



AVAILABLE SPACE

Suite 10: +/- 4,900

Lease Rate: Negotiable (NNN)

PROPERTY DESCRIPTION

This property offers a blend of office and warehouse space. Office features private offices, open work areas, breakroom, and two (2) restrooms. The warehouse features LED lighting, 22' clear height, and dock loading.

Tim Plemmons, MICP

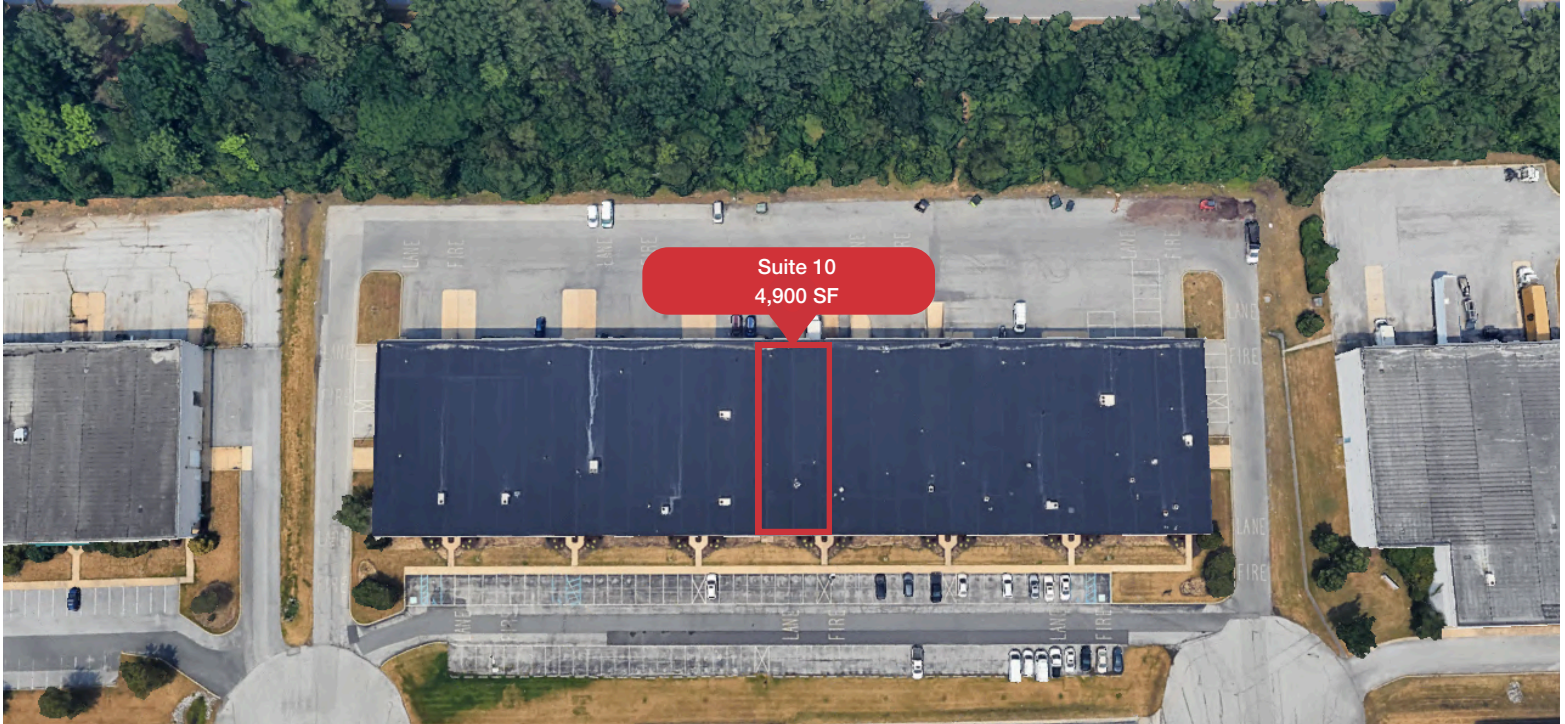
302 322 9500 Main
610 675 5591 Cell
tplemmons@emoryhill.com

