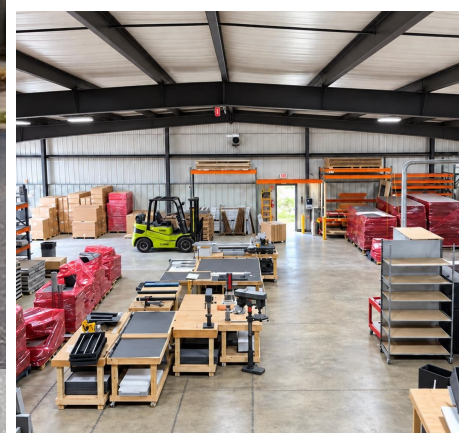


663-679 Dawson Drive, Newark, DE 19713



FOR LEASE | 4 SUITES · 6,000–10,500 SF · DRIVE-IN & DOCK

3304 Old Capitol Trail
Wilmington, DE 19808

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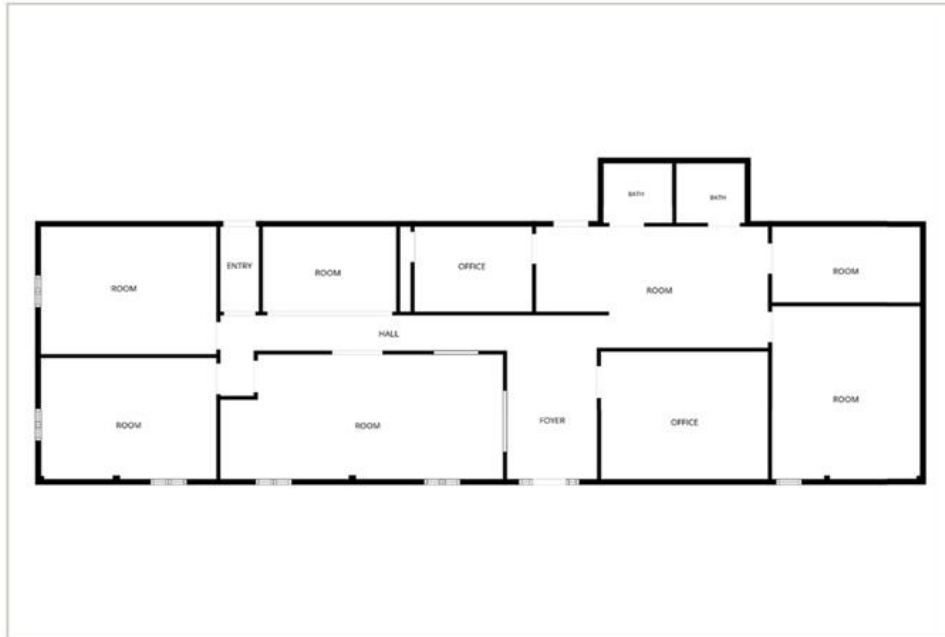
HIGHLIGHTS

- Located within Delaware Industrial Park just off South Chapel Street in Newark, this offering includes four available flex/industrial units ranging from approximately 6,000 to 10,500 SF.
- Each unit provides a functional balance of finished office buildout and open warehouse space.
- The property is surrounded by active manufacturing users and offers immediate access to I-95, Routes 72 and 896, along with proximity to the University of Delaware and Newark's established labor pool.
- Zoning: I – UDC Industrial
- Clear height: 18'
- Rare mid-size flex availability along the I-95 corridor
- Well suited to contractors, light manufacturing, service, and last-mile operators

