



## PROPERTY & AREA OVERVIEW

1604-1626 E Ayre St is a 22,500 sf multi-tenant warehouse located in Newport, DE. Each space is 1,875 sf (25' x 75'). The building is 100% masonry construction with steel bar joist and concrete features. The building offers drive-in bays for loading inventory, a 10' x 20' office w/restroom. The rear of the building sits strategically with additional lower level units with the same size & amenities.

The property is located at the base of Rt. 141 and I-95/I-495 & I-295 interchanges with close proximity to NJ, PA & MD. Easy & local access to Wilmington, Greenville, Pike Creek, and all other areas of New Castle County, DE. Nearby amenities include many national/regional retailers and eateries. Permitted uses include warehouse storage, distribution, light assembly, and contracting.

## PROPERTY DETAILS

- **Available:**
  - Unit 1604 (1,875 sf)
- **Land Area:** 0.61 acre
- **Zoning:** GB - General Business (Town of Newport)
- **Parking Spaces Per Unit:** 2 spaces
- **Lease Rate:** \$1495/month industrial gross

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### FOR MORE INFORMATION, CONTACT:

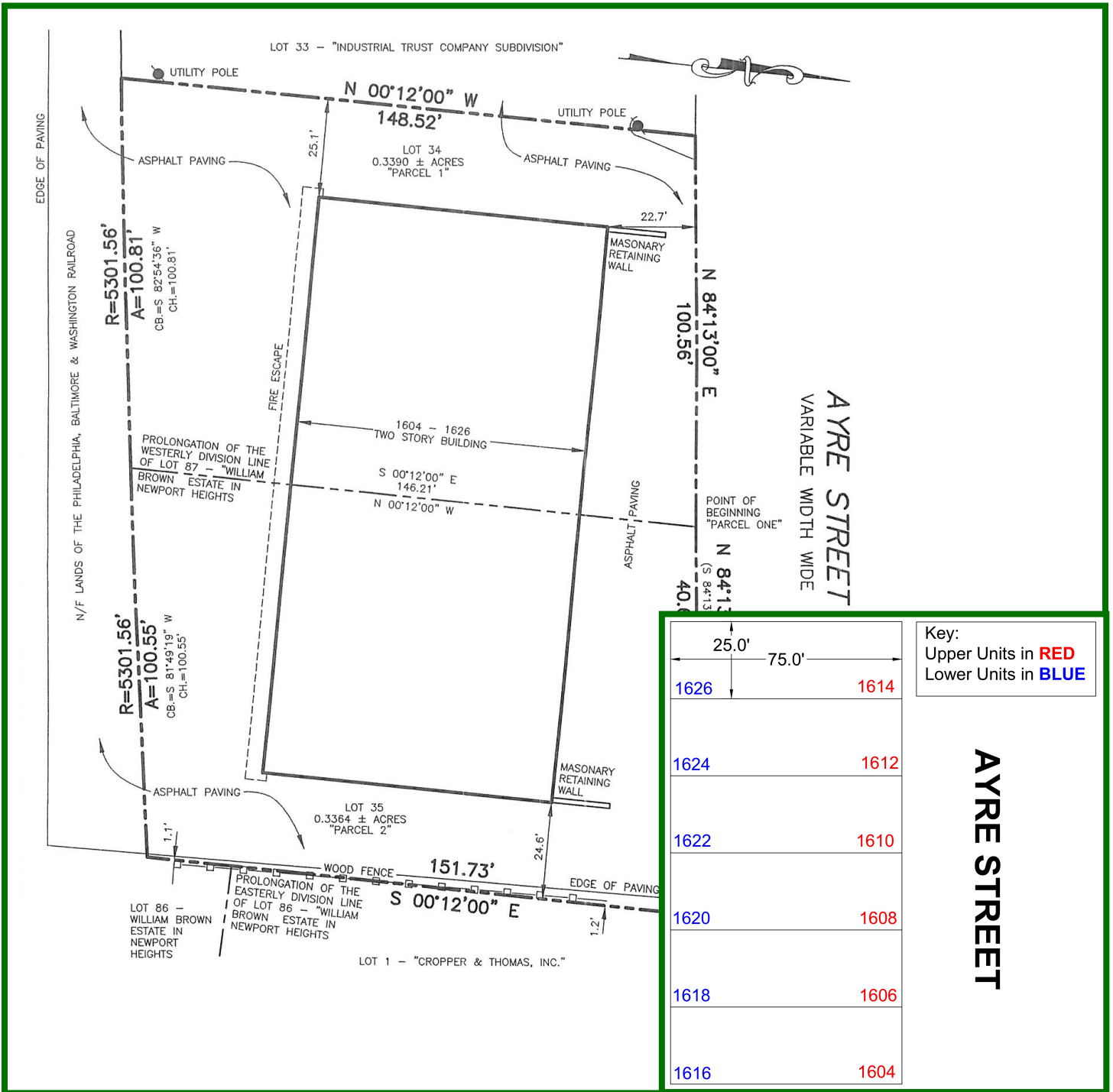
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## Medori Commercial Realty, LLC

601 Kirkwood Highway  
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1604 - 1626 E Ayre Street  
Newport, DE 19804

