

## PROPERTY DESCRIPTION

**Industrial building for sale or lease in Smyrna, DE!** Situated on a sprawling 12.25-acres, this Property contains 173,000 sf +/- of high-bay industrial space featuring an expansive footprint that provides flexibility to suit the needs of a variety of industrial users from manufacturing to warehousing and distribution. Strategically positioned to optimize accessibility and convenience, this property is situated in close proximity to several major transportation arteries including 2.0 miles from the Route 1 interchange and 0.75 miles from Route 13. Located in the Town of Smyrna and within a Downtown Development District, this Property provides prospective purchasers and users with the opportunity to take advantage of incentives including but not limited to expedited permitting, rebates for capital improvement costs, business license abatement and many more. Excellent opportunity for owner-users and investors seeking to grow their portfolio and expand their operations into business-friendly Smyrna, DE.

## PROPERTY DETAILS AND HIGHLIGHTS

- **Asking Price:** Please contact listing agent
- **Lease Rate:** Please contact listing agent
- **Building SF:** 173,051 +/-
- **Acreage:** 12.25 acres +/-
- **Zoning:** HC (Highway Commercial)
- **Loading:**
  - > Ten (10) Loading Docks
  - > Five (5) Drive-in Doors
- Building is fully sprinklered
- Located in the Town of Smyrna
- Located in a Downtown Development District and in an Opportunity Zone
- Access to all utilities



For More Information, Contact:

Andy Fox  
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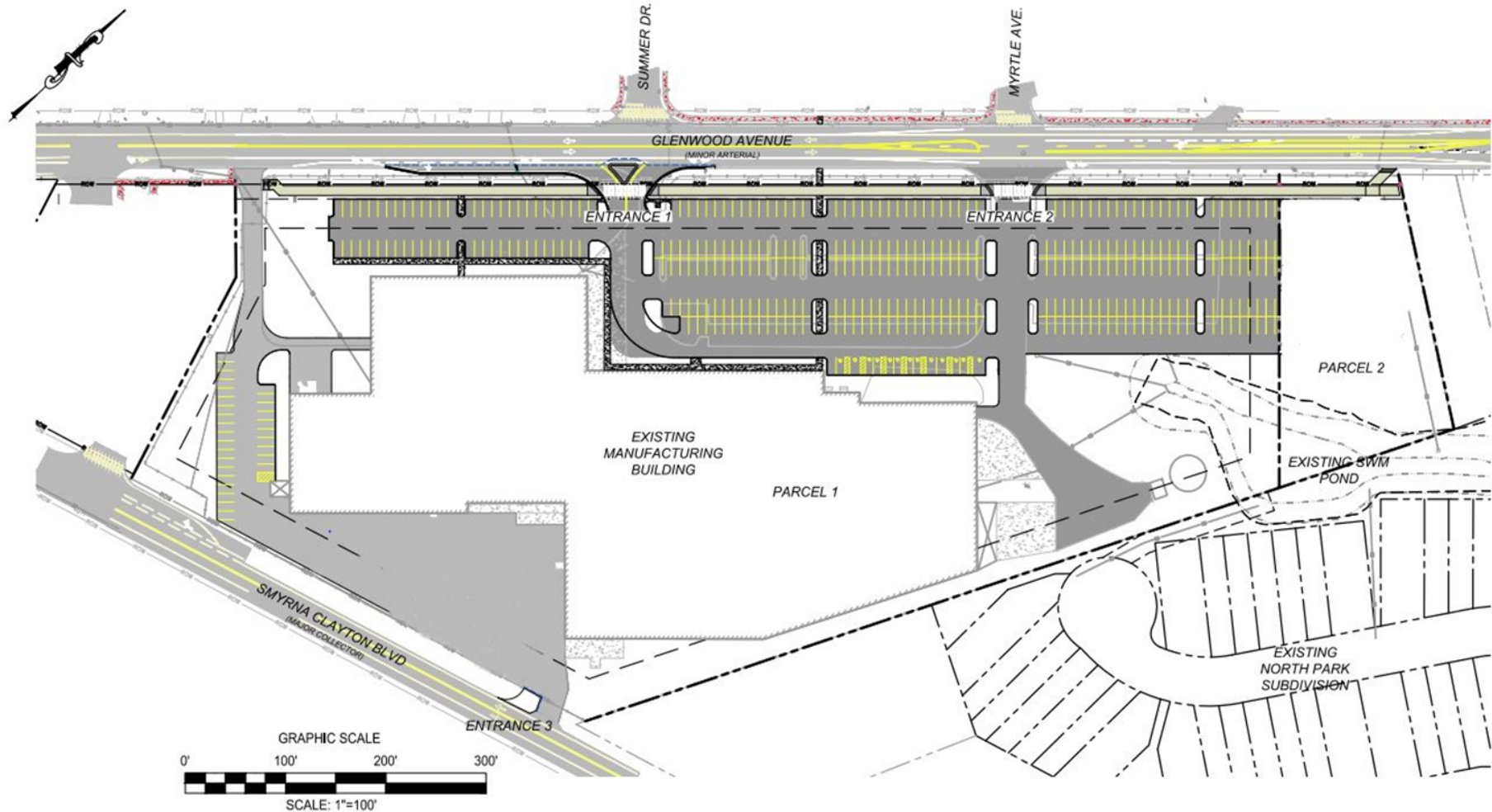
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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
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Proposed Site Plan