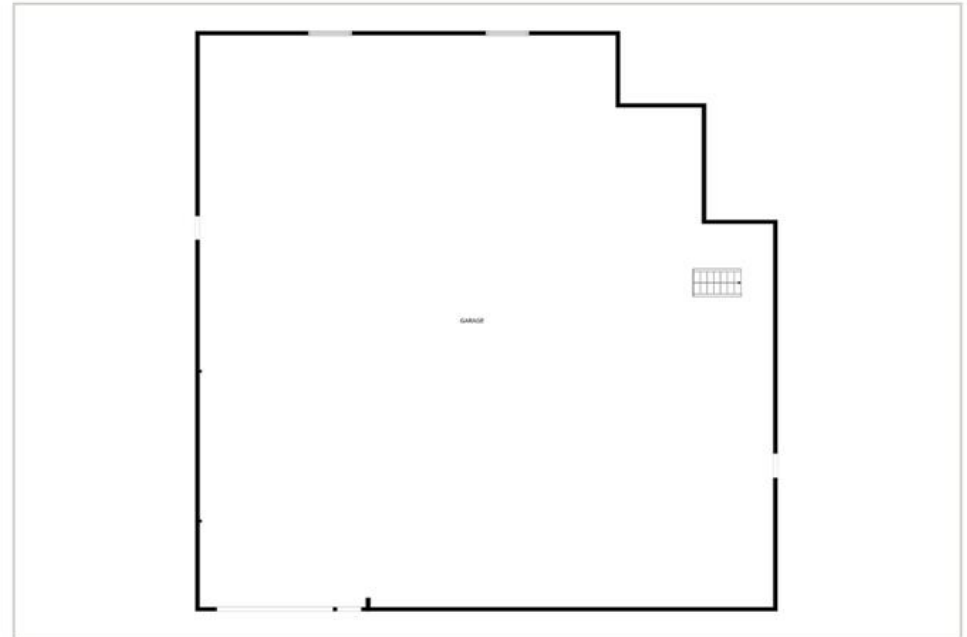


Suite	Space	Floor	Size	Lease Rate	Notes
665 Dawson	Available October 1, 2026	1	8,000 SF (2,000 SF Office)	Please contact listing agent	Office: 2,000 SF · 5 offices, conference, 2 baths, kitchenette Warehouse: 6,000 SF + loft storage · Loading: 18' clear (1) 14' drive-in bay
667B Dawson	Available Now	1	6,000 SF (Small Office Area)	Please contact listing agent	Warehouse: Wide-open warehouse · Loading: 18' clear (2) 14' drive-in bays
677 Dawson	Available Now	2	9,600 SF	Please contact listing agent	Two-story space, open areas, bathrooms both floors; Office-forward two-story layout
679 Dawson	Available November 1, 2026	1	10,500 SF (2,500 SF Office)	Please contact listing agent	Office: 2,500 SF · 4 offices, 2 baths, kitchenette Warehouse: 8,000 SF open · Loading: 18' clear 1 drive-in + 1 dock (14' doors)

