

FOR SALE

NAI Emory Hill

40 McCullough Drive

NEW CASTLE, DELAWARE 19720

+/- 21,500 SF Industrial Space with Office Fitout

+/- 3.77 AC Excess Land for Outside Storage, Parking, or Building Expansion



Neil Kilian, CCIM, SIOR

302 221 7256 Direct

302 322 9500 Main

neilkilian@emoryhill.com

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THE OPPORTUNITY

NAI Emory Hill is pleased to present the opportunity to acquire **40 McCullough Dr.** (“the Property”), a **+/- 21,500 square foot industrial building** with room for expansion. The property includes **+/- 10,000 SF office fitout** and the building is served by both **dock & drive-in loading**.

The Property is located in an established business park setting **only minutes away from the ramp to I-95** and the **Delaware Memorial Bridge** with excellent **access to all major arteries**.

This property is designed for **maximum energy efficiency**. The warehouse features three powerful 5-ton geothermal units, while the office is equipped with brand-new, high-efficiency heat pumps. Additionally, the rooftop is outfitted with a 50 kW solar array, further reducing energy expenses and **boosting sustainability**. Thanks to these systems, the building operates at approximately **50% of the energy cost** of a similarly-sized structure.

The Property is ideal for an **investor or owner-occupant**.

ADDRESS

40 McCullough Dr., New Castle, DE 19720

YEAR BUILT

1998

TAX ID

#10-015.00-019

ZONING

I - Industrial

BUILDING AREA

+/- 21,500 SF Building with 2-Story Office/Lab

LOT SIZE

+/- 3.77 Acres

Excess land can accommodate outside storage, parking or building expansion

LOADING

Dock & Drive-In

CLEAR HEIGHT

+/- 23 ft

COLUMN SPACING

+/- 36' X 35'

CONSTRUCTION TYPE

Masonry & Steel

HEATING/COOLING SYSTEM

Geothermal HVAC

Building is 100% heated and cooled

SOLAR ROOFTOP

+/- \$3,500 annual Solar Credits

+/- \$12-15K annual credit via Power Purchase Agreement

CURRENT OCCUPANCY

Income In-Place Through 3/31/2028

(Credit tenant)