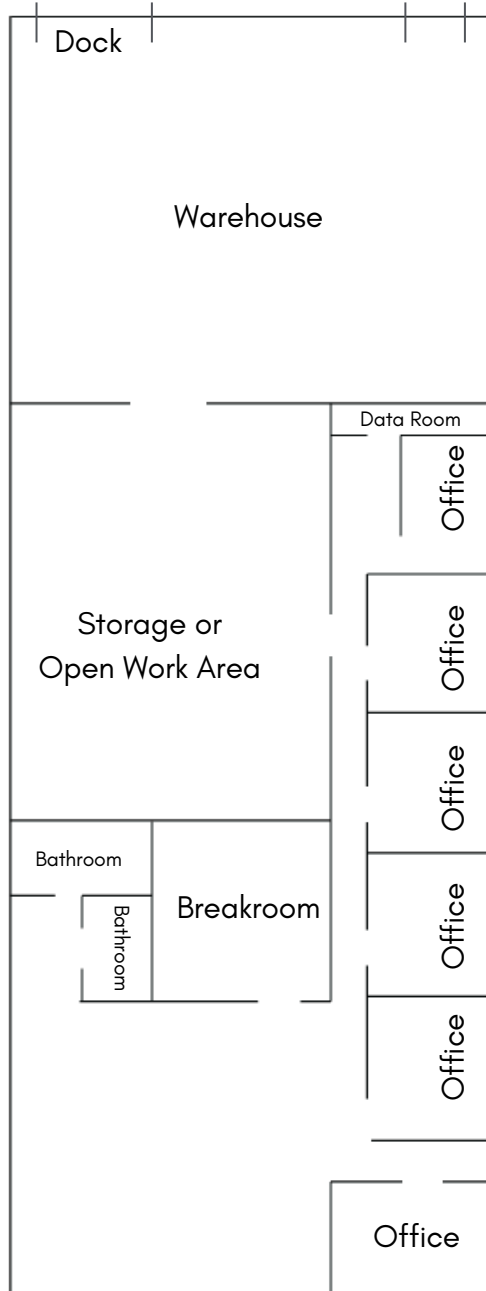
Neil Kilian, SIOR, CCIM

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PROPERTY HIGHLIGHTS

- High-quality flex space with 60% office / 40% warehouse
- Ownership will consider removing some office for longer term deal
- Warehouse LED lighting
- One (1) loading dock
- 22' clear height
- 200 amp service
- Public water & sewer
- 98' truck court depth
- Available 12/1/24