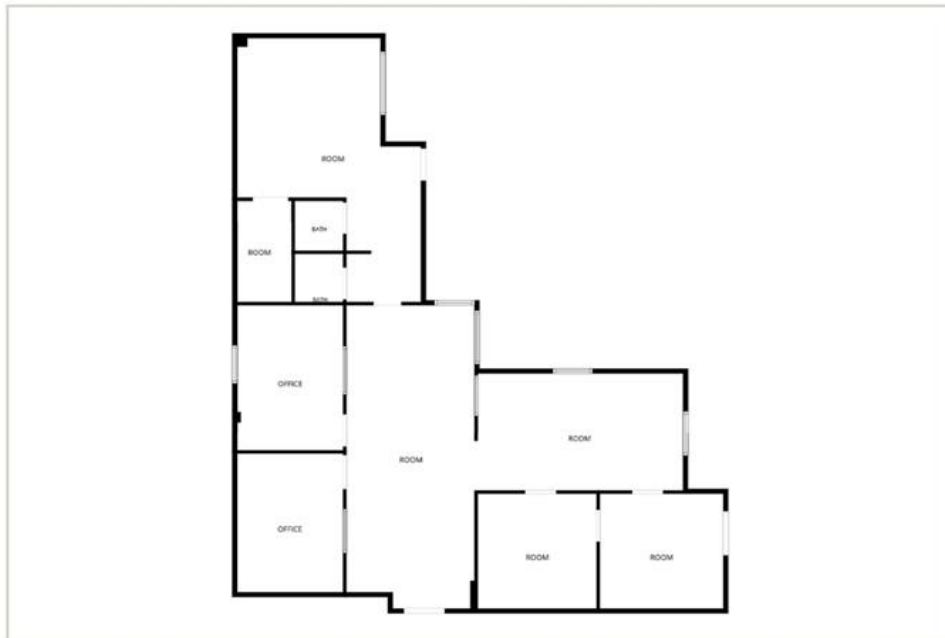
665 Dawson • Office • 2,000 SF



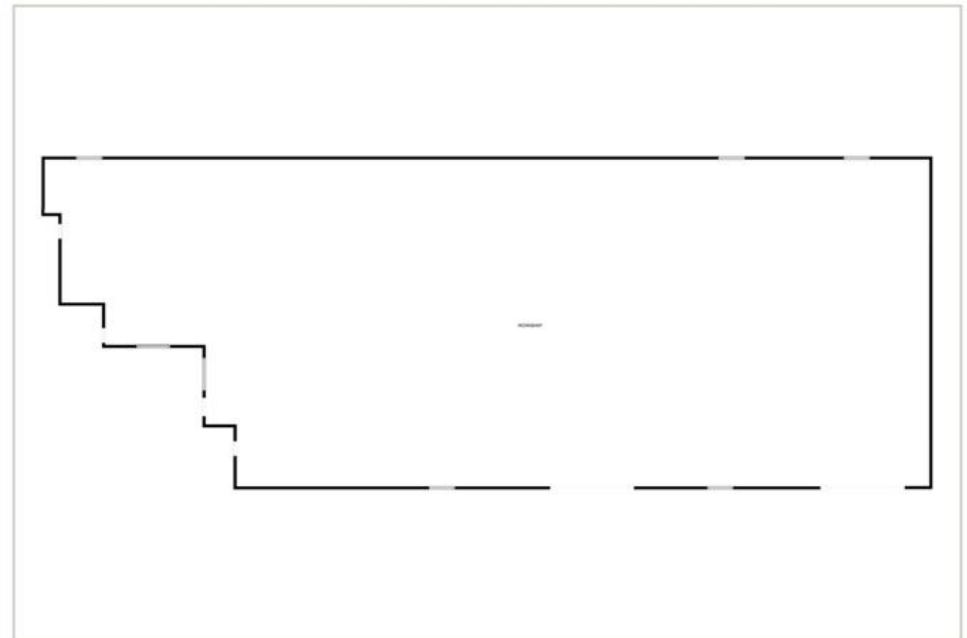
665 Dawson • Warehouse • 6,000 SF



