



## PROPERTY DESCRIPTION

**Fully conditioned flex building available For Lease!** Situated in Germay Industrial Park, the building features a strategic mix of dedicated office space which includes a reception area and private offices in addition to 6,000 sf +/- of warehouse space complete with two (2) 12' x 10' dock doors and 14' ceilings. The Property is situated in close proximity to all major transportation routes including Rt. 4, Rt. 141, and I-95. Ideal opportunity for both industrial and commercial users seeking a highly accessible and convenient location in New Castle County.

## PROPERTY DETAILS

- **Building Size:** 11,760 SF (168' x 70')
- **Acreage:** 0.67 acres
- **Zoning:** I (Industrial)
- **Rental Rate:** Please contact listing agent

## PROPERTY FEATURES

- **Parking:** Twelve (12) surface spaces
- **Ceiling Height:** 14' in warehouse
- **Dock Doors:** Two (2) at 12' x 10'
- Two (2) bathrooms
- One (1) single-phase 240 AMP Panel



For More Information, Contact:

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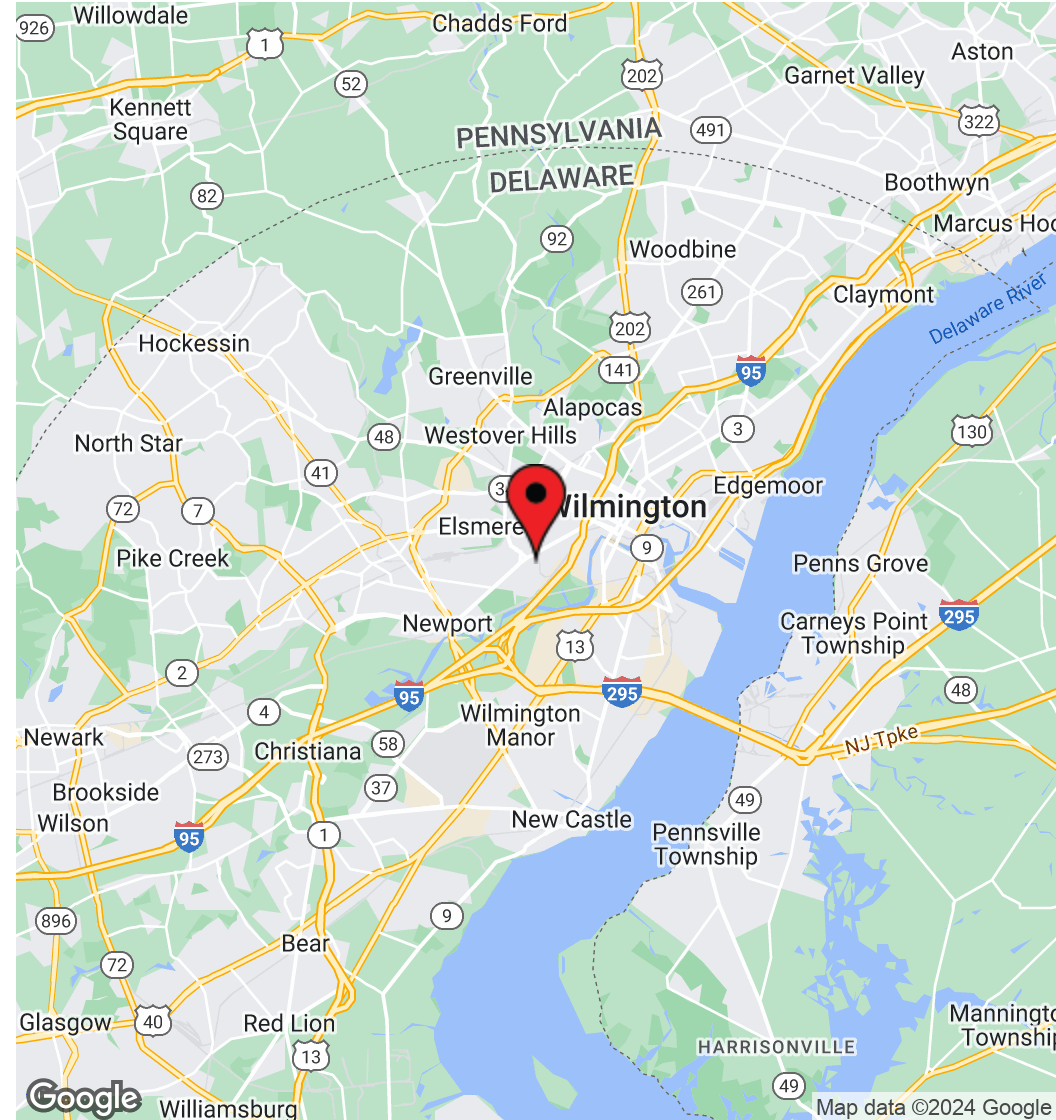
**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
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12 Germay Drive  
Wilmington, DE 19804

