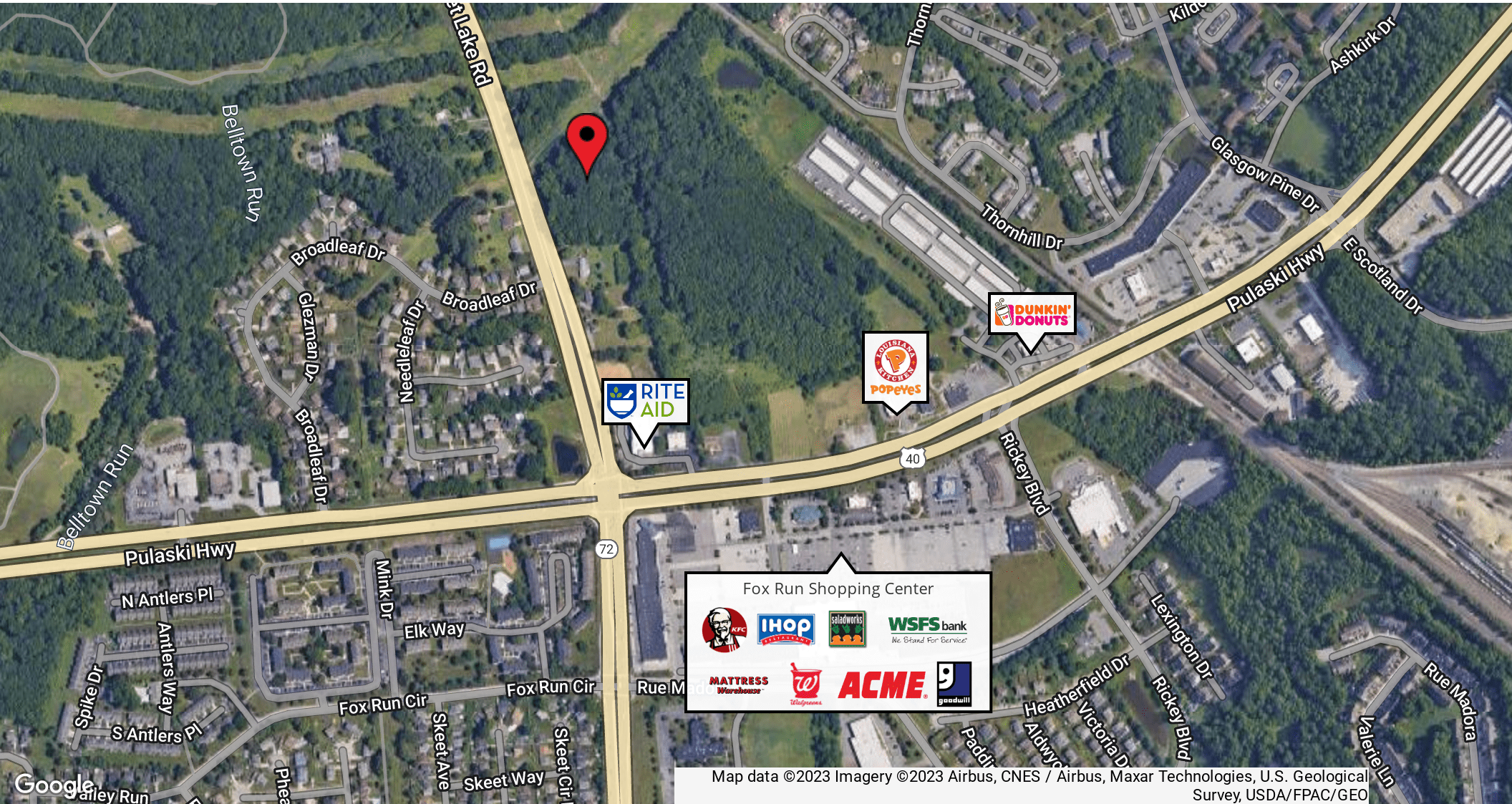
BUILDING 2



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