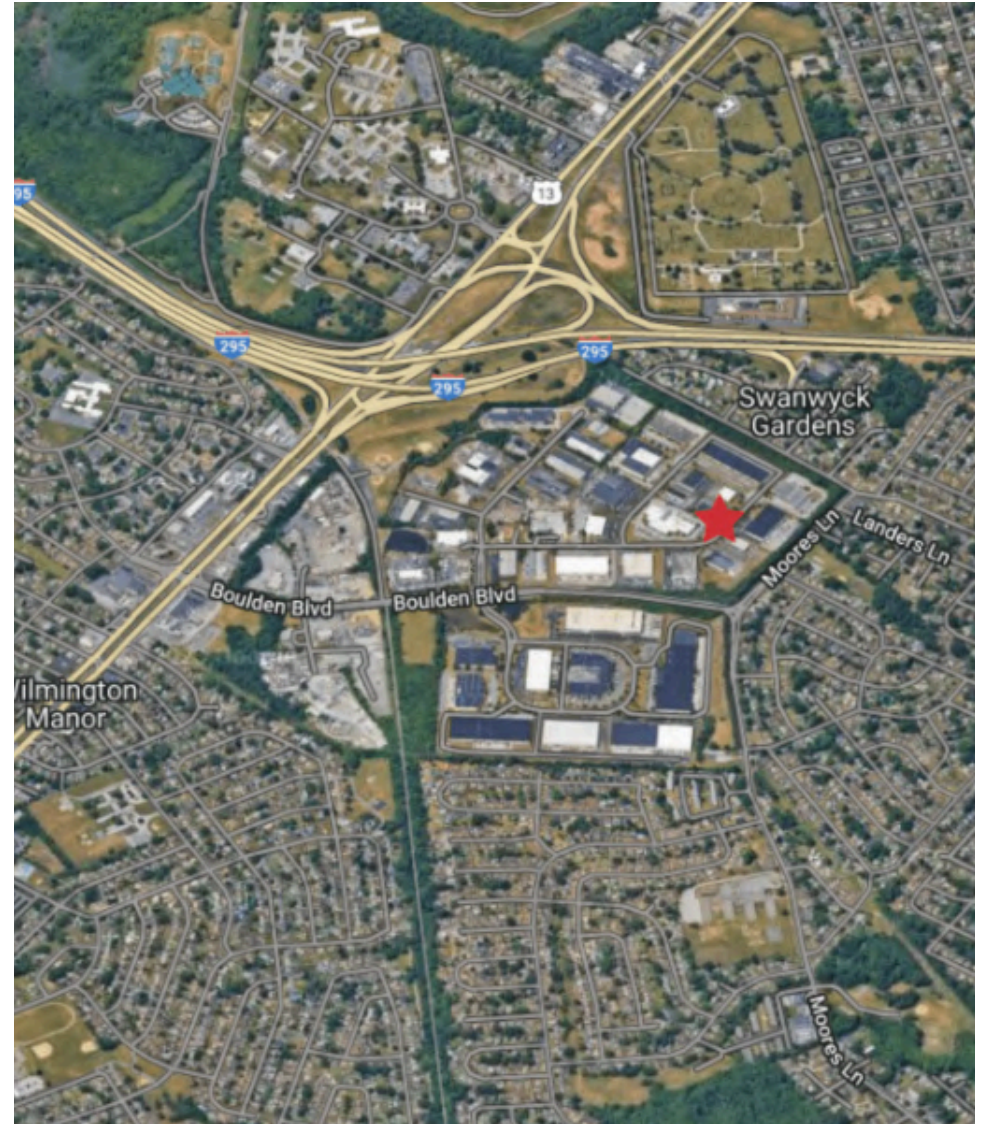
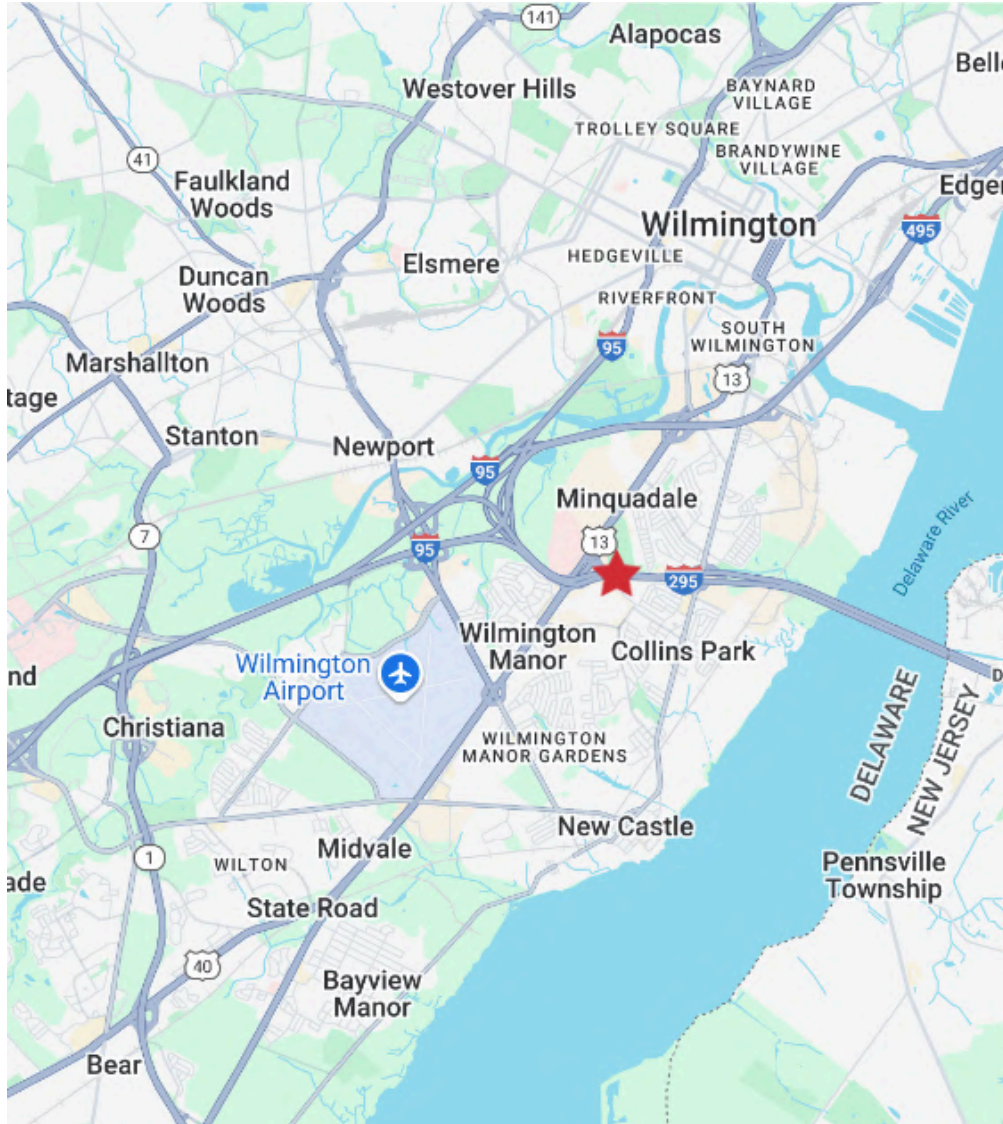
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AREA MAPS