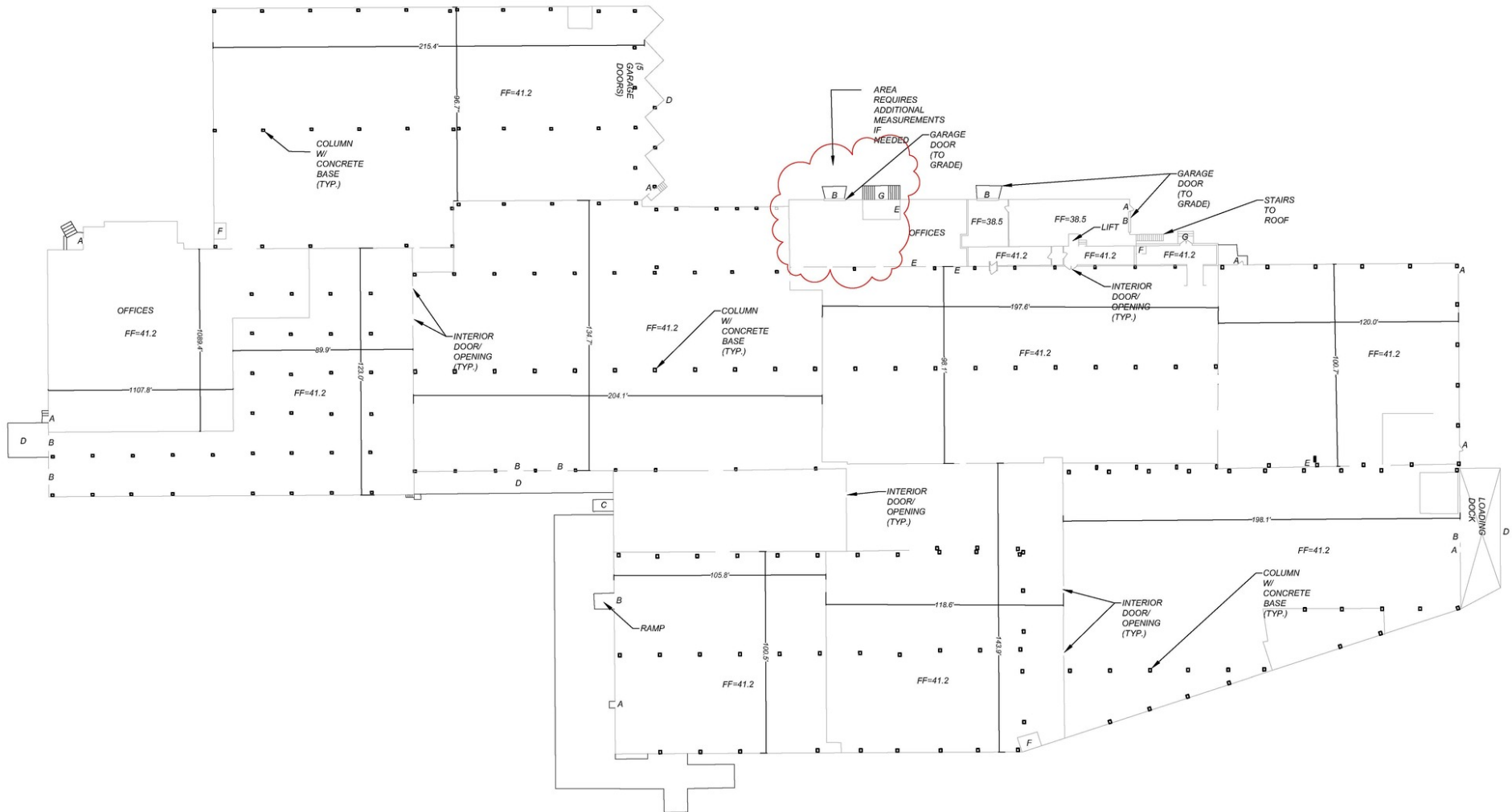
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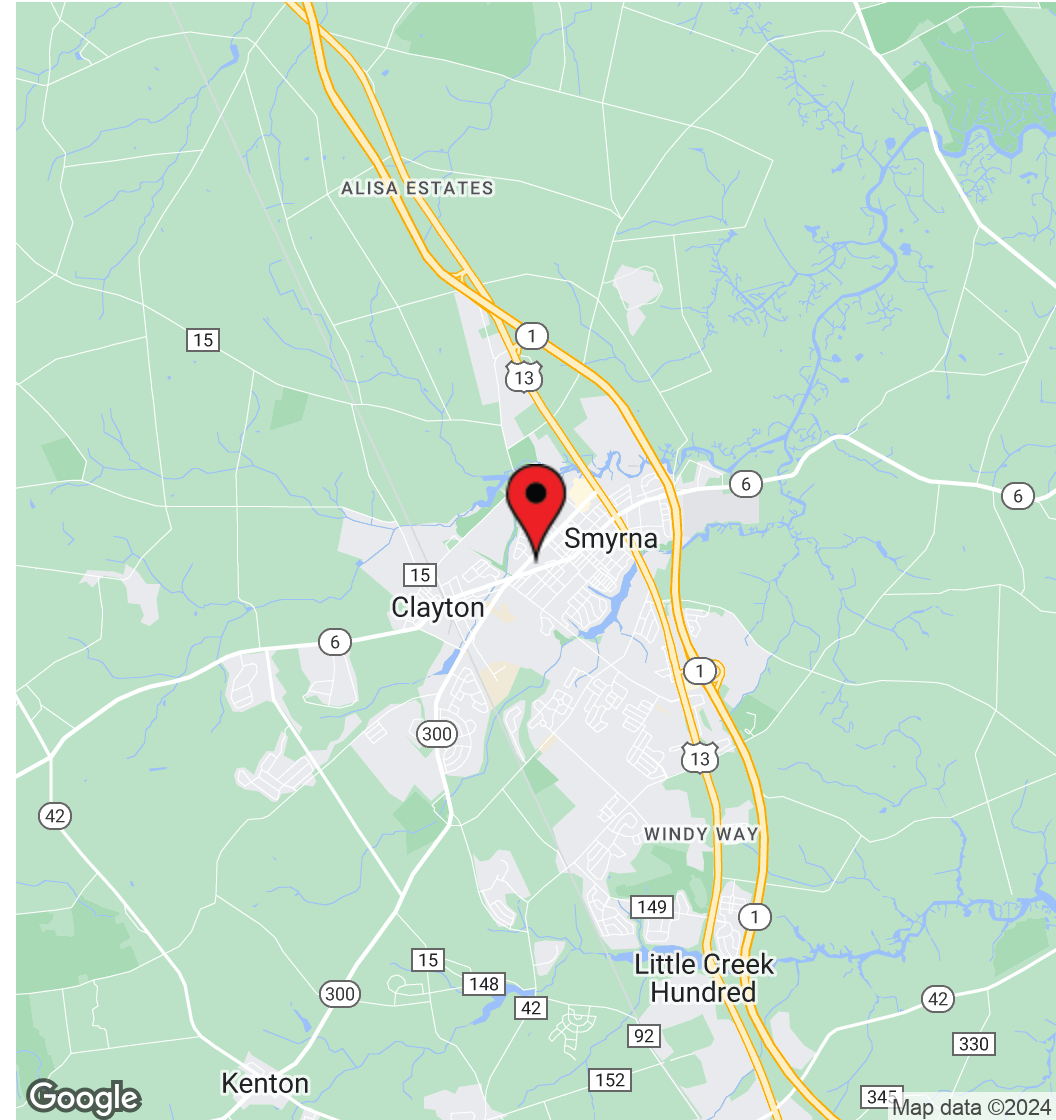
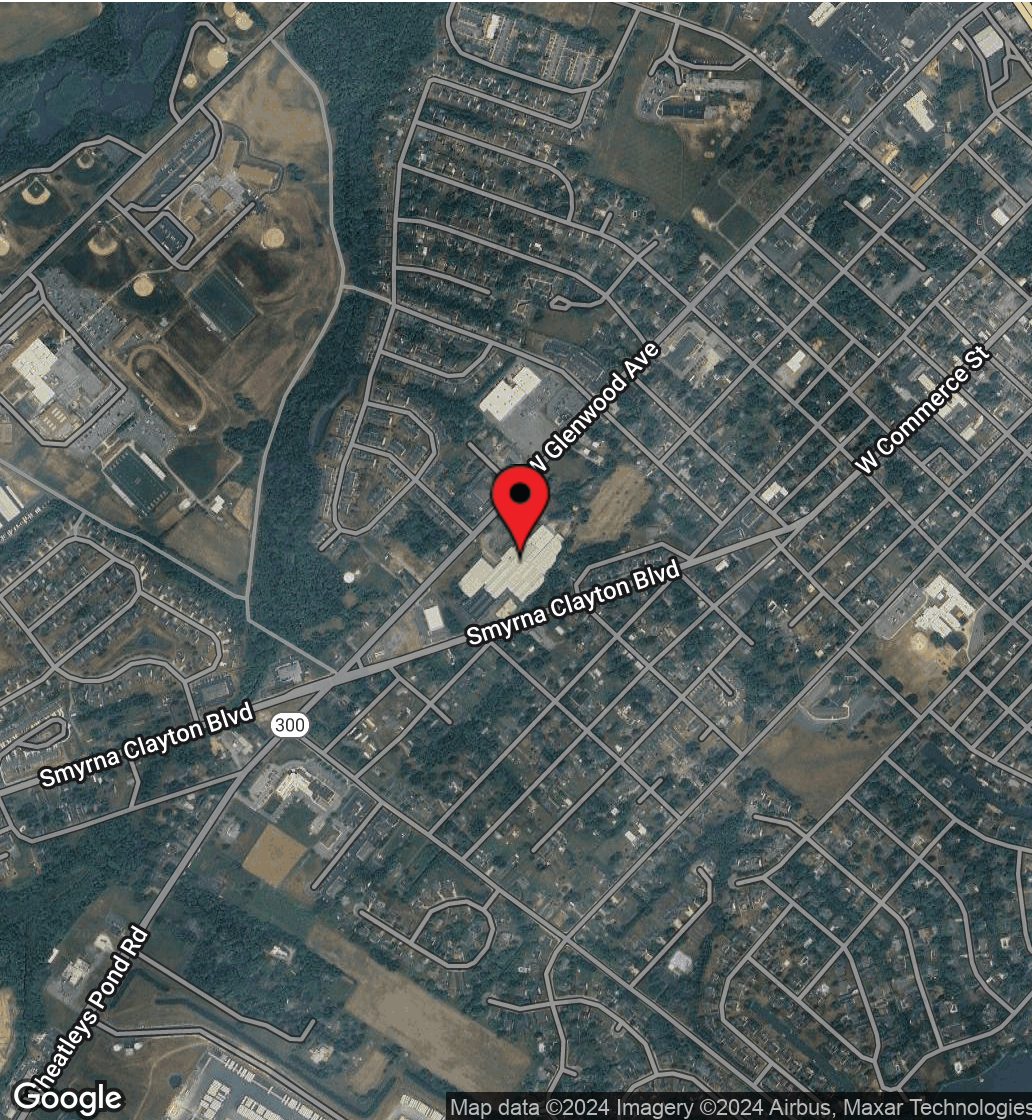
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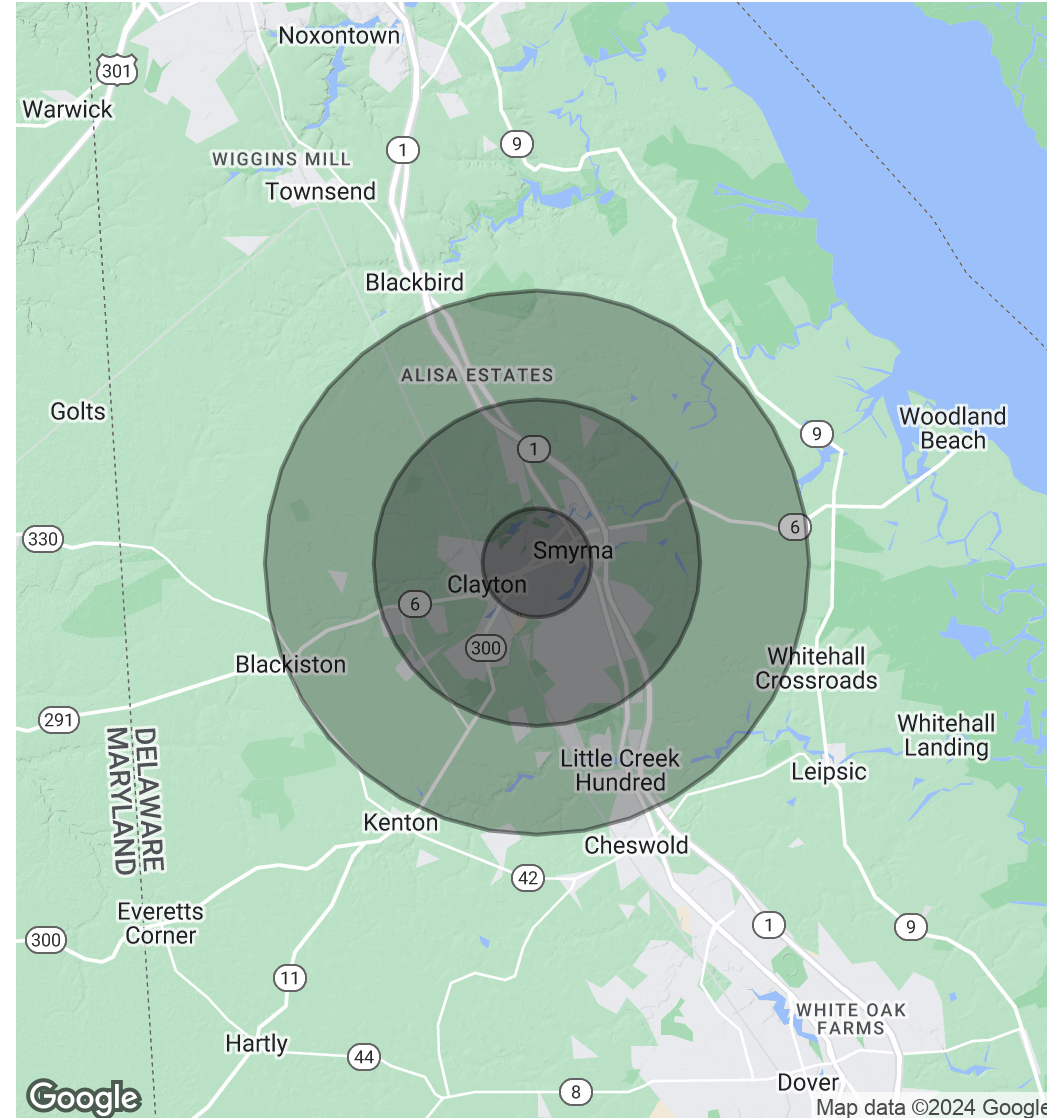


| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,409  | 21,436  | 31,658  |
| Average Age          | 35.6   | 37.7    | 38.7    |
| Average Age (Male)   | 34.5   | 34.9    | 35.7    |
| Average Age (Female) | 36.0   | 40.1    | 41.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,436     | 7,923     | 11,374    |
| # of Persons per HH | 2.6       | 2.7       | 2.8       |
| Average HH Income   | \$70,731  | \$78,527  | \$80,158  |
| Average House Value | \$216,841 | \$248,222 | \$256,486 |

| RACE                               | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 4,322  | 13,471  | 20,448  |
| Total Population - Black           | 1,465  | 6,210   | 8,864   |
| Total Population - Asian           | 51     | 230     | 335     |
| Total Population - Hawaiian        | 0      | 0       | 0       |
| Total Population - American Indian | 7      | 17      | 24      |
| Total Population - Other           | 7      | 143     | 267     |

2020 American Community Survey (ACS)



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