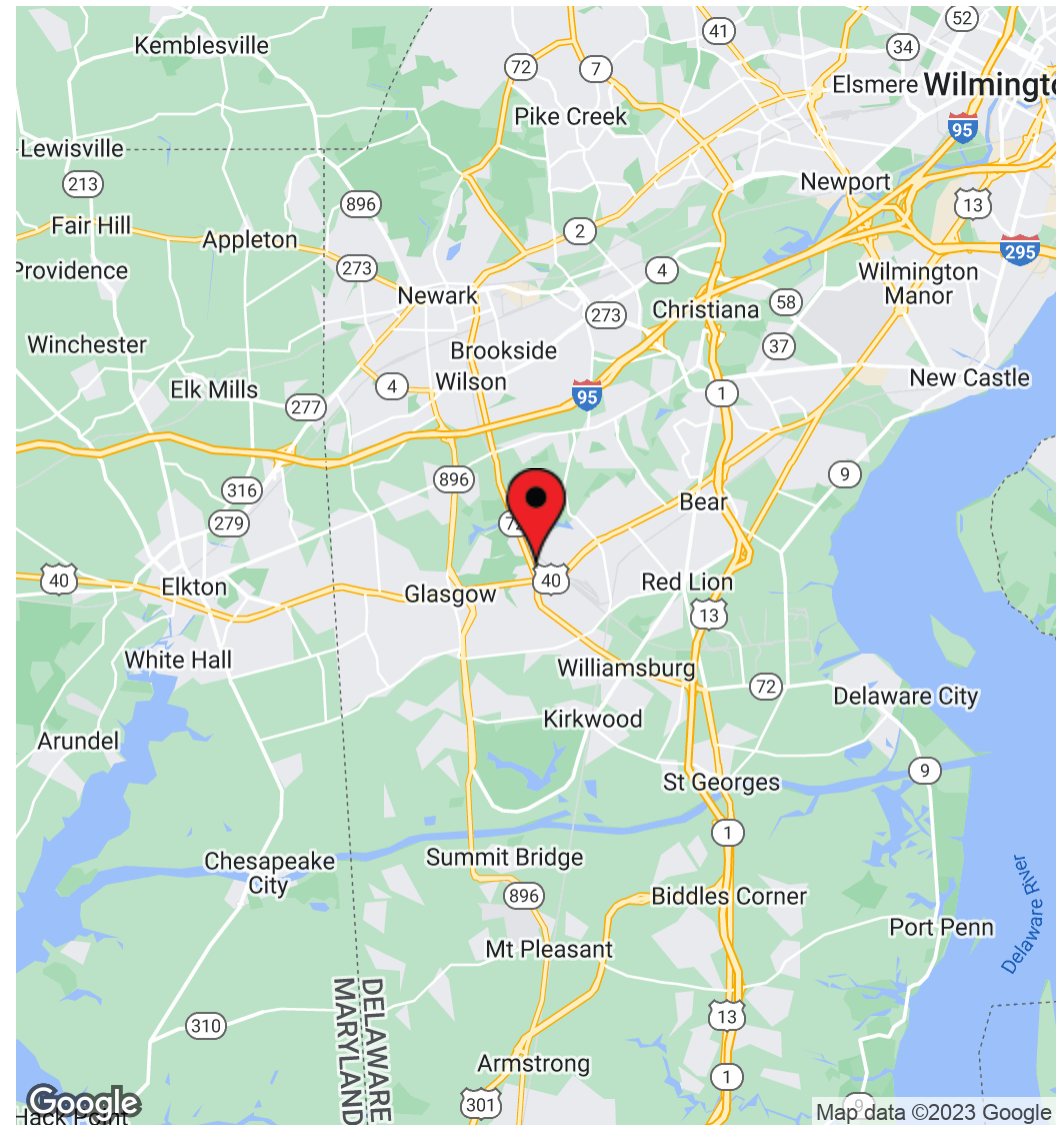
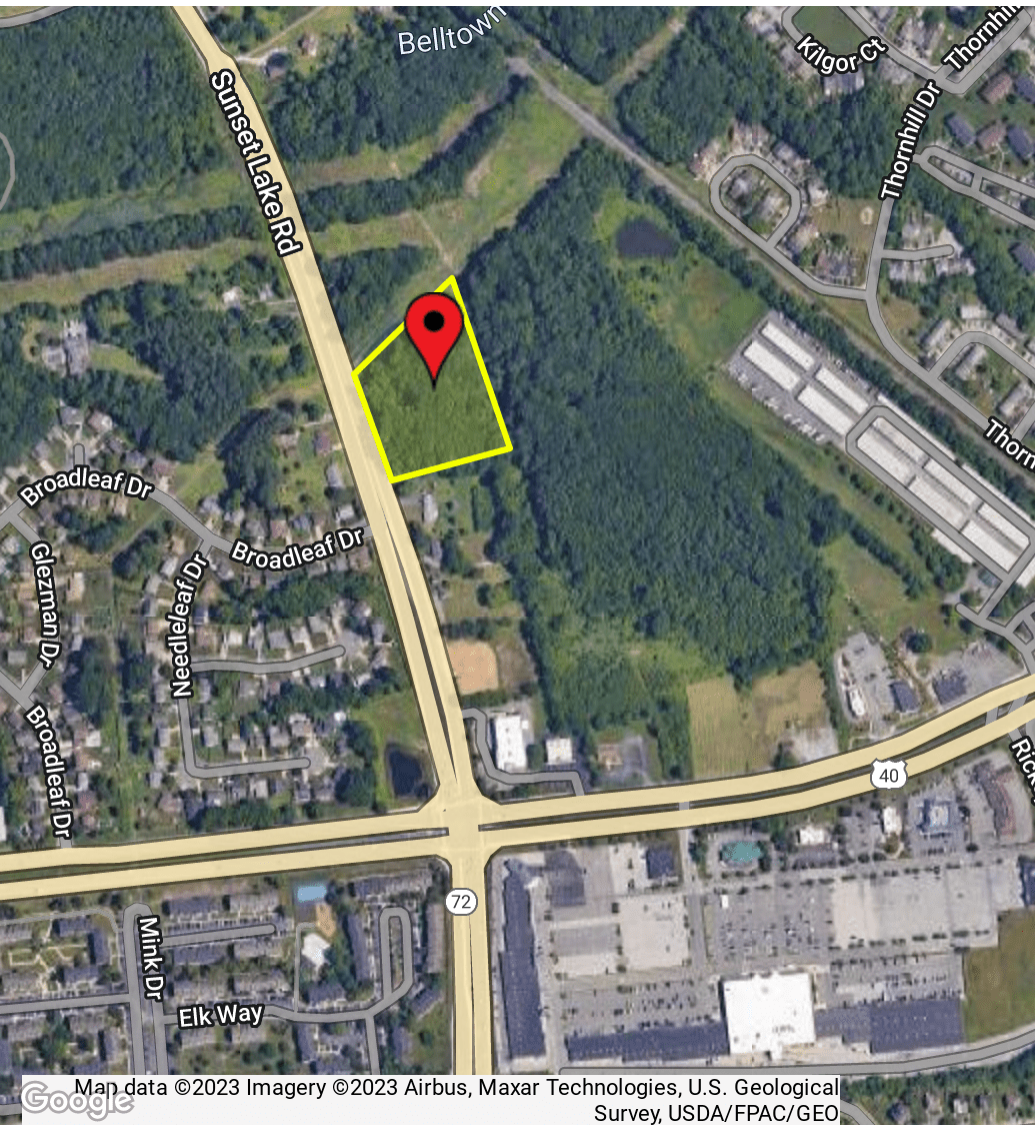
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BRAND NEW FLEX SPACE FOR LEASE



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