

## 77 McCullough Drive

Suite 10, Wilmington, DE 19804



#### **AVAILABLE SPACE**

**Suite 10:** +/- 4,900

Lease Rate: Negotiable (NNN)

#### Tim Plemmons, MICP

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

#### Neil Kilian, SIOR, CCIM

302 322 9500 Main 302 521 7291 Cell neilkilian@emoryhill.com

#### 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.

#### 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

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Emory Hill Real Estate Services Inc. 10 Corporate Circle, New Castle, DE 19720 302 922 9500 naiemoryhill.com



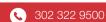
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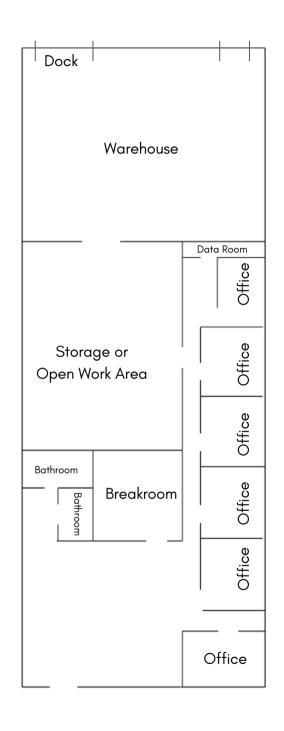
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### **Building Information**

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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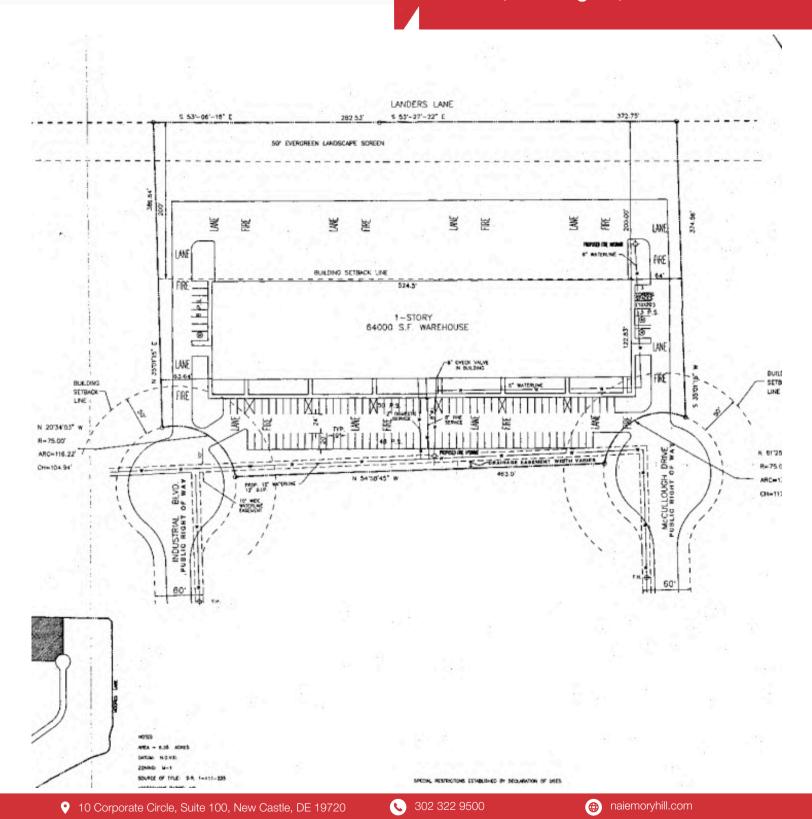
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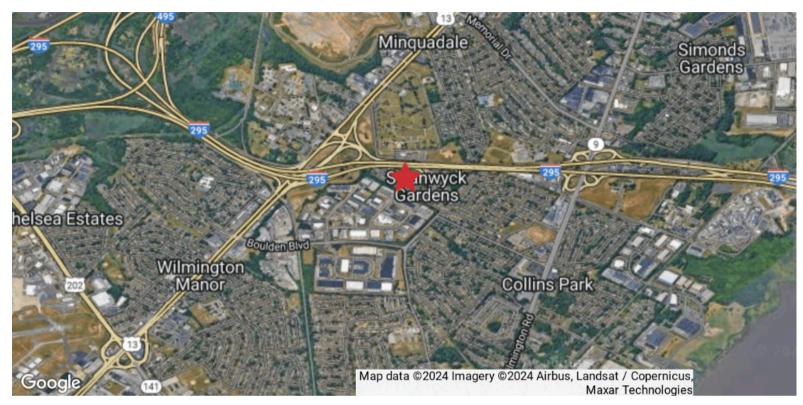
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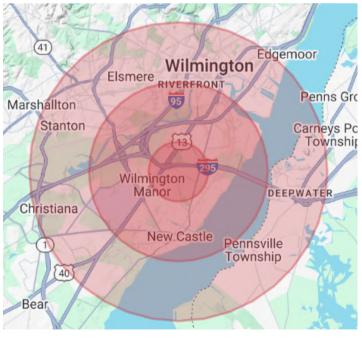




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### Demographic Summary

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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