

INDUSTRIAL PROPERTY
FOR LEASE

900 S HEALD STREET

900 S Heald Street
Wilmington, DE 19801

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
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PROPERTY DESCRIPTION

Fully renovated warehouse with two-story office space available for lease on Heald Street in Wilmington! Conveniently located near I-495, I-95, the Delaware Memorial Bridge, and the Port of Wilmington, this property offers excellent access for distribution and operations. The owner is willing to subdivide, with 2,500 +/- SF up to 19,226 +/- SF available.

The warehouse features brand-new LED lighting, spacious office and warehouse restrooms, and 14-16 +/- FT ceiling heights beneath a newly installed roof. The two-story office is thoughtfully designed with an executive office on the second floor, while the first floor includes a kitchen, meeting area, and restrooms. Large windows fill the space with natural light, and the newly paved asphalt parking area provides ample parking for employees and visitors.

PROPERTY HIGHLIGHTS

- Fully Renovated Warehouse with Two-Story Office Area
- 14-16 +/- FT Ceiling Heights
- New Asphalt Parking Area
- 4 Updated Loading Docks, 4 Drive in Doors and 1 Drive in Courtyard
- Close to I-495, I-95, Delaware Memorial Bridge and Port of Wilmington

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr
NNN Estimate:	\$1.50 SF/yr
Building SF:	2,500 +/- up to 19,226 +/- SF
Lot Size:	1.58 +/- Acres

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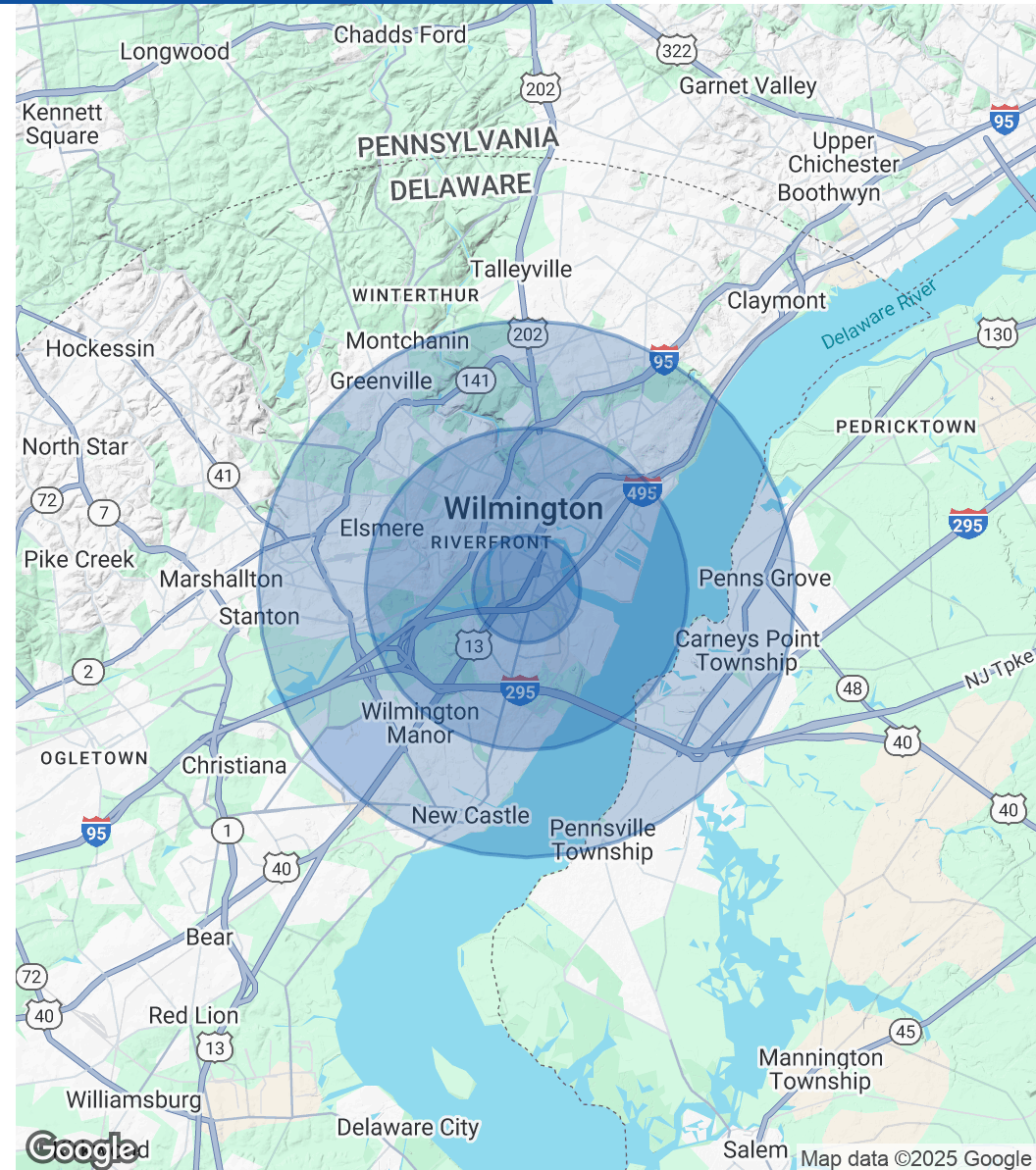
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,326	113,017	193,584
Average Age	34.1	35.1	37.0
Average Age (Male)	31.3	33.1	35.5
Average Age (Female)	35.7	36.7	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,076	44,398	76,665
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$43,991	\$52,965	\$64,630
Average House Value	\$210,588	\$221,704	\$261,582

2020 American Community Survey (ACS)



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