679 Dawson • Office • 2,500 SF



679 Dawson • Warehouse • 8,000 SF





UNIT 665 OFFICE/WAREHOUSE

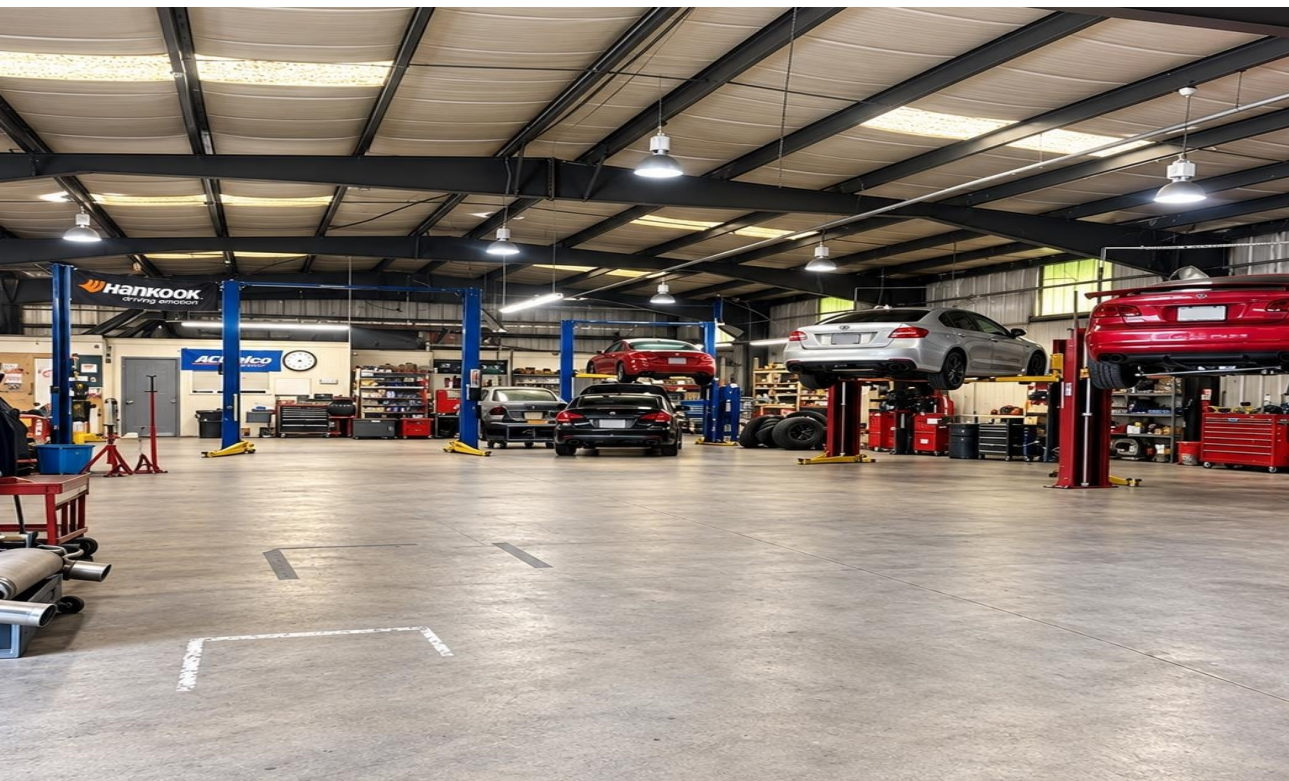


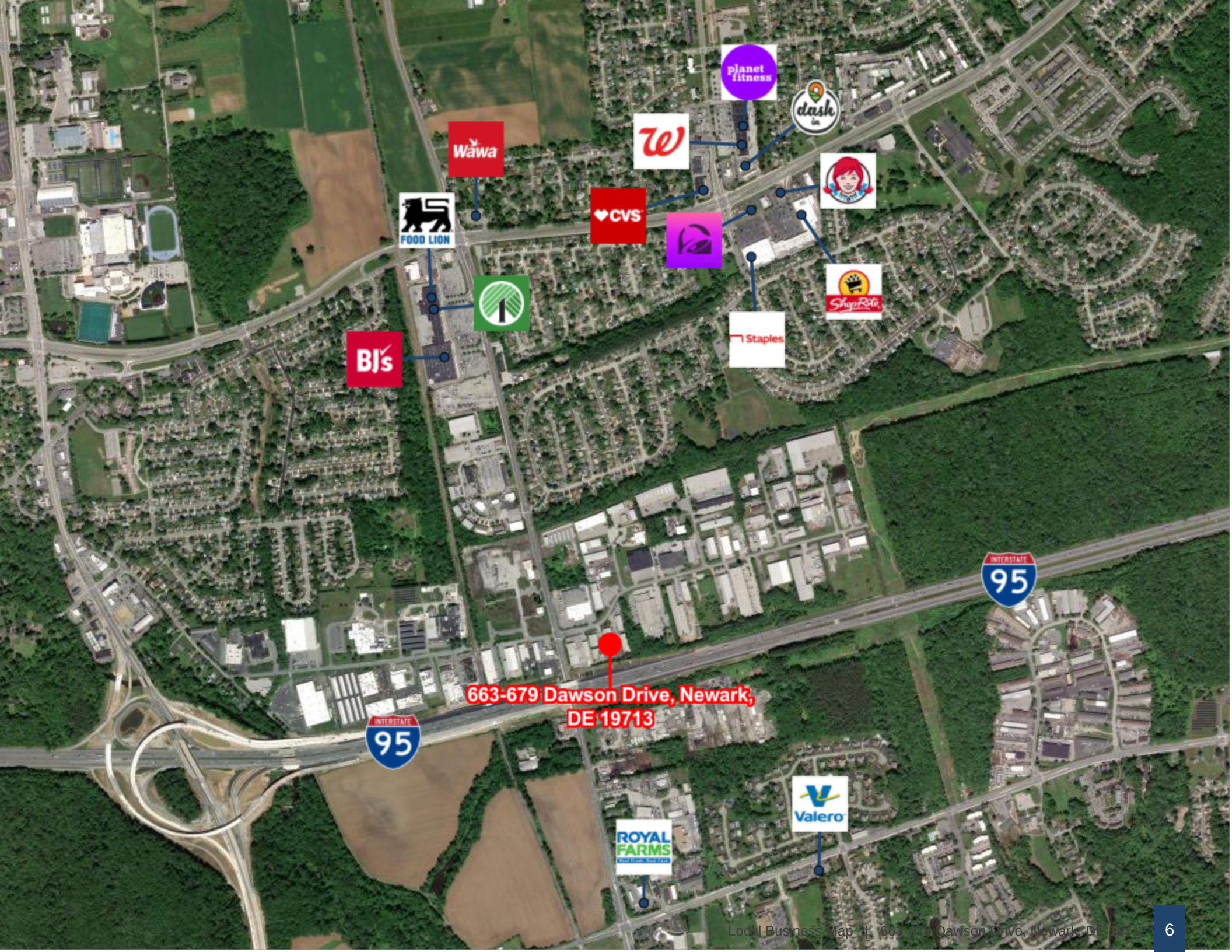