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BUSINESS PARK



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SITE PLAN



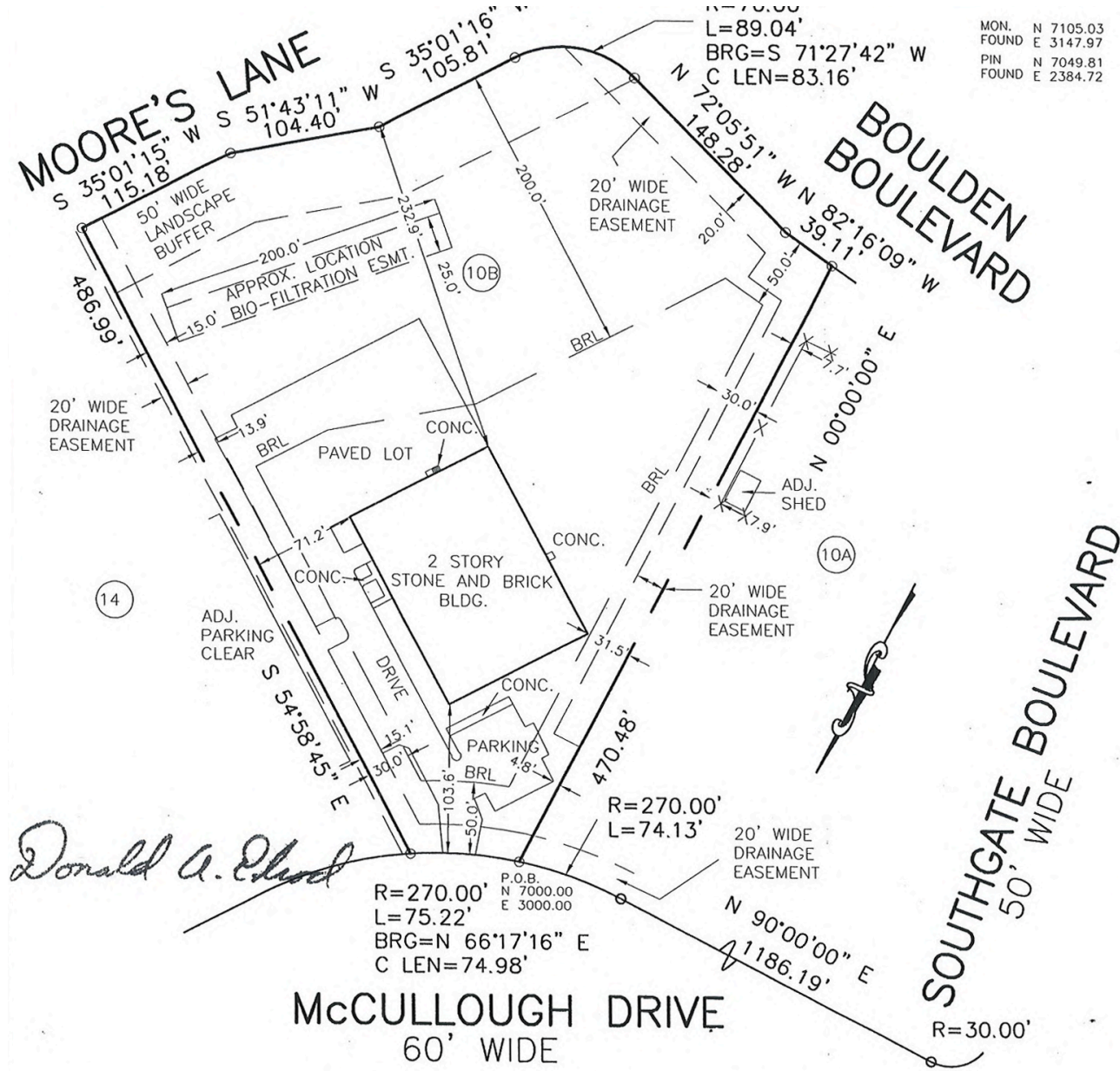
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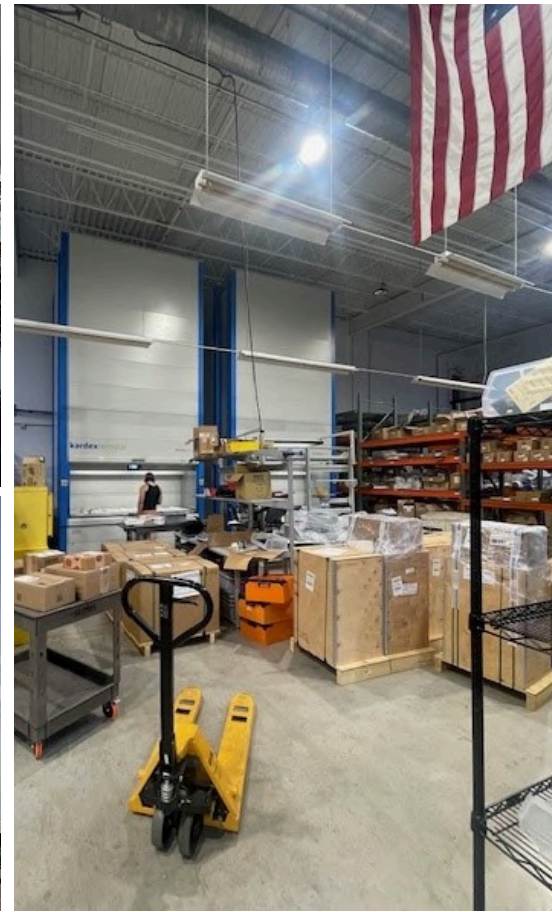
SURVEY



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BUILDING MEASUREMENTS

Building Area	Measurements	SF
First Floor Office/Assembly Area	51 x 106	5,406
Highbay Conditioned Warehouse	93 x 106	9,858
<u>Includes:</u> Machine Shop	35 x 27	
Parts Room	36 x 35	
Locker Room/Receiving	45 x 13	
2nd Floor Office Area	51 x 106	5,406
2nd Floor Lab Area	46 x 13	598

