

**Davis Mitchell**

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**Dan Wham**

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# 725 DAWSON DRIVE

**NEWARK, DE 19713**

**FLEX/WAREHOUSE SPACE FOR LEASE**



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



### PROPERTY DESCRIPTION

**Rarely available flex space located adjacent to I-95 in Delaware Industrial Park!** Available is 6,400 sf of high-bay flex space featuring one (1) 14'x 16' overhead door, two (2) bathrooms, and small private offices.

The Property is situated in close proximity to the University of Delaware in addition to all major transportation routes including I-95, Route 72, and Route 896.

### PROPERTY DETAILS

- **Flex Space:** 6,400 SF
- **Lease Rate:** \$11.00/SF NNN
- **Ceiling Height:** 16'
- **Loading:** One (1) 14' x16' overhead door
- **Zoning:** I (Industrial)

### PROPERTY HIGHLIGHTS

- Building is fully sprinklered
- One (1) gas-fired Reznor heater
- Ample parking
- New LED lights
- Two (2) bathrooms



For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
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725 Dawson Drive  
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FOR LEASE

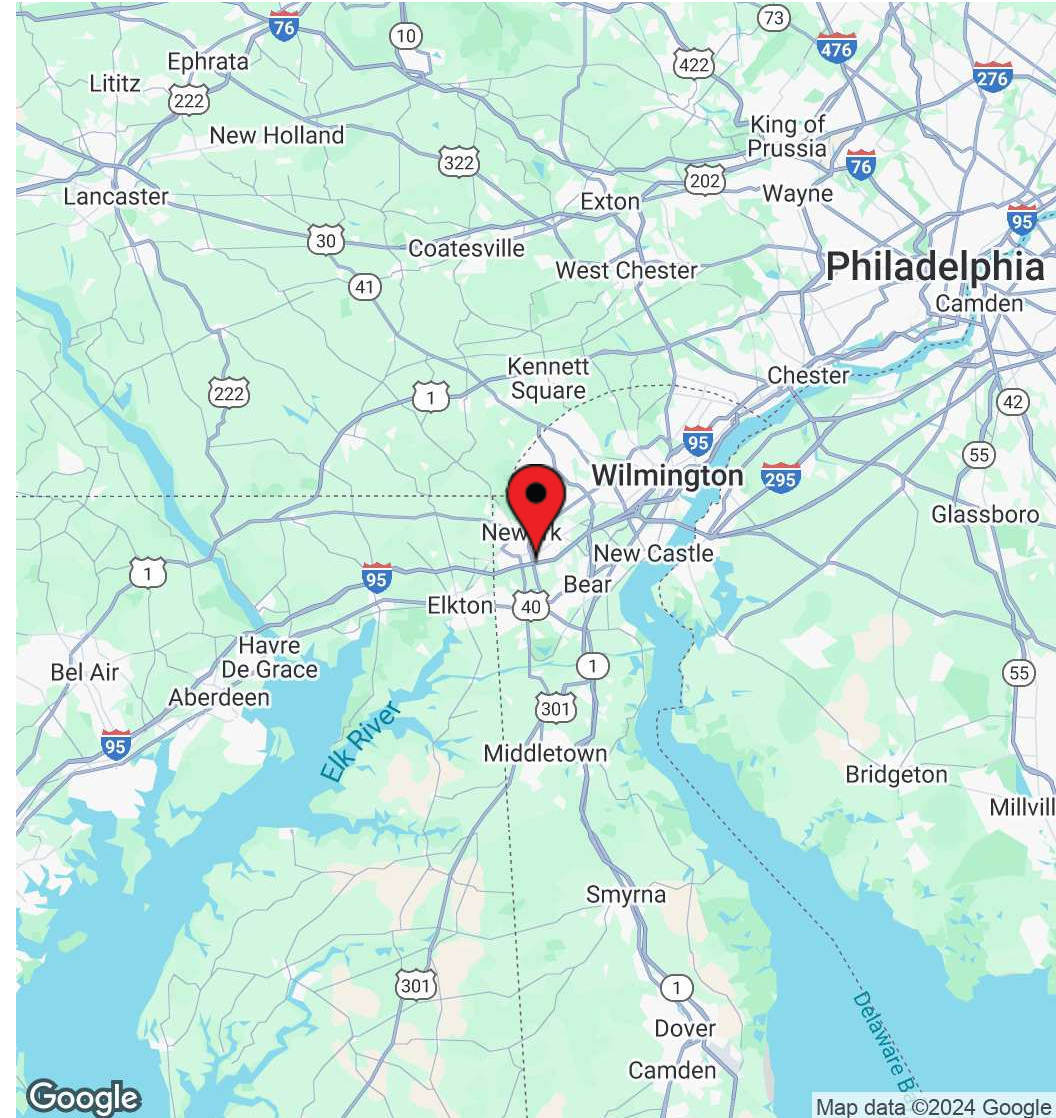
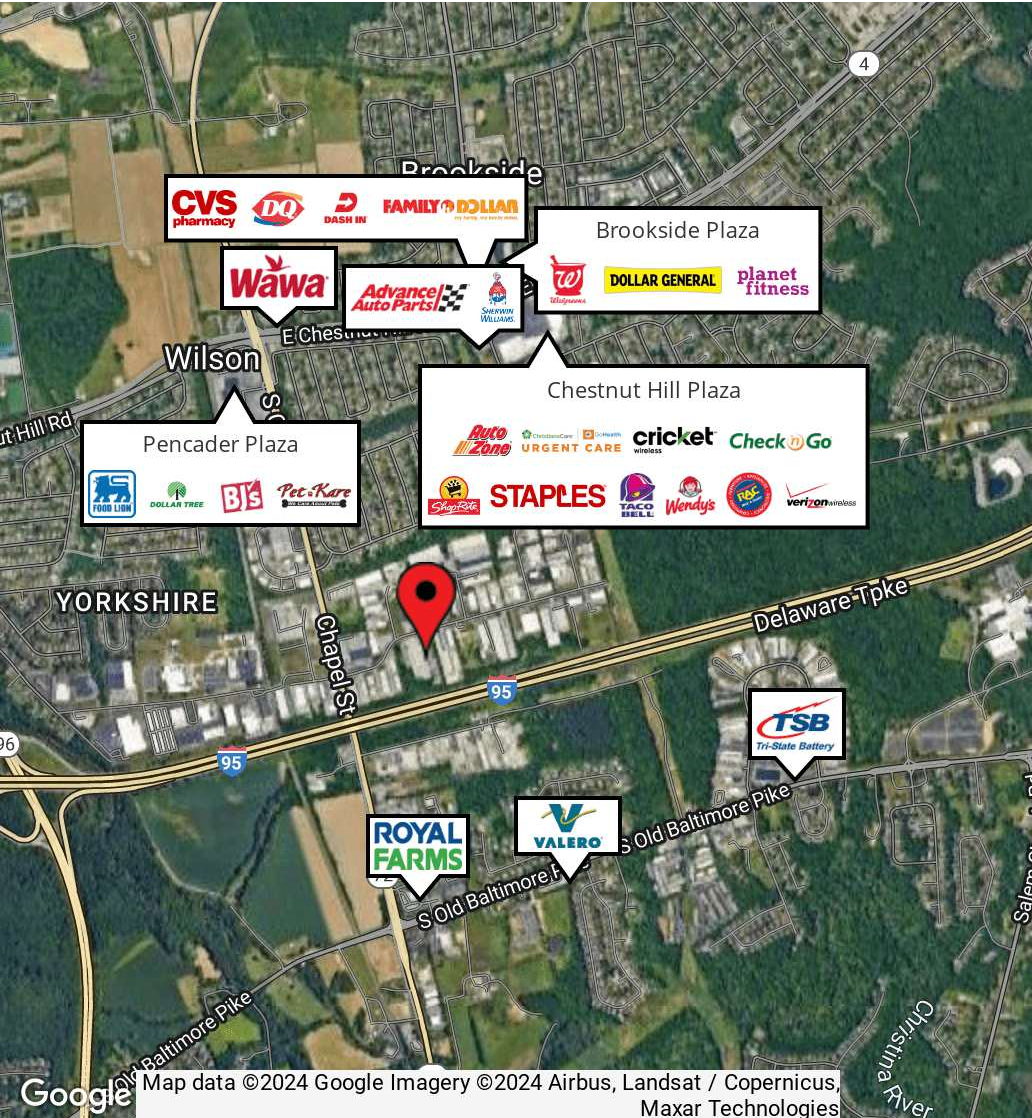