Loft/Storage Area



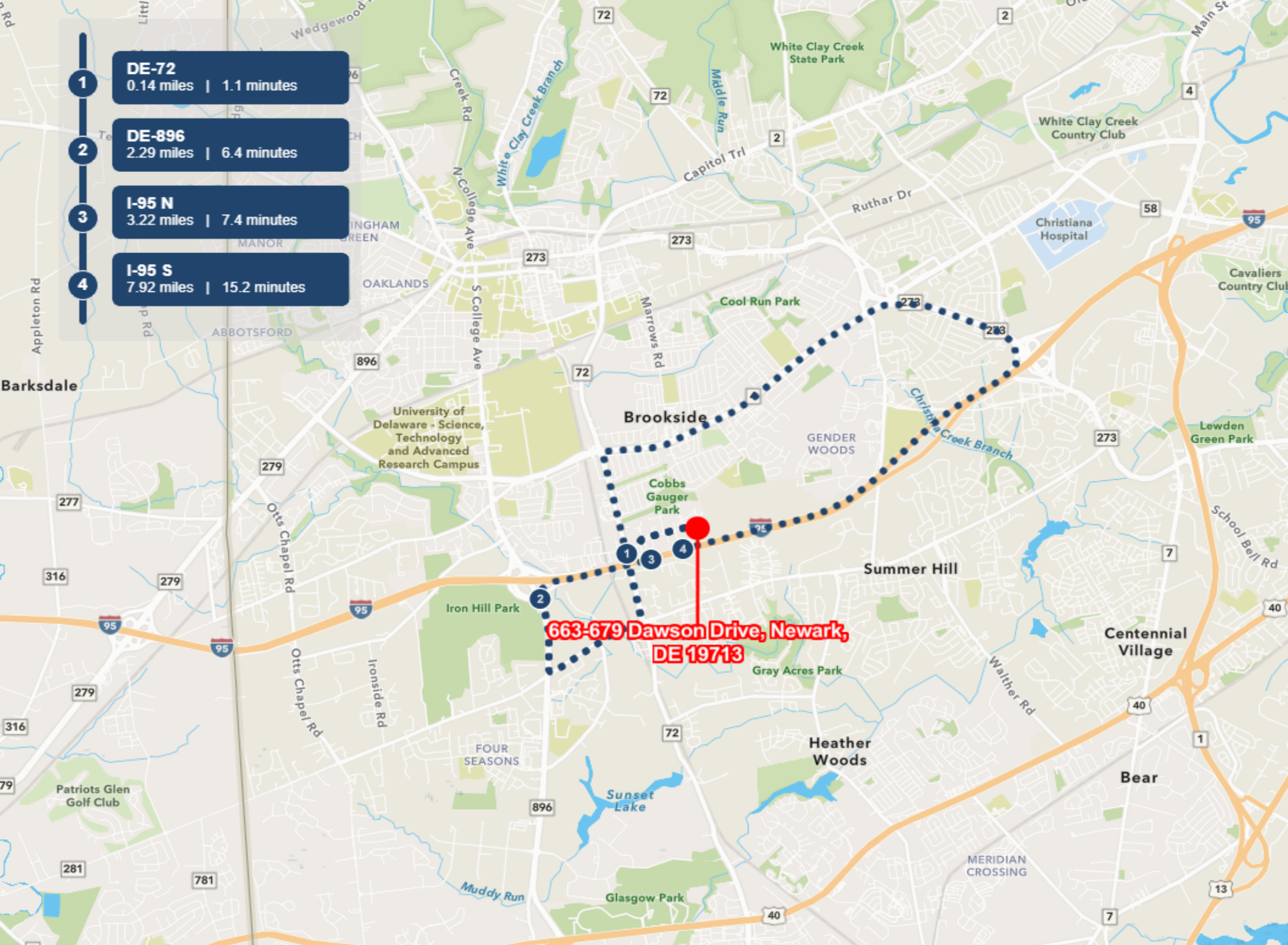


UNIT 679 OFFICE/WAREHOUSE





663-679 Dawson Drive, Newark,
DE 19713

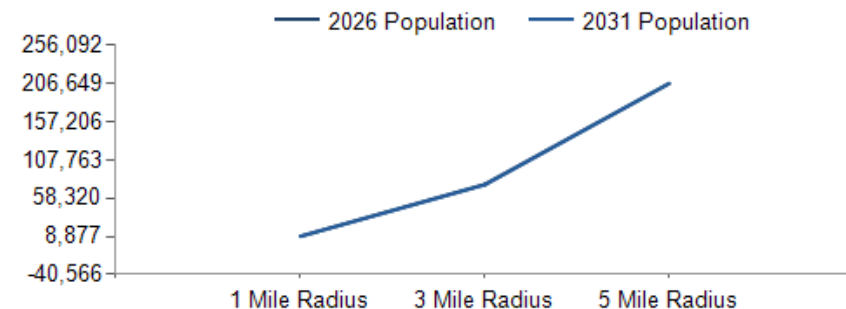


- 1 DE-72
0.14 miles | 1.1 minutes
- 2 DE-896
2.29 miles | 6.4 minutes
- 3 I-95 N
3.22 miles | 7.4 minutes
- 4 I-95 S
7.92 miles | 15.2 minutes