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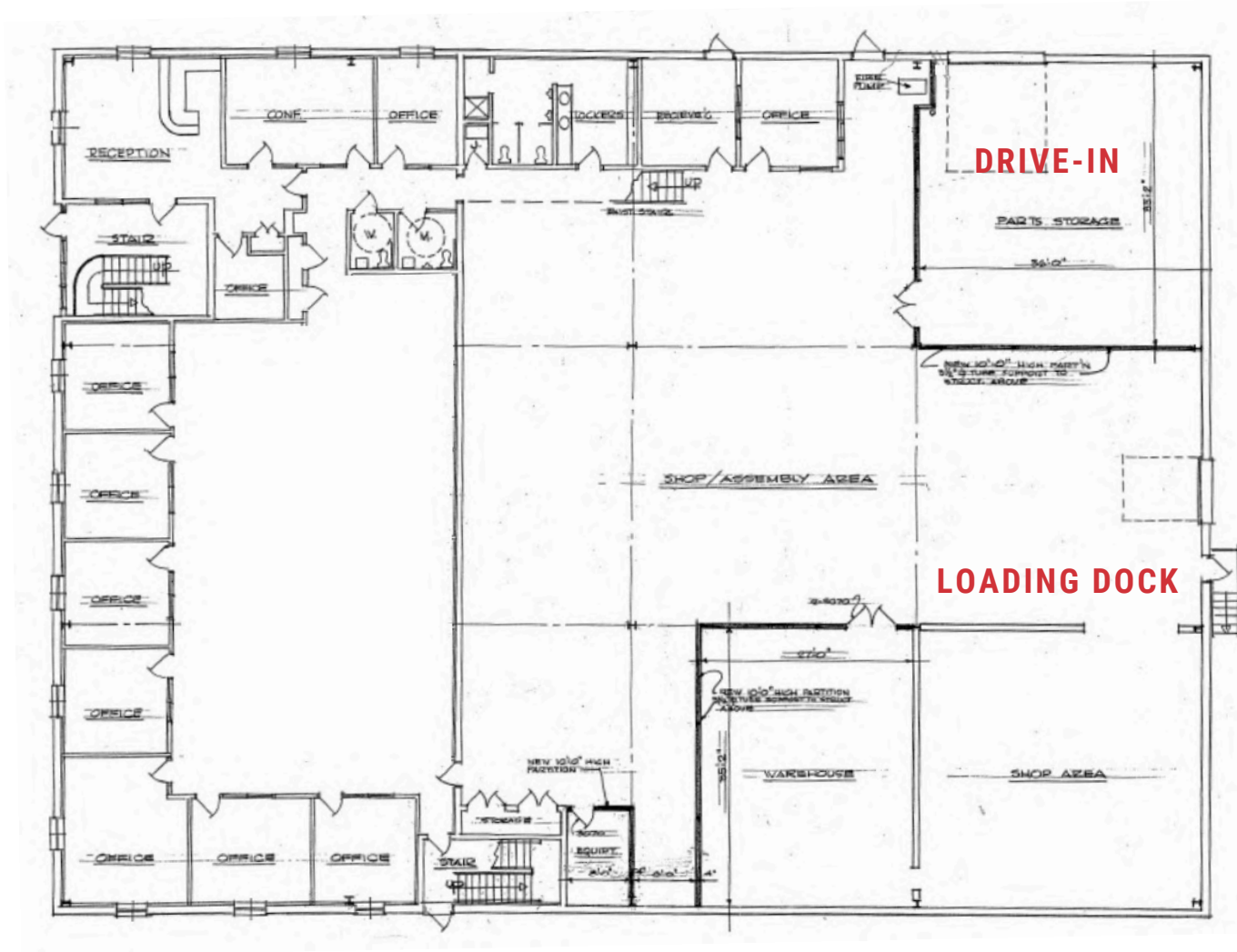
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FLOOR PLANS