📍 10 Corporate Circle, Suite 100, New Castle, DE 19720

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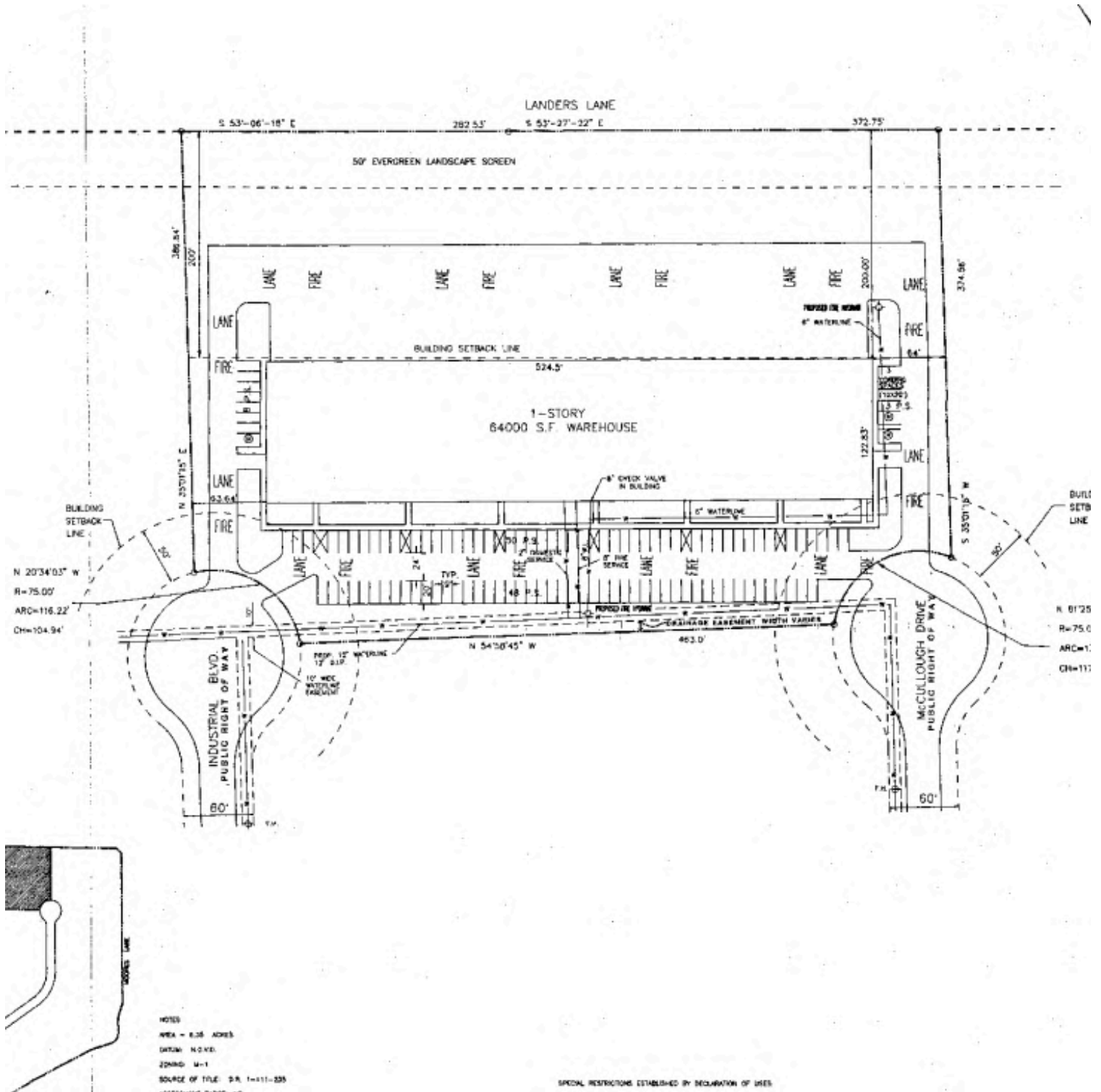
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Building Information

Tenants:	Nine (9)
Total SF:	+/- 63,700 SF
Occupancy:	100%
Construction Type:	Masonry
% Office:	33%
Year Built:	1990
Sprinkler:	Yes
Avg. Clear Height:	20'
Docks/Drive-In:	Docks/Drive-in
Parking Spaces:	100
Truck Court Depth:	98'
Building Dimensions:	120' x 530'
Col. Bay Spacing:	40'
Floors:	Concrete
Water/Sewer:	Public
Electric:	280A/110v
Roof Age:	10 Years
HVAC:	Rooftop
Lot Area (Acres)	+/- 6.35
Parcel Number:	10-015.00-014
Zoning:	Industrial
Amenities/Location:	Nearby restaurants/parks