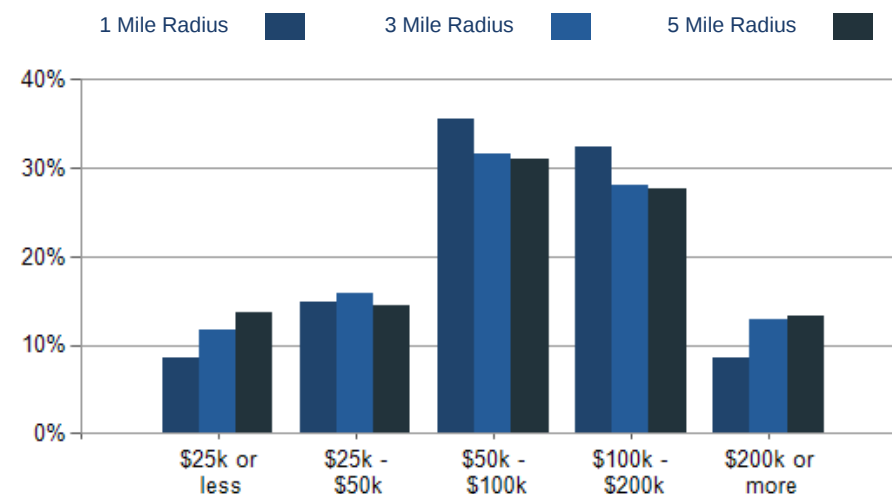
663-679 Dawson Drive, Newark,
DE 19713

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,132	74,561	201,978
2010 Population	9,277	74,804	200,710
2026 Population	8,959	76,119	206,649
2031 Population	8,877	75,521	206,423
2026 African American	994	11,891	57,592
2026 American Indian	89	651	1,314
2026 Asian	346	2,438	10,440
2026 Hispanic	2,380	18,608	37,092
2026 Other Race	1,167	8,686	17,344
2026 White	5,207	43,542	100,357
2026 Multiracial	1,149	8,880	19,513
2026-2031: Population: Growth Rate	-0.90%	-0.80%	-0.10%

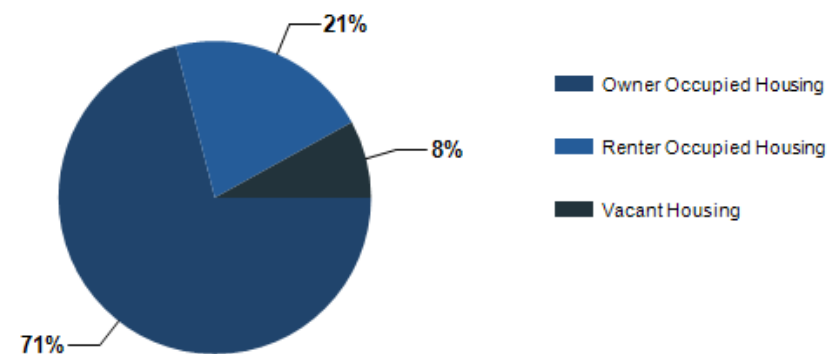
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	2,102	7,502
\$15,000-\$24,999	149	1,536	4,477
\$25,000-\$34,999	117	1,274	3,326
\$35,000-\$49,999	412	3,686	9,254
\$50,000-\$74,999	753	4,994	14,507
\$75,000-\$99,999	503	4,906	12,509
\$100,000-\$149,999	741	5,904	15,865
\$150,000-\$199,999	405	2,866	8,252
\$200,000 or greater	306	3,998	11,536
Median HH Income	\$82,501	\$83,604	\$82,462
Average HH Income	\$109,100	\$117,269	\$116,156