FIRST FLOOR

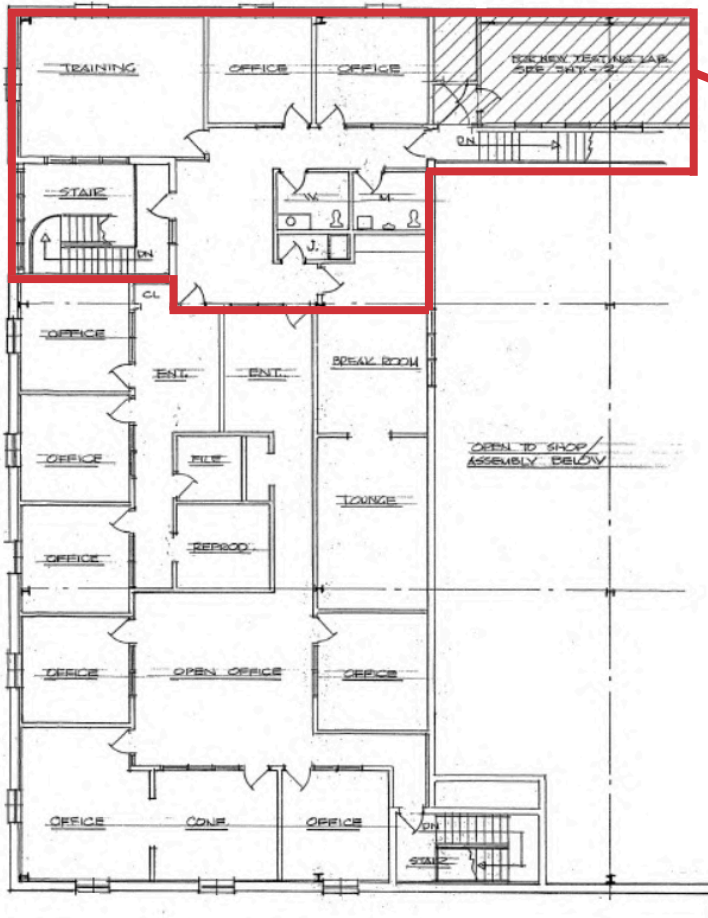


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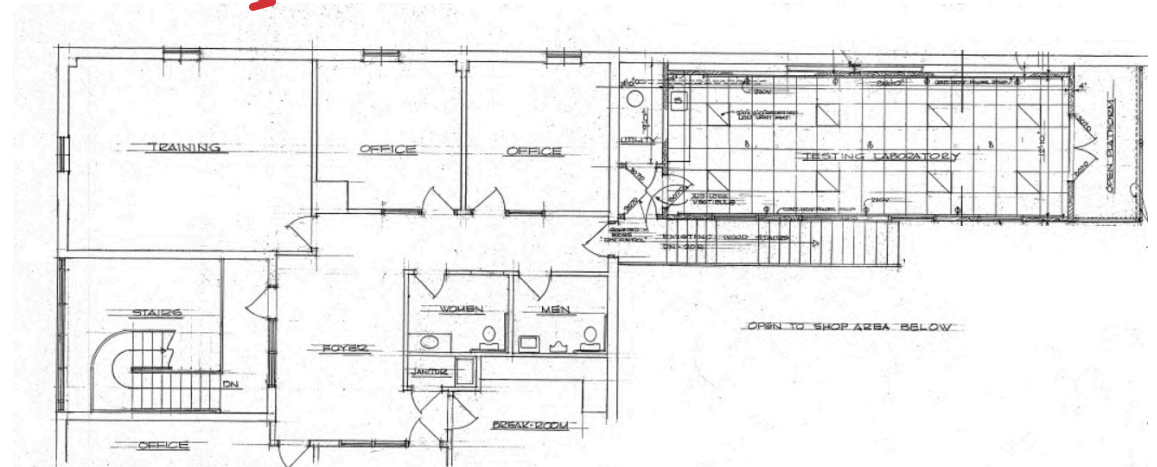
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FLOOR PLANS

SECOND FLOOR



LAB AREA



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☎ 302.221.7256
✉ neilkilian@emoryhill.com

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NAI Emory Hill
10 Corporate Circle
Suite 100
New Castle, DE 19720
www.naiemoryhill.com