# INDUSTRIAL PROPERTY FOR LEASE



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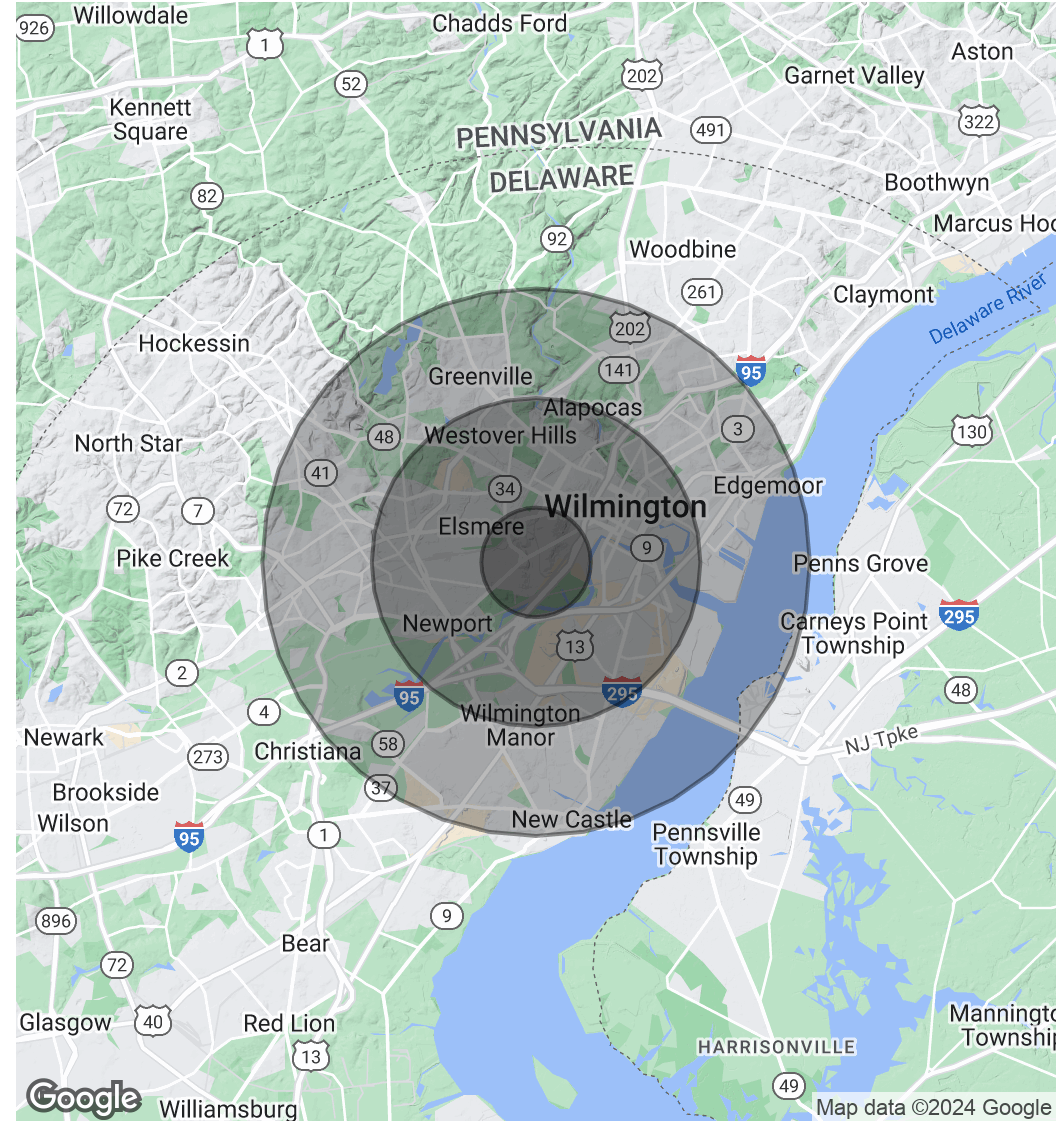


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,782	110,771	186,008
Average Age	36.7	37.9	39.6
Average Age (Male)	35.1	36.7	38.5
Average Age (Female)	38.0	39.5	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,988	50,350	81,944
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$57,213	\$64,265	\$76,120
Average House Value	\$177,728	\$205,469	\$234,537

\* Demographic data derived from 2020 ACS - US Census



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