# SITE PLAN



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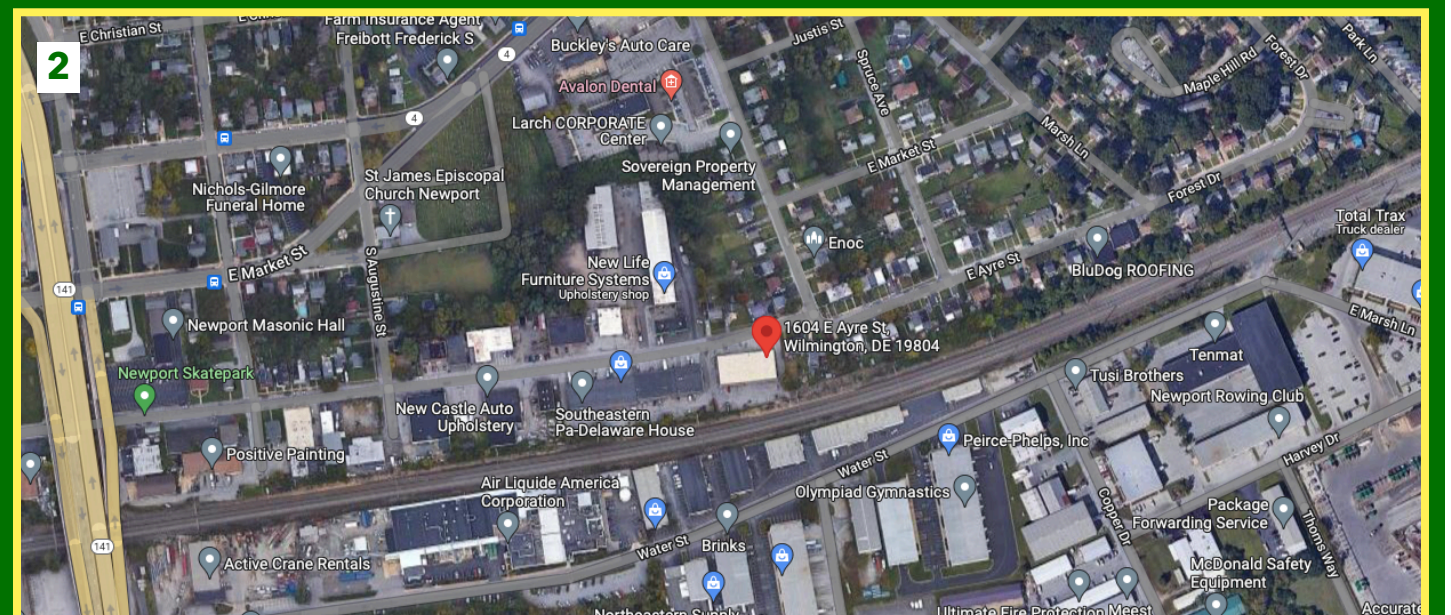
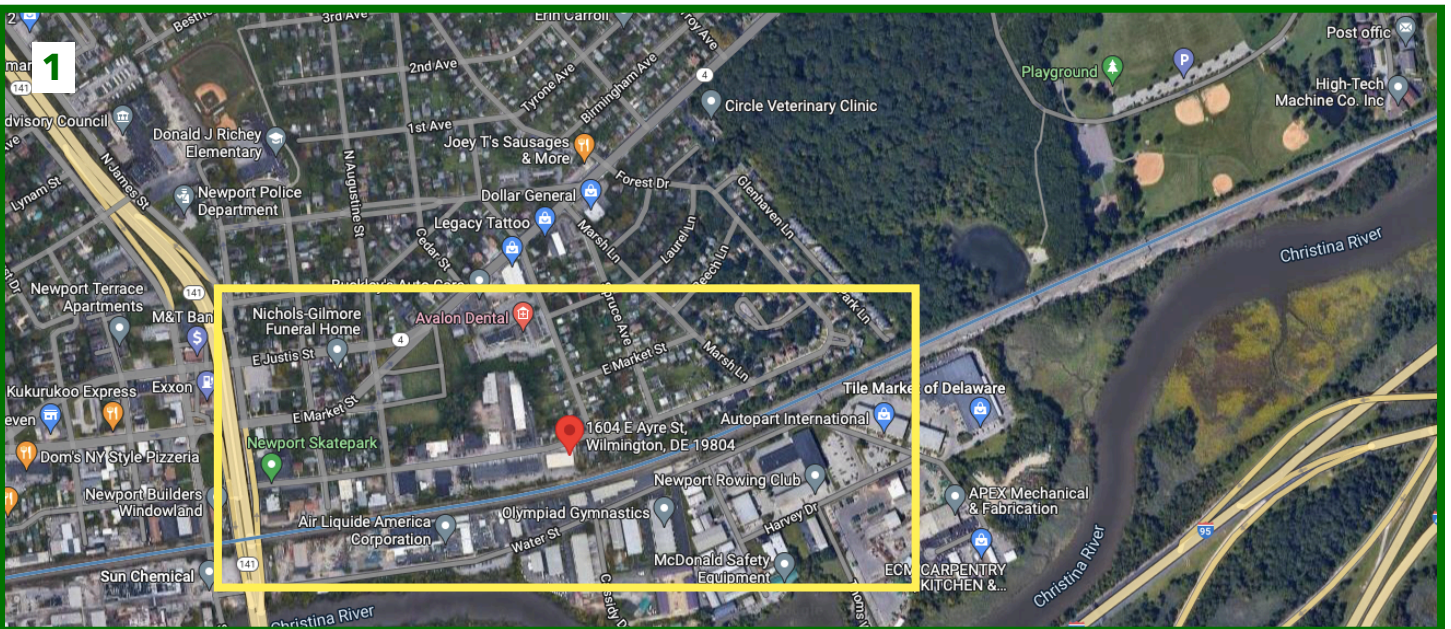
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## LOCATION MAP



- 1) View of 1604-1626 E Ayre Street including Route 141 and I-95
- 2) View of 1604-1626 E Ayre Street including Route 141

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## PROPERTY GALLERY



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