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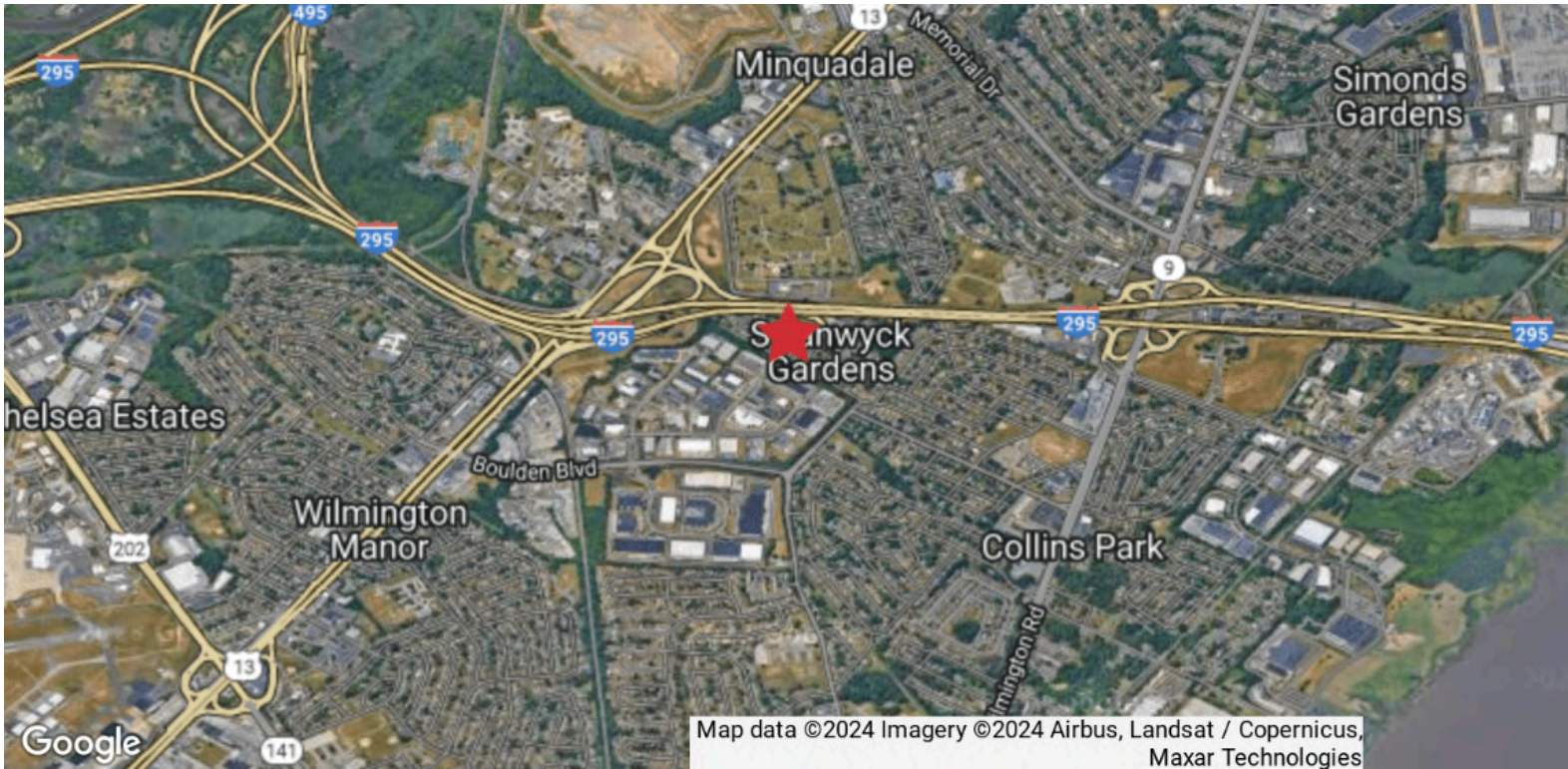
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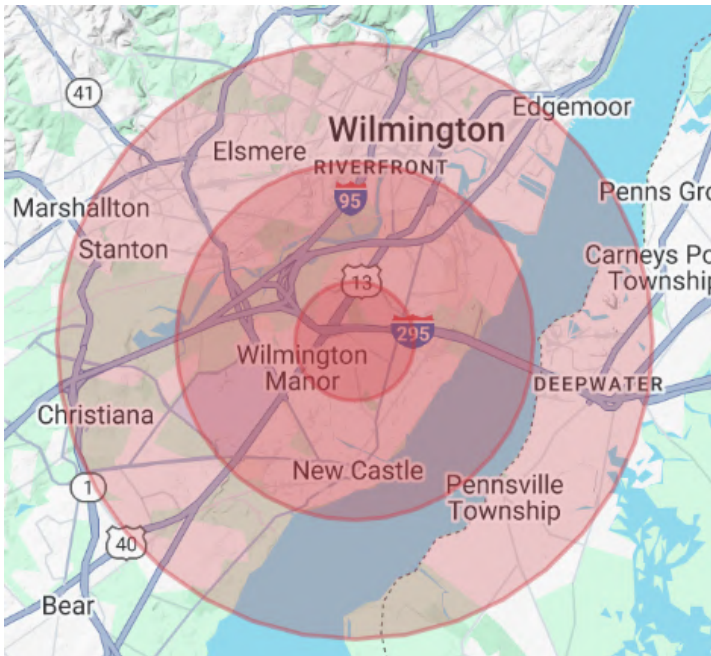
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Demographic Summary



POPULATION	1-MILE	3-MILE	5-MILE
Total Population	4,393	19,015	71,305
Average Age	40	40	40
Average HH Income	\$78,728	\$80,880	\$78,104

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