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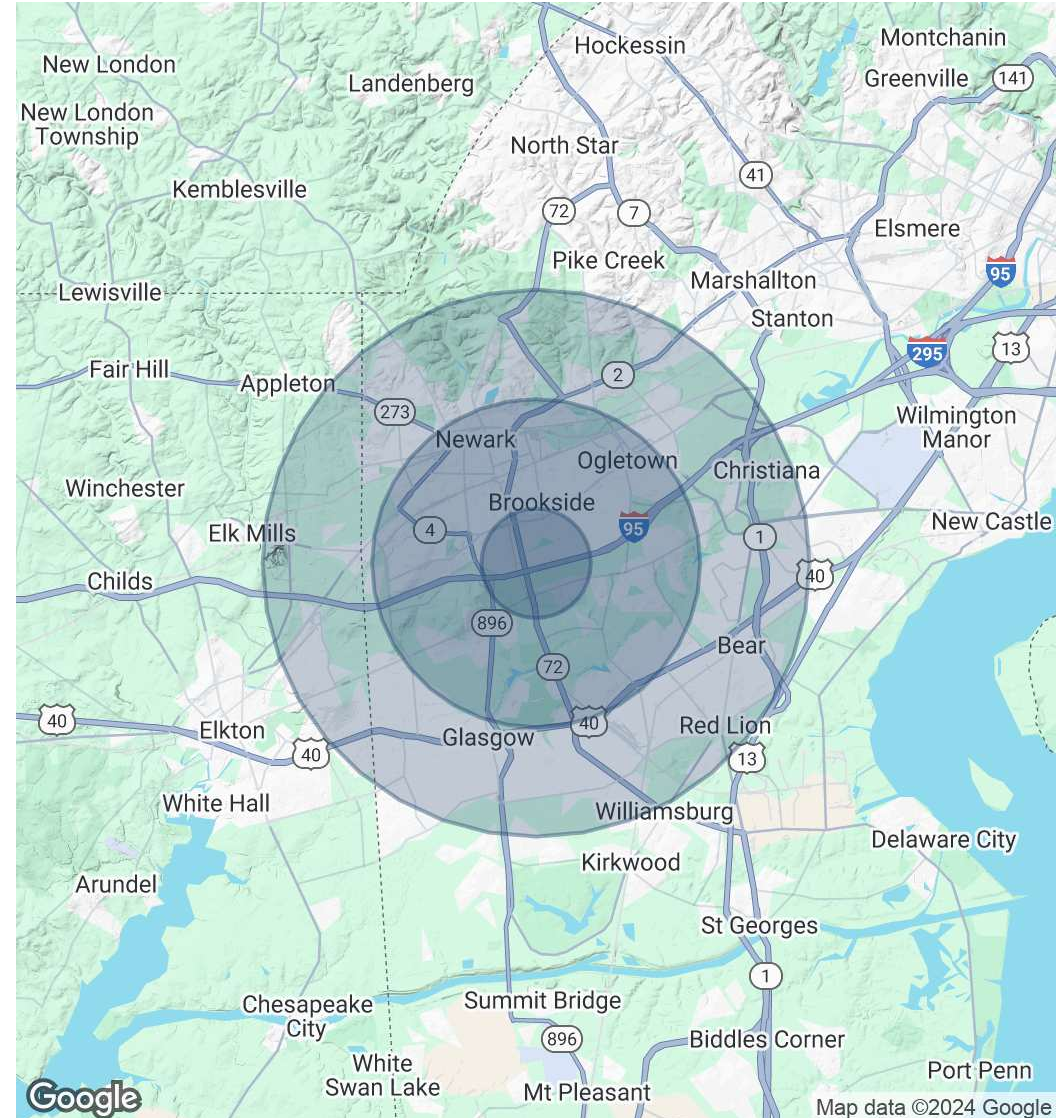
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,525	79,666	171,953
Average Age	39	37	39
Average Age (Male)	37	36	37
Average Age (Female)	40	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,463	28,681	64,705
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$96,100	\$92,645	\$97,294
Average House Value	\$312,018	\$342,739	\$337,184

*Demographics data derived from AlphaMap*



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