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

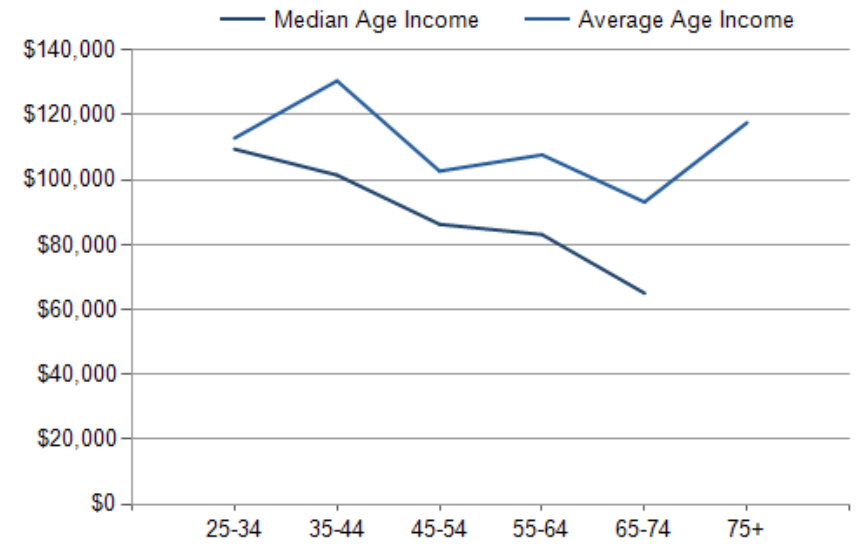
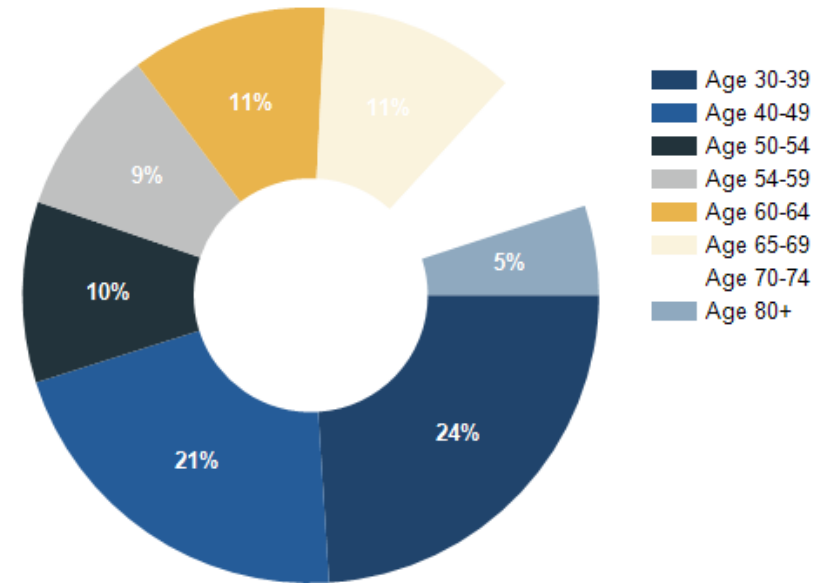


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	604	5,196	15,282
2026 Population Age 35-39	712	5,643	15,050
2026 Population Age 40-44	588	5,175	13,572
2026 Population Age 45-49	570	4,682	12,036
2026 Population Age 50-54	557	4,317	11,863
2026 Population Age 55-59	521	4,588	12,470
2026 Population Age 60-64	606	5,010	13,133
2026 Population Age 65-69	605	4,900	12,663
2026 Population Age 70-74	447	3,858	10,423
2026 Population Age 75-79	276	2,716	7,669
2026 Population Age 80-84	189	1,881	5,254
2026 Population Age 85+	207	1,802	4,753
2026 Population Age 18+	7,182	60,926	165,674
2026 Median Age	41	41	40
2031 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,471	\$89,412	\$85,243
Average Household Income 25-34	\$112,876	\$107,877	\$110,526
Median Household Income 35-44	\$101,475	\$90,512	\$89,315
Average Household Income 35-44	\$130,533	\$123,605	\$127,617
Median Household Income 45-54	\$86,298	\$98,616	\$102,562
Average Household Income 45-54	\$102,701	\$134,116	\$133,384
Median Household Income 55-64	\$83,145	\$93,688	\$91,010
Average Household Income 55-64	\$107,706	\$133,168	\$127,041
Median Household Income 65-74	\$65,058	\$70,649	\$71,973
Average Household Income 65-74	\$93,144	\$100,219	\$100,501
Average Household Income 75+	\$117,615	\$108,187	\$105,451

Population By Age



663-679 Dawson Drive, Newark, DE 19713

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The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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